

DESCRIPTION:
LOCATED IN 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 OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 163.33 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION FIVE;

THENCE SOUTH 00°46'54" WEST 1,274.49 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FIVE TO THE POINT OF BEGINNING;

THENCE SOUTH 00°46'54" WEST 1,087.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 1788;

THENCE SOUTH 84°59'07" WEST 386.89 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE SOUTH 88°20'35" WEST 183.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE SOUTH 68°44'11" WEST 235.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH 00°58'47" EAST 361.82 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH 10°42'14" EAST 1,185.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE CENTER LINE OF PEDDLE HOLLOW ROAD;

THENCE 50.96 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 471.00 FEET, A CENTRAL ANGLE OF 08°11'58", AND A CHORD BEARING AND DISTANCE OF S 57°48'15" W 50.94 FEET;

THENCE SOUTH 60°54'14" WEST 86.14 FEET ALONG SAID CENTERLINE;

THENCE 135.74 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 1,416.29 FEET, A CENTRAL ANGLE OF 09°29'29", AND A CHORD BEARING AND DISTANCE OF S 58°09'28" W 135.69 FEET;

THENCE SOUTH 55°24'39" WEST 157.27 FEET ALONG SAID CENTERLINE;

THENCE 314.24 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 777.01 FEET, A CENTRAL ANGLE OF 23°10'18", AND A CHORD BEARING AND DISTANCE OF S 66°59'49" W 312.10 FEET;

THENCE SOUTH 78°34'58" WEST 219.89 FEET ALONG SAID CENTERLINE;

THENCE 389.85 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 966.60 FEET, A CENTRAL ANGLE OF 23°08'31", AND A CHORD BEARING AND DISTANCE OF S 67°01'43" W 387.21 FEET;

THENCE SOUTH 55°28'27" WEST 433.71 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTH LINE OF PARCEL "B" OF A PLAT OF SURVEY BY LARRY L. AUSTIN DATED 02/08/1999;

THENCE SOUTH 89°26'23" WEST 345.64 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF PARCEL "A" OF SAID SURVEY BY LARRY L. AUSTIN DATED 02/08/1999;

THENCE NORTH 00°42'02" WEST 39.78 FEET TO THE NORTHEAST CORNER OF A PLAT OF SURVEY BY AARON J. AUSTIN DATED 03/24/2025;

THENCE SOUTH 89°21'22" WEST 243.60 FEET TO A CORNER ON THE NORTH LINE OF SAID PLAT OF SURVEY;

THENCE SOUTH 59°53'30" WEST 79.38 FEET ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF SURVEY TO THE NORTH LINE OF A PARCEL AS DESCRIBED IN DOCUMENT NO. 827881 AND BEING 25 RODS NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°55'41" WEST 1,159.48 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF SINNIPEE LANE;

THENCE NORTH 39°06'37" EAST 82.75 FEET ALONG SAID CENTERLINE;

THENCE NORTH 37°38'20" EAST 148.66 FEET ALONG SAID CENTERLINE;

THENCE NORTH 38°59'10" EAST 288.05 FEET ALONG SAID CENTERLINE;

THENCE 217.06 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 542.51 FEET, A CENTRAL ANGLE OF 22°55'26", AND A CHORD BEARING AND DISTANCE OF N 27°31'27" E 215.61 FEET;

THENCE 16°03'44" EAST 185.01 FEET ALONG SAID CENTERLINE;

THENCE NORTH 15°38'12" EAST 452.41 FEET ALONG SAID CENTERLINE;

THENCE 312.98 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 500.18 FEET, A CENTRAL ANGLE OF 35°51'07", AND A CHORD BEARING AND DISTANCE OF N 02°19'21" W 307.90 FEET;

THENCE NORTH 20°14'54" WEST 122.93 FEET ALONG SAID CENTERLINE;

THENCE 119.48 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°25'35", AND A CHORD BEARING AND DISTANCE OF N 04°51'09" W 118.08 FEET TO THE SOUTHWEST CORNER OF A PLAT OF SURVEY BY AARON J. AUSTIN DATED 09/11/2024;

THENCE SOUTH 77°16'44" EAST 84.55 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF SURVEY;

THENCE NORTH 48°03'37" EAST 120.37 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 56°09'09" EAST 132.00 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 48°14'59" EAST 38.90 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 48°52'46" EAST 71.08 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 34°02'11" EAST 174.00 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 41°06'55" EAST 95.60 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 65°46'45" EAST 37.81 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 60°05'43" EAST 61.09 FEET TO A CORNER ON THE SOUTHEASTERLY LINE OF SAID PLAT OF SURVEY;

THENCE NORTH 87°15'00" EAST 182.27 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 89°26'37" EAST 1,311.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

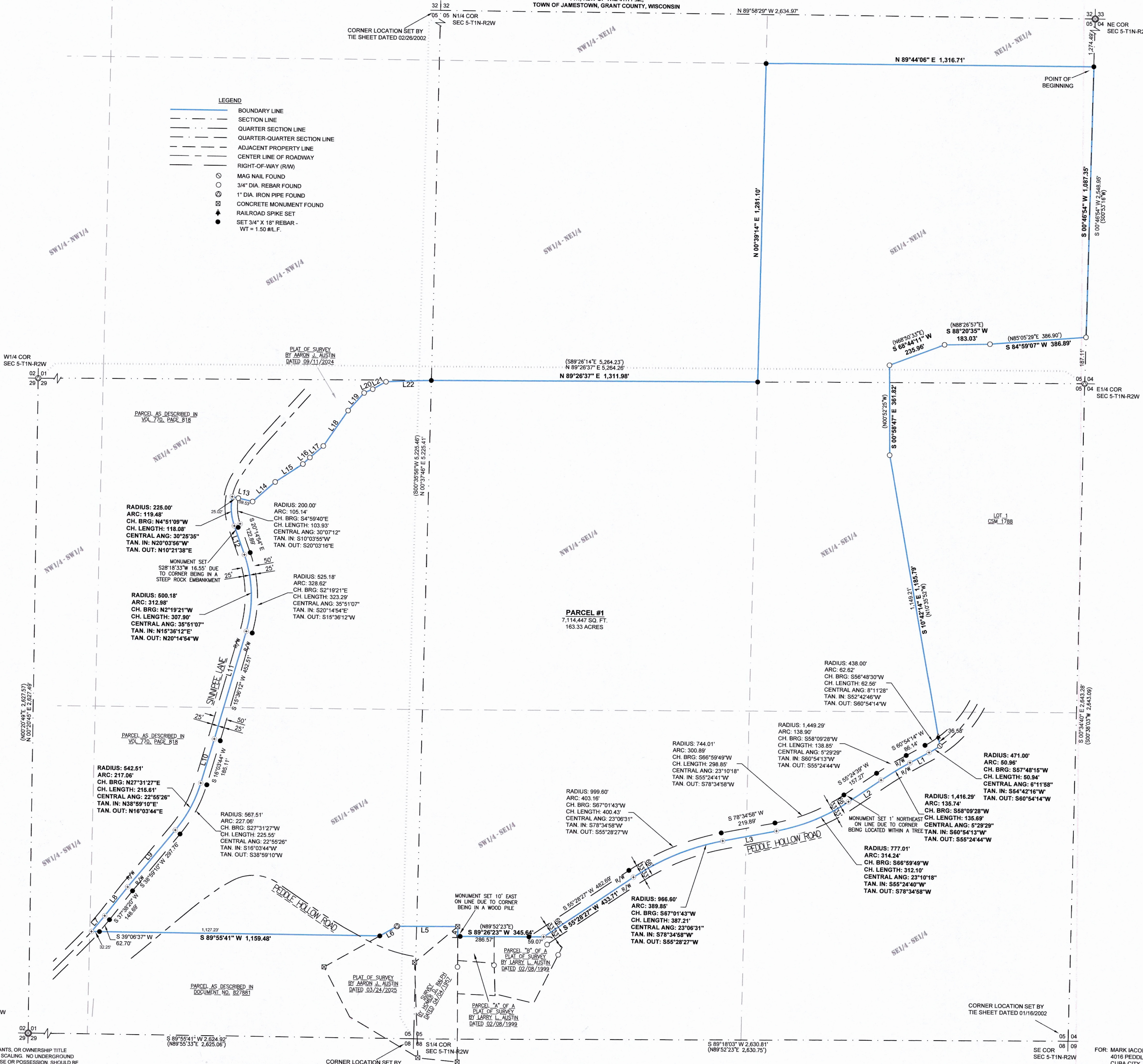
THENCE NORTH 00°39'14" EAST 1,281.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 89°44'06" EAST 1,316.71 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

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 PLAT OR SURVEY. 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 HEREOF 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.

PLAT OF SURVEY

LOCATED IN 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 5, T1N, R2W OF THE 4TH P.M., TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN

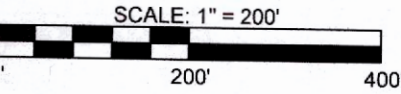


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S60°54'14\"W	86.14'
L2	S55°24'39\"W	157.27'
L3	S78°34'58\"W	219.89'
L4	N0°42'02\"W	39.78'
L5	S89°21'22\"W	243.60'
L6	S59°55'30\"W	79.38'
L7	N39°06'37\"E	82.75'
L8	N37°38'20\"E	148.66'
L9	N38°59'10\"E	298.05'
L10	N16°03'44\"E	185.01'
L11	N15°36'12\"E	452.41'
L12	N20°14'54\"W	122.93'
L13	S77°16'44\"E	84.55'
L14	N48°03'37\"E	120.37'
L15	N56°09'09\"E	132.00'
L16	N46°14'59\"E	38.90'
L17	N48°52'46\"E	71.08'
L18	N34°02'11\"E	174.00'
L19	N41°06'55\"E	95.60'
L20	N65°46'45\"E	37.81'
L21	N60°05'43\"E	61.09'
L22	N87°15'00\"E	182.27'

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 5-T1N-R2W, WHICH BEARS S00°46'54\"W 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 OR SUPERVISORY SUPERVISION.
THAT THIS SURVEY WAS PREPARED UNDER THE INSTRUCTIONS OF MARK IACOBUCCI.
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 4th DAY OF June, 2026

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



FOR: MARK IACOBUCCI
4016 PEDDLE HOLLOW ROAD
CUBA CITY, WI 53807

DATE(S) OF FIELDWORK: 04/14/2026,
04/17/2026, 05/04/2026
FIELD CREW: ANL
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING

DELTA 3 PROJECT NO.: D26-105
DATA LOCATION: D26-105\PROJECT FILES\CAD\POS

