OCT 09 2025 54049

SHEET 1 OF 1

PLAT OF SURVEY

LOCATED IN THE NE 1/4 OF THE NW 1/4, THE SE 1/4 IF THE NW 1/4, THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, THE SW 1/4 OF THE SE 1/4, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T1N, R2W OF THE 4TH P.M., TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN

PARCEL #1 DESCRIPTION:
LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND THE SOUTHEAST QUARTER(SE1/4) OF THE SOUTHEAST QUARTER(SE1/4) OF SECTION THIRTY-THREE (33) TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 195.09 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION THIRTY-THREE (33);
THENCE SOUTH 89°32'54" WEST 410.81 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP 2261;
THENCE NORTH 00°19'00" WEST 474.84 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP;
THENCE SOUTH 89°41'00" WEST 454.73 FEET TO A CORNER ON THE NORTH LINE OF SAID CERTIFIED SURVEY MAP;
THENCE NORTH 22°28'17" WEST 360.00 FEET TO A CORNER ON THE NORTH LINE OF SAID CERTIFIED SURVEY MAP;
THENCE SOUTH 89°41'00" WEST 319.24 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 2261 AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE NORTH 00°19'00" WEST 1,855.94 FEET ALONG SAID WEST LINE TO THE EASTERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY 61/151;
THENCE NORTH 66°08'36" EAST 252.80 FEET ALONG SAID EASTERLY RIGHT-OF-WAY;
THENCE NORTH 38°50'29" EAST 476.25 FEET ALONG SAID EASTERLY RIGHT-OF-WAY;
THENCE NORTH 37°05'17" EAST 509.70 FEET ALONG SAID EASTERLY RIGHT-OF-WAY;
THENCE NORTH 16°02'15" EAST 164.39 FEET ALONG SAID EASTERLY RIGHT-OF-WAY;
THENCE NORTH 20°46'34" EAST 500.89 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 1205;
THENCE 460.77 FEET ALONG SAID WEST LINE AND THE SOUTH RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 11 ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 73°20'04", AND A CHORD BEARING AND DISTANCE OF N60°52'35"E 429.98 FEET;
THENCE SOUTH 80°41'20" EAST 188.15 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00°01'21" WEST 367.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 89°58'33" EAST 1,008.54 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 1205 AND A CORNER ON THE WEST LINE OF A PLAT OF SURVEY BY LARRY AUSTIN DATED 05/22/1997;
THENCE SOUTH 00°02'59" EAST 1,269.34 FEET TO A CORNER ON THE WEST LINE OF A PARCEL AS DESCRIBED IN DOCUMENT NO. 701605;
THENCE SOUTH 89°46'18" EAST 16.50 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 00°02'59" EAST 50.65 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 89°54'04" WEST 14.71 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP 1530;
THENCE NORTH 18°11'15" WEST 111.89 FEET TO A CORNER ON THE EAST LINE OF SAID CERTIFIED SURVEY MAP 1530;
THENCE NORTH 00°02'17" WEST 85.26 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 1530;
THENCE SOUTH 89°54'04" WEST 260.50 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 1530;
THENCE SOUTH 00°08'34" EAST 689.82 FEET ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP 1530 TO THE NORTH LINE OF COURTNEY COURT ESTATES AS DESCRIBED IN DOCUMENT NO 653405;
THENCE SOUTH 89°11'31" WEST 420.45 FEET TO THE NORTHWEST CORNER OF SAID COURTNEY COURT ESTATES;
THENCE SOUTH 00°09'51" EAST 651.46 FEET TO THE SOUTHWEST CORNER OF SAID COURTNEY COURT ESTATES;
THENCE NORTH 89°53'18" EAST 730.50 FEET ALONG THE SOUTH LINE OF SAID COURTNEY COURT ESTATES TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33;
THENCE SOUTH 00°10'24" EAST 175.65 FEET ALONG SAID LINE TO A CORNER ON THE SOUTH LINE OF SAID COURTNEY COURT ESTATES AND THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33;
THENCE SOUTH 89°52'39" EAST 504.13 FEET ALONG THE SOUTH LINE OF SAID COURTNEY COURT ESTATES TO THE WEST RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 35;
THENCE 126.13 FEET ALONG SAID WEST RIGHT-OF-WAY ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 1,352.50 FEET, A CENTRAL ANGLE OF 05°20'35", AND A CHORD BEARING AND DISTANCE OF S05°15'56"W 126.08 FEET;
THENCE SOUTH 82°03'12" EAST 15.00 FEET ALONG SAID WEST RIGHT-OF-WAY;
THENCE 906.31 FEET ALONG SAID WEST RIGHT-OF-WAY ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 1,367.50 FEET, A CENTRAL ANGLE OF 37°58'22", AND A CHORD BEARING AND DISTANCE OF S26°55'25"W 889.81 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP 582;
THENCE NORTH 63°10'59" WEST 354.94 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 582;
THENCE NORTH 13°22'27" EAST 247.49 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP;
THENCE NORTH 88°05'45" WEST 331.70 FEET TO THE NORTHWEST CORNER OF A PLAT OF SURVEY BY LARRY AUSTIN DATED 05/03/1993;
THENCE SOUTH 09°58'59" WEST 318.52 FEET ALONG THE WEST LINE OF SAID PLAT OF SURVEY TO THE NORTHEAST CORNER OF A PLAT OF SURVEY BY LARRY AUSTIN DATED 09/07/1996; THENCE NORTH 86°55'35" WEST 207.08 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF SURVEY;
THENCE SOUTH 00°45'00" WEST 513.11 FEET ALONG THE WEST LINE OF SAID PLAT OF SURVEY TO THE SOUTHWEST CORNER OF A PARCEL AS DESCRIBED IN VOLUME 460 PAGE 492 AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33;
THENCE NORTH 89°39'23" WEST 561.20 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

PARCEL #2 DESCRIPTION:
LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 2.86 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION THIRTY-THREE (33);
THENCE SOUTH 79°16'33" WEST 872.91 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 35 AND THE NORTH RIGHT-OF-WAY OF VALLEY VIEW LANE;
THENCE SOUTH 73°49'52" WEST 467.74' ALONG SAID NORTH RIGHT-OF-WAY OF VALLEY VIEW LANE;
THENCE NORTH 00°10'24" WEST 290.43 FEET ALONG THE WEST LINE O F A PARCEL AS DESCRIBED IN DOCUMENT NO. 701605;
THENCE NORTH 89°46'18" WEST 29.00 FEET;
THENCE NORTH 00°02'59" WEST TO A FOUND 1" IRON PIPE;
THENCE SOUTH 75°01'18" EAST 487.00 FEET TO THE WEST RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 35;
THENCE SOUTH 03°19'30" EAST 151.17 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

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 MAJK CORPORATION.
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 28th DAY OF, August, 2025

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

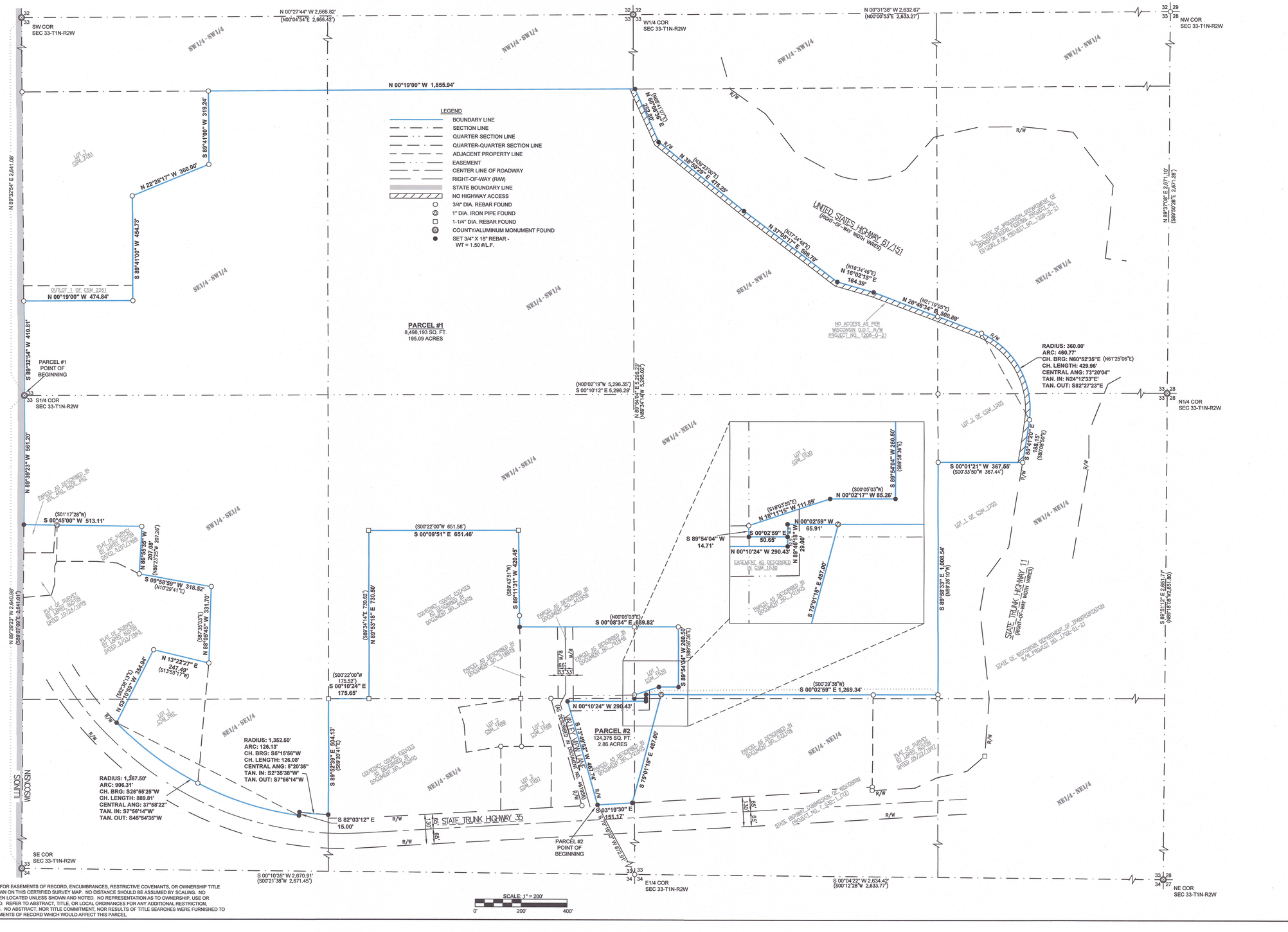
WISCONSIN STANLEY J. KING S-2001 KIELER WI LAND SURVEYOR

FOR: MAJK CORPORATION
18950 RT 5 WEST
EAST DUBUQUE, IL 61025

DATE(S) OF FIELDWORK: 12/19/2024, 06/03/2025
FIELD CREW: AWL
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D23-208
DATA LOCATION: D23/208\PROJECT FILES\CIVIL\CAD\PLAT OF SURVEY

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

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 CERTIFIED SURVEY MAP. NO DISTANCE SHOULD BE ASSUMED BY SCALING. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED. 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. NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 33-T1N-R2W, WHICH BEARS N 89°32'54" E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).