

PLAT OF SURVEY

LOCATED PART OF ROUNDTREE'S NE ADDITION BEING IN THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T3N, R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

DESCRIPTION:
 LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NW1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FOURTEEN (14), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 35.57 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID SECTION FOURTEEN (14);

THENCE SOUTH 00°47'28" EAST 470.17 FEET ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 14 TO THE SOUTH RIGHT-OF-WAY OF E MADISON STREET;

THENCE SOUTH 00°47'28" EAST 579.54 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 1892 AND THE NORTH RIGHT-OF-WAY OF THE STATE OF WISCONSIN D.N.R. PECATONICA STATE TRAIL;

THENCE SOUTH 63°54'07" WEST 420.03 FEET ALONG SAID NORTH RIGHT-OF-WAY;

THENCE 543.11 FEET ALONG SAID NORTH RIGHT-OF-WAY ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 1688.89 FEET, A CENTRAL ANGLE OF 18°28'57", AND A CHORD BEARING AND DISTANCE OF S 54°40'38" W 540.76 FEET;

THENCE SOUTH 44°49'36" WEST 152.37 FEET ALONG SAID NORTH RIGHT-OF-WAY;

THENCE NORTH 43°20'19" WEST 184.33 FEET TO A CORNER ON THE NORTH LINE OF A PARCEL AS DESCRIBED IN DOCUMENT NO. 831042;

THENCE SOUTH 44°33'41" WEST 142.80 FEET TO A CORNER ON THE LINE OF SAID PARCEL;

THENCE NORTH 71°36'19" WEST 186.30 FEET TO A CORNER ON THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 00°42'19" EAST 228.23 FEET TO A CORNER ON THE WEST LINE OF SAID PARCEL AND THE NORTH RIGHT-OF-WAY OF JACKSON STREET;

THENCE SOUTH 89°25'02" WEST 424.08 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 2212;

THENCE NORTH 00°24'15" WEST 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°22'32" WEST 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE EAST LINE OF A PLAT OF SURVEY BY LARRY L. AUSTIN DATED 12/28/1997;

THENCE NORTH 00°20'09" WEST 335.25 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF ROUNDTREE PARK ADDITION;

THENCE NORTH 89°37'29" EAST 353.08 FEET TO A CORNER ON THE SOUTH LINE OF LOT 50 OF ROUNDTREE PARK ADDITION;

THENCE NORTH 01°00'20" WEST 19.14 FEET TO A CORNER ON THE SOUTH LINE OF SAID LOT 50;

THENCE NORTH 89°37'40" EAST 104.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 50;

THENCE NORTH 01°00'20" WEST 398.08 FEET TO THE NORTHEAST CORNER OF LOT 54 OF SAID ROUNDTREE PARK ADDITION AND THE SOUTH RIGHT-OF-WAY OF GRANT STREET;

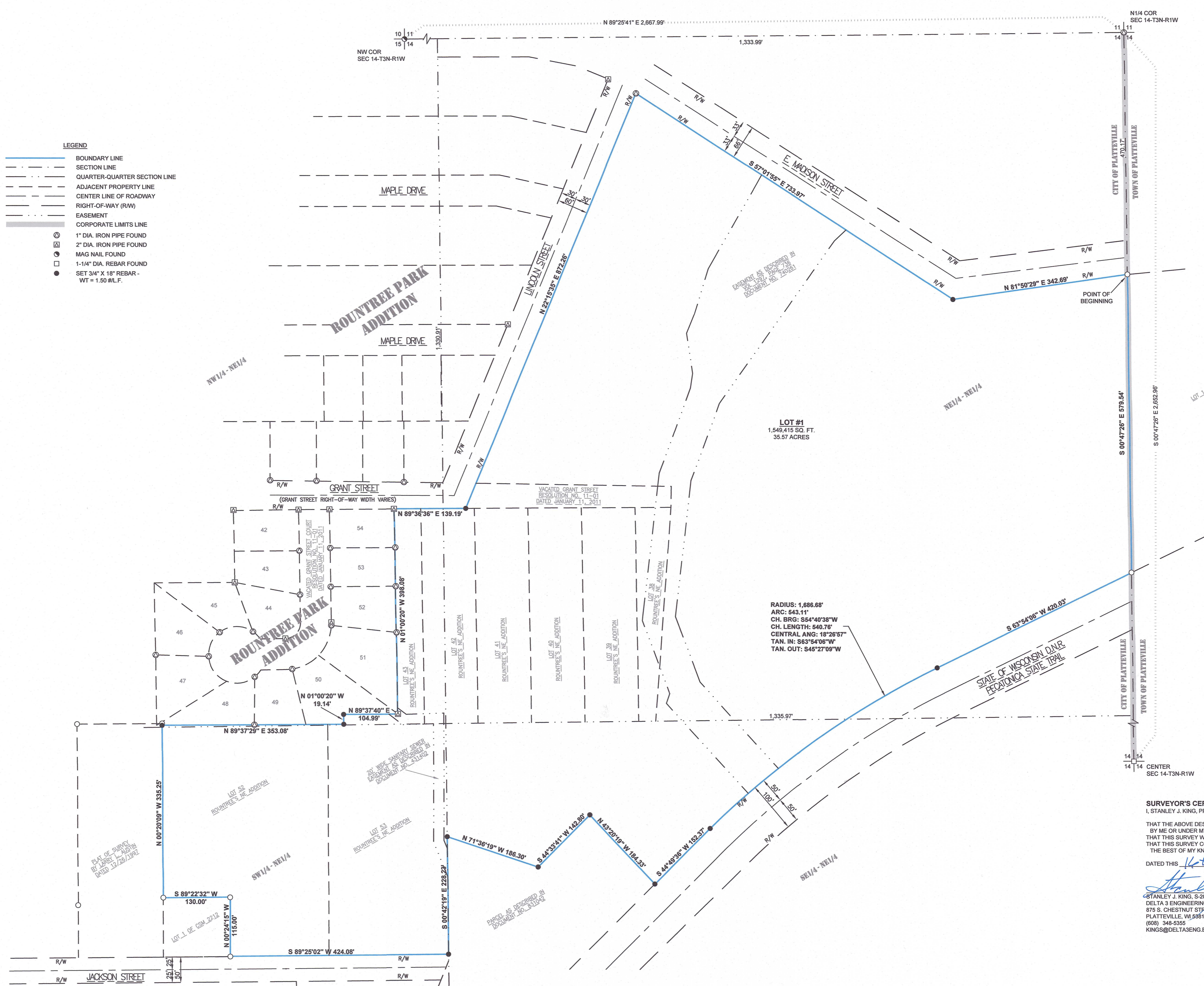
THENCE NORTH 89°36'36" EAST 139.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY;

THENCE NORTH 22°15'35" EAST 872.26 FEET ALONG SAID EAST RIGHT-OF-WAY OF LINCOLN STREET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF E. MADISON STREET;

THENCE SOUTH 57°01'55" EAST 733.97 FEET ALONG SAID SOUTH RIGHT-OF-WAY OF E. MADISON STREET;

THENCE NORTH 81°50'29" EAST 342.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY OF E. MADISON STREET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOURTEEN (14) AND THE POINT OF BEGINNING BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

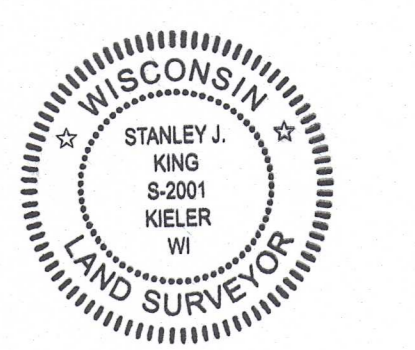
- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - QUARTER-QUARTER SECTION LINE
 - - - ADJACENT PROPERTY LINE
 - - - CENTER LINE OF ROADWAY
 - - - RIGHT-OF-WAY (R/W)
 - - - EASEMENT
 - - - CORPORATE LIMITS LINE
 - ⊙ 1" DIA. IRON PIPE FOUND
 - ⊙ 2" DIA. IRON PIPE FOUND
 - ⊙ MAG NAIL FOUND
 - ⊙ 1-1/4" DIA. REBAR FOUND
 - SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.



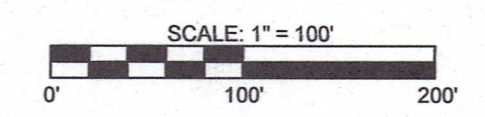
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW1/4 OF SECTION 14-T3N-R1W, WHICH BEARS S 00°47'28" E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).

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 THE CITY OF PLATTEVILLE.
 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 14th DAY OF December, 2025
 Stanley J. 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 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.



FOR: CITY OF PLATTEVILLE
 75 N BONSON ST
 PLATTEVILLE, WI 53818
 DATE(S) OF FIELDWORK: 11/22/2024,
 11/26/2024, 11/27/2024
 FIELD CREW: A. LOEFFELHOLZ
 DRAWN BY: A. LOEFFELHOLZ
 REVIEWED BY: S. KING, A. LOEFFELHOLZ
 DELTA 3 PROJECT NO.: D24-202
 DATA LOCATION: D24-202/PROJECT FILES/SURVEY/CAD/POS

