55011 Rcvd 18Feb26

PLAT OF SURVEY OF EASEMENTS & LEASED AREA:

EASEMENTS & LEASED AREA ARE LOCATED IN THE NE1/4 NE1/4 OF SECTION 36, T1N, R2W {DOCUMENT #41281 (JUDGEMENT)} , JAMESTOWN TWP OF THE 4TH P.M., GRANT GRANT COUNTY, WISCONSIN

LEASED AREA MEETS & BOUNDS

Commencing at the NE corner of Section 36, T1N, R2W;
Thence South 64°49'11" West along a dimension line, a distance of 677.76 feet to the Lease Area Point of Beginning;
Thence S 02°43'41" W (bearing is based from Grant County Coordinate System) a distance of 180.00 feet;
Thence N 87°16'19" W a distance of 70.00 feet;
Thence N 02°43'41" E a distance of 180.00 feet;
Thence S 87°16'19" E a distance of 70.00 feet to the Point of Beginning. Containing 12,600 square feet.

ACCESS & PARKING EASEMENT MEETS & BOUNDS

Non–Exclusive 66.00' & 40.00' Wide Access Easement described as follows:

Commencing at the NE corner of Section 36, T1N, R2W;
Thence North 89°20'02" West along the North line of said Section 36, a distance of 820.59 feet to a point that is perpendicular to the Point of Beginning of a Non–Exclusive 66.00' Wide Access Easement;
Thence South 00°39'58" West along a dimension line, a distance of 28.67 feet to the said Point of Beginning;
Thence South 07°24'57" West (bearing is based from Grant County Coordinate System) along the centerline of said Easement, a distance of 171.50 feet;
Thence Southeasterly along the centerline of said Easement, a distance of 123.95 feet along the arc of a 75.00 foot radius curve to the left, of which the Chord distance is 110.32 feet and Chord bearing is S 39°55'41" E;
Thence South 87°16'19" East along the centerline of said Easement, a distance of 79.36 feet to the Point of Beginning of a Non–Exclusive 20.00' Wide Access Easement (Tee Branch #1 running South #1);
Thence continuing South 87°16'19" East along the centerline of said 66.00' Easement, a distance of 10.00 feet to the Point OF End of the said 66.00' Easement;
Thence North 02°43'41" East along the East line of said 66.00' Easement, a distance of 13.00 feet to the Point Of Beginning of a Non–Exclusive 40.00' Wide Access Easement;
Thence South 87°16'19" East along the centerline of said 40.00' Easement, a distance of 17.08 feet;
Thence Northeasterly along the centerline of said Easement, a distance of 159.12 feet along the arc of a 100.00 foot radius curve to the left, of which the Chord distance is 142.85 feet and Chord bearing is N 47°08'41" E;
Thence North 01°33'41" East along the centerline of said Easement, a distance of 141.92 feet to the Point Of End;

Non–Exclusive 20.00' Wide Access Easement (Tee Branch #1 running South #1) described as follows:

Commencing at the Point of Beginning (Tee Branch #1 running South #1) of a Non–Exclusive 20.00' Wide Access Easement running to the South;
Thence South 02°43'41" West (bearing is based from Grant County Coordinate System) along the centerline of said Easement, a distance of 103.00 feet;
Thence South 24°09'57" West along the centerline of said Easement, a distance of 50.54 feet to the Point Of End of said Easement (also being the Point of Beginning of a Non–Exclusive 12.00' Wide Access Easement (Tee Branch #2 running West #2 & running South #2);

Non–Exclusive 12.00' Wide Access Easement (South #2) described as follows:

Commencing at the Point of Beginning (South #2) of a Non–Exclusive 12.00' Wide Access Easement running to the South;
Thence South 12°57'04" West (bearing is based from Grant County Coordinate System) along the centerline of said Easement, a distance of 92.52 feet to a bend to the South of said Easement (also being Tee Branch #3 to a Non–Exclusive 12.00' Wide Access Easement running to the West #3);
Thence South 14°53'22" West along the centerline of said Easement to the South, a distance of 156.91 feet;
Thence Southwesterly along the centerline of said Easement, a distance of 99.39 feet along the arc of a 320.00 foot radius curve to the left, of which the Chord distance is 98.99 feet and Chord bearing is S 05°59'29" W;
Thence South 02°54'24" East along the centerline of said Easement, a distance of 98.94 feet to a bend to the East of said Easement (also being Tee Branch #4 to a Non–Exclusive 12.00' Wide Access Easement running to the West #4);
Thence South 86°32'32" East along the centerline of said Easement to the East, a distance of 189.99 feet;
Thence Southeasterly along the centerline of said Easement, a distance of 92.09 feet along the arc of a 70.00 foot radius curve to the right, of which the Chord distance is 85.59 feet and Chord bearing is S 48°51'18" E;
Thence South 11°10'04" East along the centerline of said Easement, a distance of 57.96 feet;
Thence South 03°53'27" East along the centerline of said Easement, a distance of 278.83 feet to the Point Of End (South #2) of said Easement;

Non–Exclusive 12.00' Wide Access Easement (Tee Branch #2 running West #2) described as follows:

Commencing at the Point of Beginning (Tee Branch #2 running West #2) of a Non–Exclusive 12.00' Wide Access Easement running to the West;
Thence North 79°01'52" West (bearing is based from Grant County Coordinate System) along the centerline of said Easement, a distance of 39.41 feet to the Point Of End of said Easement (also being the Point of Beginning of a Non–Exclusive Parking Easement);

Non–Exclusive Parking Easement described as follows:

Commencing at the Point of Beginning of a Non–Exclusive Parking Easement;
Thence South 03°18'35" West (bearing is based from Grant County Coordinate System) along the East line of said Easement, a distance of 49.04 feet;
Thence North 87°41'19" West along the most Northerly South line of said Easement, a distance of 64.13 feet;
Thence South 01°58'27" West along the most Westerly East line of said Easement, a distance of 49.84 feet;
Thence North 85°02'37" West along the South line of said Easement, a distance of 47.45 feet;
Thence North 03°09'55" East along the West line of said Easement, a distance of 152.43 feet;
Thence South 87°07'40" East along the North line of said Easement, a distance of 110.77 feet;
Thence South 03°18'35" West along the East line of said Easement, a distance of 54.66 feet to the Point Of Beginning of said Easement;

Non–Exclusive 12.00' Wide Access Easement (Tee Branch #3 running West #3) described as follows:

Commencing at the Point of Beginning (Tee Branch #3 running West #3) of a Non–Exclusive 12.00' Wide Access Easement running to the West;
Thence North 85°02'38" West (bearing is based from Grant County Coordinate System) along the centerline of said Easement, a distance of 86.69 feet to the Point Of End of said Easement (also being the most Westerly East line of a Non–Exclusive Parking Easement);

Non–Exclusive 12.00' Wide Access Easement (Tee Branch #4 running West #4) described as follows:

Commencing at the Point of Beginning (Tee Branch #4 running West #4) of a Non–Exclusive 12.00' Wide Access Easement running to the West;
Thence North 89°03'28" West (bearing is based from Grant County Coordinate System) along the centerline of said Easement, a distance of 117.70 feet;
Thence South 75°18'33" West along the centerline of said Easement, a distance of 69.00 feet to the Point Of End (West #4) of said Easement;

LEGEND

●	FOUND 3/4" ROD (UNLESS OTHERWISE NOTED)
○	PLACED 24" x 3/4" IRON REROD BAR MIN. WT. = 1.50 lbs./lin. ft.
———	LEASED BOUNDARY LINE
———	PROPERTY LINE
__ __ __ROW__ __ __	RIGHT OF WAY LINE
- - - - - - - - - - - - - -	EASEMENT LINE
—x—x—x—x—x—x—	EXISTING FENCE LINE
----------	EXISTING EDGE OF ASPHALT ROAD
▨	EXISTING BUILDING FOOTPRINTS
—— DLO —— DLO —— DLO —— DLO ——	DIMENSION LINE ONLY
POB	POINT OF BEGINNING
POE	POINT OF END
SF	SQUARE FEET
XTG	EXISTING
NE00'WAE	NON–EXCLUSIVE 00.00' WIDE ACCESS EASEMENT

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF THE NE1/4 NE1/4 OF SECTION 36, T1N, R2W:
   SINSINAWA DOMINICANS INC 585 COUNTY ROAD Z SINSINAWA, WI 53824
3. SURVEYED REQUESTED BY: SISTER LAURA REICKS – DOMINICAN SISTERS OF SINSINAWA.
4. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

BEARINGS, FOR PURPOSES OF THIS SURVEY, ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 36, T1N, R2W, GRANT COUNTY, WI. BEARING N 89°20'02" W IS BASED FROM GRANT COUNTY COORDINATE SYSTEM.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISC.

KENNETH L. BUESING
RLS NO. S–2217
MY LICENSE RENEWAL DATE IS JANUARY 31, 2028

FEB 10, 2026 (DATE)

SHEETS COVERED BY THIS SEAL : SHEETS 1

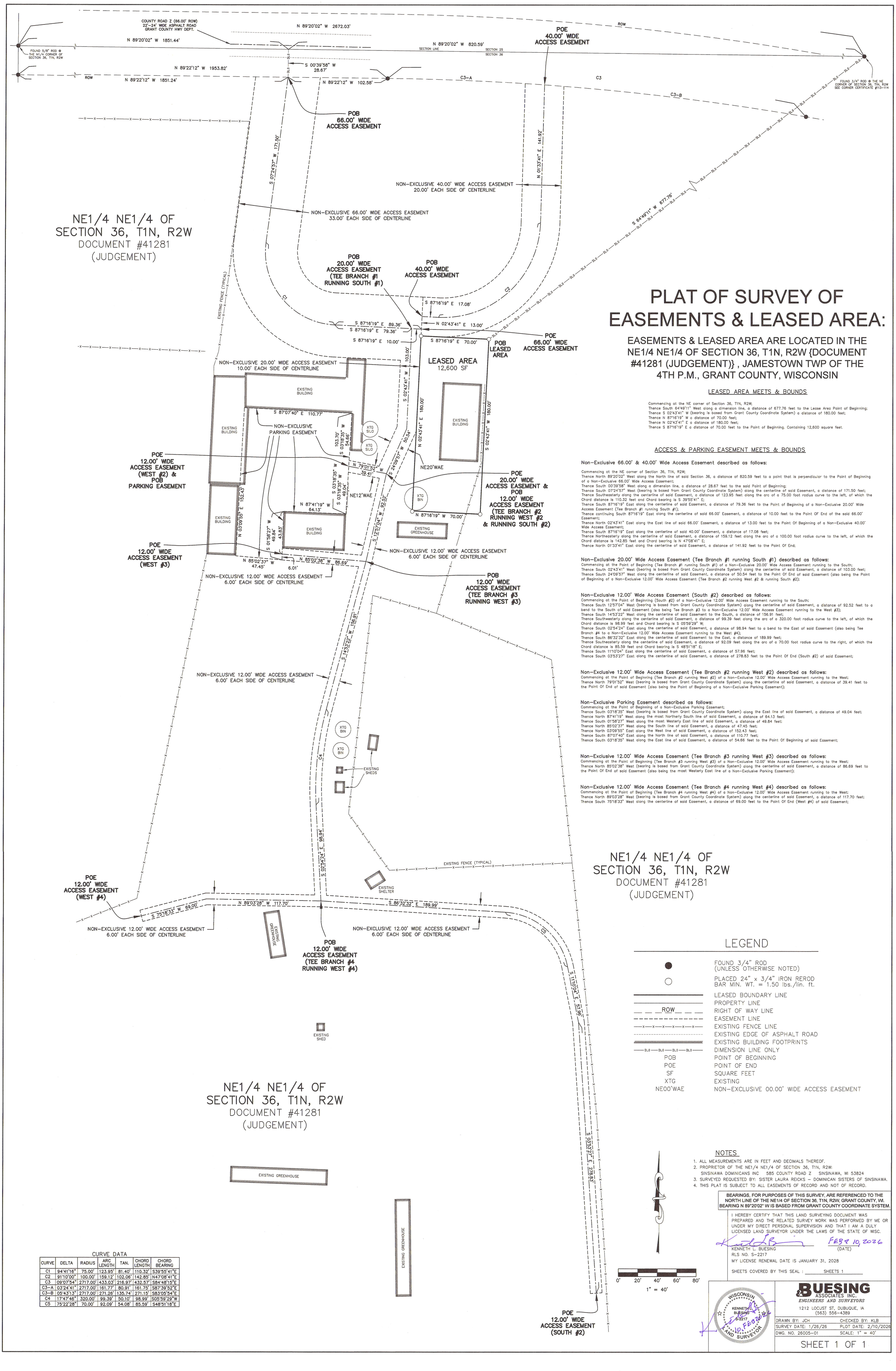
WISCONSIN KENNETH L. BUESING S-2217 LAND SURVEYOR FEB 10, 2026

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556–4389

DRAWN BY: JCH CHECKED BY: KLB
SURVEY DATE: 1/26/26 PLOT DATE: 2/10/2026
DWG. NO. 26005–01 SCALE: 1" = 40'

SHEET 1 OF 1

0' 20' 40' 60' 80'
1" = 40'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1	94°41'16"	75.00'	123.95'	81.40'	110.32'	S39°55'41"E
C2	91°10'00"	100.00'	159.12'	102.06'	142.85'	N47°08'41"E
C3	09°07'54"	2717.00'	433.03'	216.97'	432.57'	S84°48'15"E
C3–A	03°24'41"	2717.00'	161.77'	80.91'	161.75'	S87°39'52"E
C3–B	05°43'13"	2717.00'	271.26'	135.74'	271.15'	S83°05'54"E
C4	17°47'46"	320.00'	99.39'	50.10'	98.99'	S05°59'29"W
C5	75°22'28"	70.00'	92.09'	54.08'	85.59'	S48°51'18"E