

Sec 1, T2N, R1W

SHT. 1 OF 2

PLAT OF SURVEY

LAND-O-LAKES

OF LAND LOCATED IN THE SE 1/4 OF SECTION 1, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN: PARCEL NO. 1. (ORIGINAL PARCEL)

93

"COMMENCING AT A POINT WHICH IS 519.70 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION ONE (1), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE NORTH 1019.48 FEET ALONG THE CENTER LINE OF STATE TRUNK HIGHWAY # 80; THENCE EAST 331.61 FEET TO THE WEST RIGHT OF WAY LINE OF THE CHICAGO AND NORTH-WESTERN RAILROAD; THENCE SOUTH 15°39' WEST, 56.27 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 74°21' EAST, 25.00 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 15°39' EAST, 995.45 FEET ALONG SAID RIGHT OF WAY; THENCE WEST, 71.97 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 256 FEET THEREOF."

MAR 6 1992

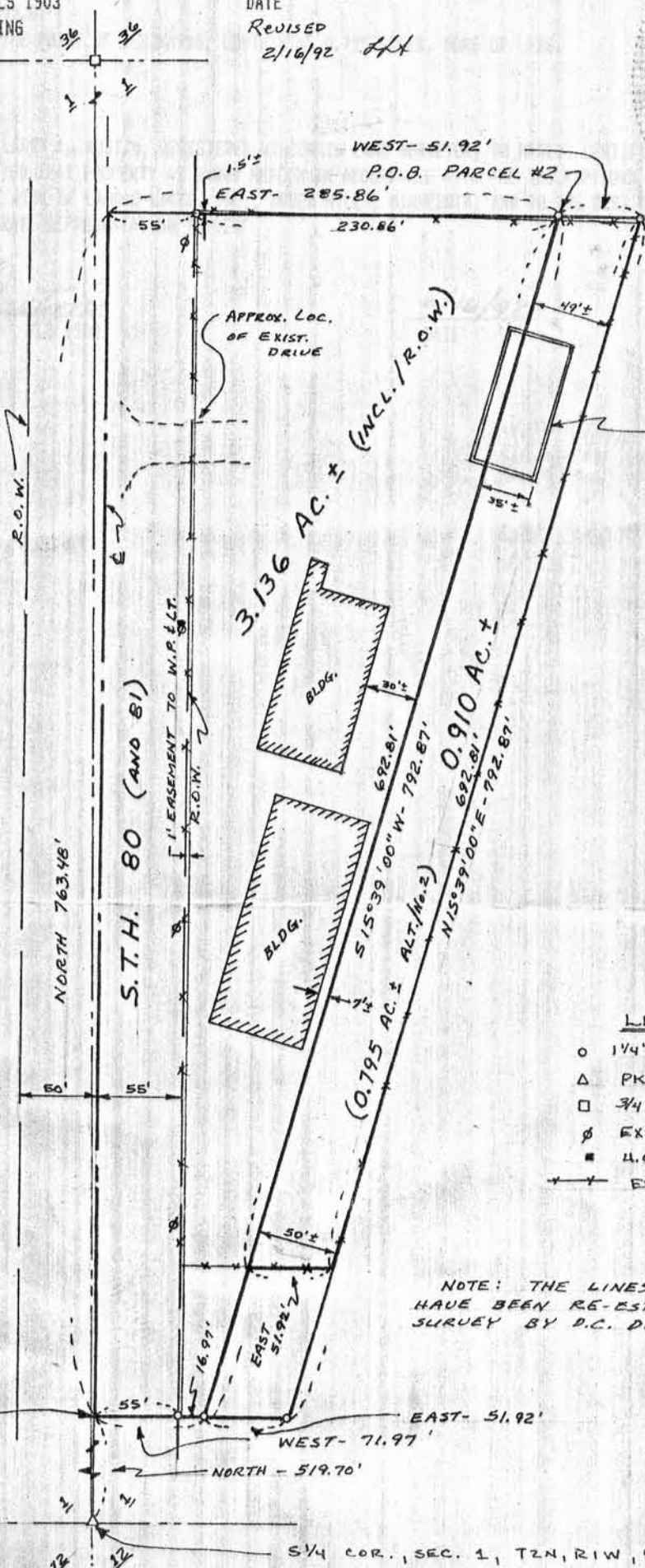
ALSO BEING DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER OF SECTION 1, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE NORTH 519.70' ALONG THE CENTER LINE OF S.T.H. # 80 TO THE POINT OF BEGINNING; THENCE NORTH 763.48' ALONG SAID CENTER LINE; THENCE EAST 285.86'; THENCE S 15°39'00" W 792.87'; THENCE WEST 71.97' TO THE POINT OF BEGINNING, CONTAINING 3.136 ACRES, MORE OR LESS, AND BEING SUBJECT TO A R.O.W. FOR S.T.H. # 80, SAID R.O.W. BEING 55' IN WIDTH AND LOCATED ADJACENT TO AND EAST OF THE WESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY, AND SUBJECT TO AN EASEMENT TO WISCONSIN POWER AND LIGHT CO. (RECORDED IN VOLUME 371, PAGE 443 GRANT COUNTY REGISTRY), SAID EASEMENT BEING 1' IN WIDTH AND LYING EASTERLY OF AND ADJACENT TO THE EASTERLY R.O.W. LINE OF S.T.H. # 80 AS DESCRIBED ABOVE AND SHOWN ON THIS PLAT.

LARRY L. AUSTIN RLS 1903  
LARRY AUSTIN ENGINEERING  
RT. 2  
LANCASTER, WI. 53813  
PHONE (608) 723-6363

1-18-92  
DATE  
Revised  
2/16/92 Ht



BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY BEARINGS ARE REFERENCED TO THE W. LINE, SE 1/4, SEC. 1; ASSUMED BRG = N-00°21'02"W



- LEGEND**
- 1 1/4" x 24" IRON PIPE SET
  - △ PK. NAIL IN ASPHALT
  - 3/4" BAR
  - ⊙ EXISTING POWER POLE
  - U.G.T. BOX
  - +— EXISTING CHAIN LINK FENCE

NOTE: THE LINES OF THIS SURVEY HAVE BEEN RE-ESTABLISHED FROM A SURVEY BY D.C. DIXON - 1974

PLAT OF SURVEY

LAND-O-LAKES

PARCEL NO. 2. (NEW DEED DESCRIPTION PARCEL-R.R. R.O.W. EXTENDED TO THE SOUTH LINE)

COMMENCING AT THE S 1/4 CORNER OF SECTION 1, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE NORTH 1283.18' ALONG THE CENTER LINE OF S.T.H. # 80; THENCE EAST 285.86' TO THE POINT OF BEGINNING;  
 THENCE S 15°39'00" W 792.87';  
 THENCE EAST 51.92';  
 THENCE N 15°39'00" E 792.87';  
 THENCE WEST 51.92' TO THE POINT OF BEGINNING, CONTAINING 0.910 ACRES, MORE OR LESS.

MAR 6 1992

ALTERNATE DESCRIPTION OF PARCEL NO. 2 FOLLOWING EXISTING FENCED AREA

COMMENCING AT THE S 1/4 CORNER OF SECTION 1, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE NORTH 1283.18' ALONG THE CENTER LINE OF S.T.H. # 80; THENCE EAST 285.86' TO THE POINT OF BEGINNING;  
 THENCE S 15°39'00" W 692.81';  
 THENCE EAST 51.92';  
 THENCE N 15°39'00" E 692.81';  
 THENCE WEST 51.92' TO THE POINT OF BEGINNING, CONTAINING 0.795 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THAT PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE DESCRIPTIONS PROVIDED TO ME BY AND THE DIRECTIONS OF DIANNE WIK OF LAND-O-LAKES, INC., ARDEN HILLS, MINNESOTA, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

*Larry L. Austin*  
 LARRY L. AUSTIN RLS 1903  
 LARRY AUSTIN ENGINEERING  
 Rf. 2  
 LANCASTER, WISCONSIN 53813  
 PHONE (608) 723-6363

2/16/92  
 DATE

