

N 90° 00' 00" E 1323.80' (1320')

N 90° 00' 00" E 1323.80'

NW COR NE 1/4
SEC 21, T 2 N, R 2 W
FND ALUM. MON.
AND POINT OF BEGINNING
PARCEL 1

N'LY LINE
NE 1/4 SEC 21

NE COR
SEC 21, T2N, R2W
FND ALUM MON

NE 1/4

SEC 21

PARCEL 1

AREA=40.09 AC.
R.O.W.=0.39 AC. (PRESENT U.S. 61)
NET=39.70 AC.

0 100 200
SCALE IN FEET

PLAT OF SURVEY OF A TRACT OF
LAND IN THE NE 1/4 OF
SEC. 21, T. 2 N., R. 2 W. OF THE
4TH P.M., GRANT
COUNTY, WISCONSIN

LEGEND

| | |
|---------------------------|--------|
| SURVEYED BOUNDARY LINE | — |
| FOUND IRON PIPE | ● |
| FOUND ALUM. MON. | ▲ |
| PLACED 3/4" DIA. IRON ROD | ○ |
| SECTION LINE | --- |
| CENTERLINE (C.L.) | --- |
| RIGHT OF WAY LINE | R.O.W. |
| PLATTED PROPERTY LINE | () |
| RECORD DIMENSION | () |
| FENCE | ++++ |

DESCRIPTION OF RECORD

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SEC 21, T 2 N, R 2 W, GRANT COUNTY, WISCONSIN, THENCE E 1320.0 FEET; THENCE S 1320.0 FEET; THENCE S 53° E 397.0 FEET; THENCE S 40° W 608.0 FEET; THENCE N 47° 45' W 1122.0 FEET; THENCE N 33° 30' W 726.0 FEET; THENCE N 660.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 45 ACRES, MORE OR LESS, EXCEPTING THEREFROM, HOWEVER, THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SEC 21, T 2 N, R 2 W OF THE 4TH P.M., GRANT COUNTY, WI, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 21 AND 22 OF SAID TOWN AND RANGE WITH CENTERLINE OF THE CONCRETE PAVEMENT ON U.S. HIGHWAY 461; THENCE N 67° 30' W 516.00 FEET; THENCE N 50° 07' W 377.30 FEET; THENCE N 48° 01' W 1830.20 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING; THENCE N 48° 01' W 350.00 FEET ALONG SAID CENTERLINE; THENCE N 41° 59' E 370.00 FEET; THENCE S 48° 01' E 350.00 FEET; THENCE S 41° 59' W 370.00 FEET TO THE PLACE OF BEGINNING.

AREA=0.83 AC.
R.O.W.=0.09 AC.
NET=0.74 AC.

PARCEL 3

TRACT B
WARRANTY DEED
VOL 568 P. 739

(NORTH) N 00° 12' 00" E 660.00'

W'LY LINE
NE 1/4 SEC 21

E'LY LINE
NW 1/4 NE 1/4 SEC 21

(SOUTH) S 00° 04' 00" E 1320.00'

T 2 N

R 2 W

U. S. HIGHWAY 61

SURVEY REQUESTED BY:
DONALD BOEVER AND JOE BODE



IIV ENGINEERS & SURVEYORS P.C.
3810 ST. JOSEPH DR. DUBUQUE, IA 52001 (319)386-8444
P.O. BOX 878 GALENA, ILL. 61038 (815)777-0258
306 S. RIVER PARK DR. WUTTENBERG, IA 52092 (319)386-3883
PROJECT NO. 89779 SHEET 1 of 1
PLAT NO. 2 WI 89 BOOK NO. 401

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

FOR IIV ENGINEERS AND SURVEYORS, P.C.
Ronald J. Turner October 21, 1989
RONALD J. TURNER WISCONSIN REG. NO. S-1794

PARCEL 2
AREA=2.10 AC.
R.O.W.=0.82 AC.
NET=1.48 AC.

POINT OF BEGINNING
PARCEL 2

IIV ENGINEERS & SURVEYORS P.C.
3810 ST. JOSEPH DR. DUBUQUE, IA 52001 (319)386-8444
P.O. BOX 878 GALENA, ILL. 61038 (815)777-0258
306 S. RIVER PARK DR. WUTTENBERG, IA 52092 (319)386-3883
PROJECT NO. 89779 SHEET 1 of 1
PLAT NO. 2 WI 89 BOOK NO. 401

LEGAL DESCRIPTION PARCEL 1

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST, FOURTH PRINCIPAL MERIDIAN, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1323.80 FEET ALONG THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER (THIS IS AN ASSUMED BEARING FOR THIS DESCRIPTION ONLY);

THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST 1320.00 FEET ALONG THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 54 DEGREES 42 MINUTES 30 SECONDS EAST 397.00 FEET;

THENCE SOUTH 40 DEGREES 19 MINUTES 45 SECONDS WEST 334.11 FEET;

THENCE NORTH 49 DEGREES 15 MINUTES 15 SECONDS WEST 165.24 FEET;

THENCE SOUTH 86 DEGREES 56 MINUTES 00 SECONDS WEST 252.34 FEET;

THENCE NORTH 59 DEGREES 06 MINUTES 45 SECONDS WEST 200.12 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 61;

THENCE SOUTH 42 DEGREES 21 MINUTES 40 SECONDS WEST 49.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY;

THENCE NORTH 47 DEGREES 38 MINUTES 15 SECONDS WEST 312.58 FEET ALONG SAID CENTERLINE;

THENCE NORTH 32 DEGREES 58 MINUTES 00 SECONDS EAST 376.40 FEET;

THENCE NORTH 26 DEGREES 34 MINUTES 55 SECONDS WEST 376.63 FEET;

THENCE SOUTH 42 DEGREES 21 MINUTES 45 SECONDS WEST 474.66 FEET;

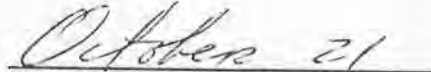
THENCE NORTH 35 DEGREES 43 MINUTES 00 SECONDS WEST 580.21 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21;

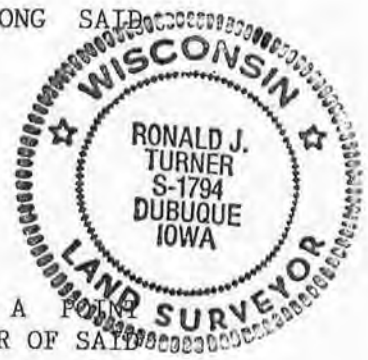
THENCE NORTH 0 DEGREES 12 MINUTES 00 SECONDS EAST 660.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING CONTAINING 40.09 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND COVENANTS OF RECORD.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

FOR IIW ENGINEERS AND SURVEYORS, P.C.


RONALD J. TURNER

 1989
WISCONSIN REG. NO. S-1794



LEGAL DESCRIPTION PARCEL 2

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST, FOURTH PRINCIPAL MERIDIAN, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1323.80 FEET ALONG THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER (THIS IS AN ASSUMED BEARING FOR THIS DESCRIPTION ONLY);

THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST 1320.00 FEET ALONG THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 54 DEGREES 42 MINUTES 30 SECONDS EAST 397.00 FEET;

THENCE SOUTH 40 DEGREES 19 MINUTES 45 SECONDS WEST 334.11 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 40 DEGREES 19 MINUTES 45 SECONDS WEST 273.89 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF U.S. HIGHWAY 61;

THENCE NORTH 47 DEGREES 38 MINUTES 15 SECONDS WEST 548.10 FEET ALONG THE CENTERLINE OF SAID HIGHWAY;

THENCE NORTH 42 DEGREES 21 MINUTES 40 SECONDS EAST 49.50 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY OF SAID HIGHWAY;

THENCE SOUTH 59 DEGREES 06 MINUTES 45 SECONDS EAST 200.12 FEET;

THENCE NORTH 86 DEGREES 56 MINUTES 00 SECONDS EAST 252.34 FEET;

THENCE SOUTH 49 DEGREES 15 MINUTES 15 SECONDS EAST 165.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.10 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND CONVENANTS OF RECORD.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

FOR ILL ENGINEERS AND SURVEYORS, P.C.


RONALD J. TURNER


WISCONSIN REG. NO. S-1794

19 89



LEGAL DESCRIPTION PARCEL 3

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST, FOURTH PRINCIPAL MERIDIAN, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 660.00 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 (THIS IS AN ASSUMED BEARING FOR THIS DESCRIPTION ONLY);

THENCE SOUTH 35 DEGREES 43 MINUTES 00 SECONDS EAST 580.21 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF TRACT B AS RECORDED IN VOLUME 568 PAGE 739-740 OF THE GRANT COUNTY REGISTER OF DEEDS OFFICE;

THENCE NORTH 42 DEGREES 21 MINUTES 45 SECONDS EAST 337.99 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING;

THENCE NORTH 42 DEGREES 21 MINUTES 45 SECONDS EAST 136.67 FEET;

THENCE SOUTH 26 DEGREES 34 MINUTES 55 SECONDS EAST 376.63 FEET;

THENCE SOUTH 32 DEGREES 58 MINUTES 00 SECONDS WEST 376.40 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF U.S. HIGHWAY 61;

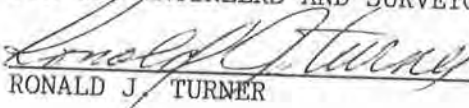
THENCE NORTH 47 DEGREES 38 MINUTES 15 SECONDS WEST 62.92 FEET ALONG SAID CENTERLINE;


THENCE NORTH 42 DEGREES 21 MINUTES 45 SECONDS EAST 370.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID TRACT B;

THENCE NORTH 47 DEGREES 38 MINUTES 15 SECONDS WEST 350.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT B TO THE POINT OF BEGINNING CONTAINING 0.83 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND COVENANTS OF RECORD.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

FOR IIW ENGINEERS AND SURVEYORS, P.C.


RONALD J. TURNER

 1989
WISCONSIN REG. NO. S-1794

