

# PLAT OF SURVEY

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12,  
T1N, R2W OF THE 4TH P.M.,  
TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 12-T1N-R2W IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).

### PARCEL #1 DESCRIPTION:

LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 0.80 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION TWELVE (12);

THENCE NORTH 87°55'31" WEST 600.62 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWELVE (12);

THENCE SOUTH 00°00'00" EAST 647.54 FEET TO THE SOUTHWEST CORNER OF PLAT OF SURVEY NO. 44022 AND THE POINT OF BEGINNING;

THENCE SOUTH 42°42'48" EAST 178.99 FEET ALONG THE SOUTH LINE OF SAID PLAT OF SURVEY NO. 44022 TO THE WESTERLY RIGHT-OF-WAY OF GRETCHEN COURT;

THENCE SOUTH 45°52'19" WEST 190.91 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID GRETCHEN COURT TO THE CENTERLINE OF LOUISBURG ROAD;

THENCE NORTH 36°56'19" WEST 64.00 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE SOUTH 50°18'43" WEST 8.74 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE NORTH 34°13'37" WEST 183.73 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD TO THE CENTERLINE OF THE KILBOURN BRIDGE AS SHOWN ON PLAT OF SURVEY NO. 39089;

THENCE NORTH 89°53'25" EAST 123.73 FEET;

THENCE NORTH 31°12'33" EAST 78.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF SURVEY NO. 44022 AND THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

### PARCEL #2 DESCRIPTION:

LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 0.94 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION TWELVE (12);

THENCE NORTH 87°55'31" WEST 549.24 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWELVE (12);

THENCE SOUTH 00°00'00" EAST 992.28 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2019, THE CENTERLINE OF LOUISBURG ROAD, AND THE POINT OF BEGINNING;

THENCE SOUTH 42°58'26" EAST 40.00 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE SOUTH 39°44'19" EAST 188.08 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE SOUTH 46°16'29" WEST 174.35 FEET;

THENCE NORTH 42°08'01" WEST 228.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 2019;

THENCE NORTH 46°21'59" EAST 181.81 FEET ALONG THE EASTERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 2019 TO THE NORTHEAST CORNER THEREOF, THE CENTERLINE OF SAID LOUISBURG ROAD, AND THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

### EASEMENT #1 DESCRIPTION: INGRESS-EGRESS EASEMENT

AN INGRESS-EGRESS EASEMENT LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 0.06 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION TWELVE (12);

THENCE NORTH 87°55'31" WEST 549.24 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWELVE (12);

THENCE SOUTH 00°00'00" EAST 992.28 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2019, THE CENTERLINE OF LOUISBURG ROAD, AND THE POINT OF BEGINNING;

THENCE SOUTH 42°58'26" EAST 10.00 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE SOUTH 46°21'59" WEST 132.13 FEET;

THENCE 23.17 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°30'00", AND A CHORD BEARING SOUTH 02°06'59" WEST 20.93 FEET;

THENCE SOUTH 42°08'01" EAST 6.30 FEET;

THENCE 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING SOUTH 02°51'59" WEST 42.43 FEET;

THENCE SOUTH 47°51'59" WEST 5.00 FEET;

THENCE NORTH 42°08'01" WEST 15.00 FEET;

THENCE NORTH 47°51'59" EAST 5.00 FEET;

THENCE 23.56 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING NORTH 02°51'59" EAST 21.21 FEET;

THENCE NORTH 42°08'01" WEST 4.22 FEET;

THENCE 41.70 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 88°30'00", AND A CHORD BEARING NORTH 02°06'59" EAST 37.68 FEET;

THENCE NORTH 46°21'59" EAST 135.30 FEET TO THE POINT OF BEGINNING.

### EASEMENT #2 DESCRIPTION: PARKING LOT EASEMENT

A PARKING LOT EASEMENT LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 0.25 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION TWELVE (12);

THENCE NORTH 87°55'31" WEST 549.24 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWELVE (12);

THENCE SOUTH 00°00'00" EAST 992.28 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2019 AND THE CENTERLINE OF LOUISBURG ROAD;

THENCE SOUTH 42°58'26" EAST 40.00 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE SOUTH 39°44'19" EAST 188.08 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 39°44'19" EAST 35.28 FEET ALONG THE CENTERLINE OF SAID LOUISBURG ROAD;

THENCE SOUTH 55°31'26" WEST 206.03 FEET;

THENCE NORTH 45°16'50" WEST 190.14 FEET;

THENCE NORTH 46°21'49" EAST 41.84 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 2019;

THENCE SOUTH 42°08'01" EAST 188.00 FEET;

THENCE NORTH 46°16'29" EAST 174.35 FEET TO THE CENTERLINE OF SAID LOUISBURG ROAD AND THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE:**  
I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT THE ABOVE DESCRIPTION WAS SURVEYED, MAPPED, AND MONUMENTED AS SHOWN ON THIS PLAT BY ME OR UNDER MY DIRECT SUPERVISION;  
THAT THIS SURVEY WAS PREPARED UNDER THE INSTRUCTIONS OF CHAD RICHARDSON;  
THAT THIS SURVEY COMPLIES WITH CHAPTER A.E. 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATIVE THEREOF.

DATED THIS 10th DAY OF SEPTEMBER, 2025.

*Stanley King*  
STANLEY J. KING, S-2001  
DELTA 3 ENGINEERING, INC.  
875 S. CHESTNUT STREET  
PLATTEVILLE, WI 53818  
(608) 348-5355  
KINGS@DELTA3ENG.BIZ



- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE, EXCEPT AS SPECIFICALLY SHOWN ON THIS SURVEY MAP, UNLESS SHOWN AND NOTED.
  - NO DISTANCE SHOULD BE ASSUMED BY SCALING. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
  - NO REPRESENTATION AS TO OWNERSHIP, USE OR POSSESSION, SHOULD BE HEREON IMPLIED.
  - REFER TO ABSTRACT, TITLE, OR LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTION, EASEMENTS, OR BUILDING SETBACK LINES.
  - DATE OF AERIAL IMAGING: 2024 (PROVIDED BY GRANT COUNTY)

### LEGEND

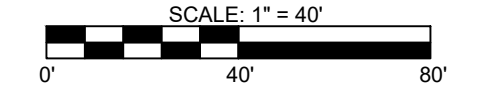
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTER LINE OF ROADWAY
- RIGHT-OF-WAY (R/W)
- ORIGINAL PARCEL LINES
- EASEMENT (NEW)
- EASEMENT (EXISTING)
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- SET COTTON GIN SPIKE
- 1" DIA. REBAR FOUND
- 2" DIA. IRON PIPE FOUND
- 3/4" DIA. REBAR FOUND
- RAILROAD SPIKE FOUND
- PK NAIL FOUND
- COUNTY/ALUMINUM MONUMENT FOUND
- 1-1/4" DIA. REBAR FOUND
- NO MONUMENT SET

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S42°58'26"E	10.00'
L2	S42°08'01"E	6.30'
L3	S47°51'59"W	5.00'
L4	N42°08'01"W	15.00'
L5	N47°51'59"E	5.00'
L6	N42°08'01"W	4.22'

**CURVE TABLE**

NAME	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	23.17'	15.00'	S02°06'59"W	20.93'	88°30'00"	S46°21'59"W	S42°08'01"E
C2	47.12'	30.00'	S02°51'59"W	42.43'	90°00'00"	S42°08'01"E	S47°51'59"W
C3	23.56'	15.00'	N02°51'59"E	21.21'	90°00'00"	N47°51'59"E	N42°08'01"W
C4	41.70'	27.00'	N02°06'59"E	37.68'	88°30'00"	N42°08'01"W	N46°21'59"E



FOR: CHAD RICHARDSON  
5400 WESTSIDE DRIVE  
DUBUQUE, IOWA 52003

DATE(S) OF FIELDWORK: 2/7/210, & 2/21/2025  
FIELD CREW: A. LOEFFELHOLZ, S. DREESSENS  
DRAWN BY: A. LOEFFELHOLZ  
REVIEWED BY: S. KING/D. DREESSENS

DELTA 3 PROJECT NO.: D25-053  
DATE: 04/18/2025

**DELTA 3**  
PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING  
SURVEYING & GRANT WRITING & PLANNING & CAD SERVICES  
875 SOUTH CHESTNUT STREET  
PLATTEVILLE, WISCONSIN 53818  
PHONE: (608) 348-5355