

PLAT OF SURVEY

DAGNON-

3-4

99

OF A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28, T 4 N, R 2 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

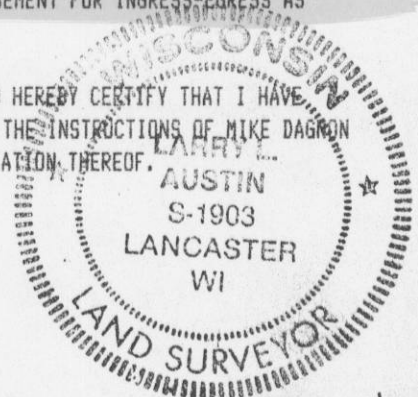
COMMENCING AT THE NORTH EAST CORNER OF SECTION 28, T 4 N, R 2 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;
 THENCE N 89°12'29" W 1614.33' ALONG THE NORTH LINE OF SAID SECTION 28 TO A POINT IN THE CENTER LINE OF CANNON ROAD, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE S 13°28'28" W 108.29' ALONG THE CENTER LINE OF SAID ROAD;
 THENCE SOUTHERLY AND SOUTHEASTERLY 189.62' ALONG SAID CENTER LINE ON THE ARC OF A CURVE CONCAVE NE'LY HAVING A RADIUS 158.62' AND A LONG CHORD WHICH BEARS S 23°01'03" E 178.53';
 THENCE S 61°42'43" E 74.90' ALONG SAID CENTER LINE;
 THENCE S 67°43'41" E 118.66' ALONG SAID CENTER LINE;
 THENCE SE'LY 102.72' ALONG SAID CENTER LINE ON THE ARC OF A CURVE CONCAVE N'LY HAVING A RADIUS OF 779.46' AND A LONG CHORD WHICH BEARS S 71°30'13" E 102.65' TO THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 28;
 THENCE S 00°42'41" E 403.64' ALONG SAID FORTY LINE;
 THENCE N 89°06'22" W 518.53';
 THENCE S 25°10'36" E 240.53';
 THENCE S 45°40'32" E 70.16' TO A POINT IN PLATTE RIVER;
 THENCE S 69°42'22" W 228.52' ALONG PLATTE RIVER;
 THENCE N 66°19'44" W 266.55' ALONG PLATTE RIVER;
 THENCE N 76°40'00" W 70.39' ALONG PLATTE RIVER;
 THENCE N 45°41'13" E 159.73';
 THENCE N 00°20'10" E 895.55' TO THE NORTH LINE OF SAID SECTION 28;
 THENCE S 89°12'29" E 450.70' ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 13.977 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO AN EASEMENT FOR BUCK WHEAT RIDGE ROAD BEING THE NORTH 15' OF THE WEST 50' OF THE ABOVE DESCRIBED PARCEL, AND AN EASEMENT FOR CANNON ROAD SAID EASEMENT BEING 33' IN WIDTH (MEASURED PERPENDICULARLY) AND LOCATED WESTERLY AND SOUTHWESTERLY OF AND ADJACENT TO THE FIRST FIVE COURSES OF THE ABOVE DESCRIBED PARCEL; AND ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS AS DESCRIBED ON SHEET 2/2 ATTACHED.

SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THAT PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THE INSTRUCTIONS OF MIKE DAGNON AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

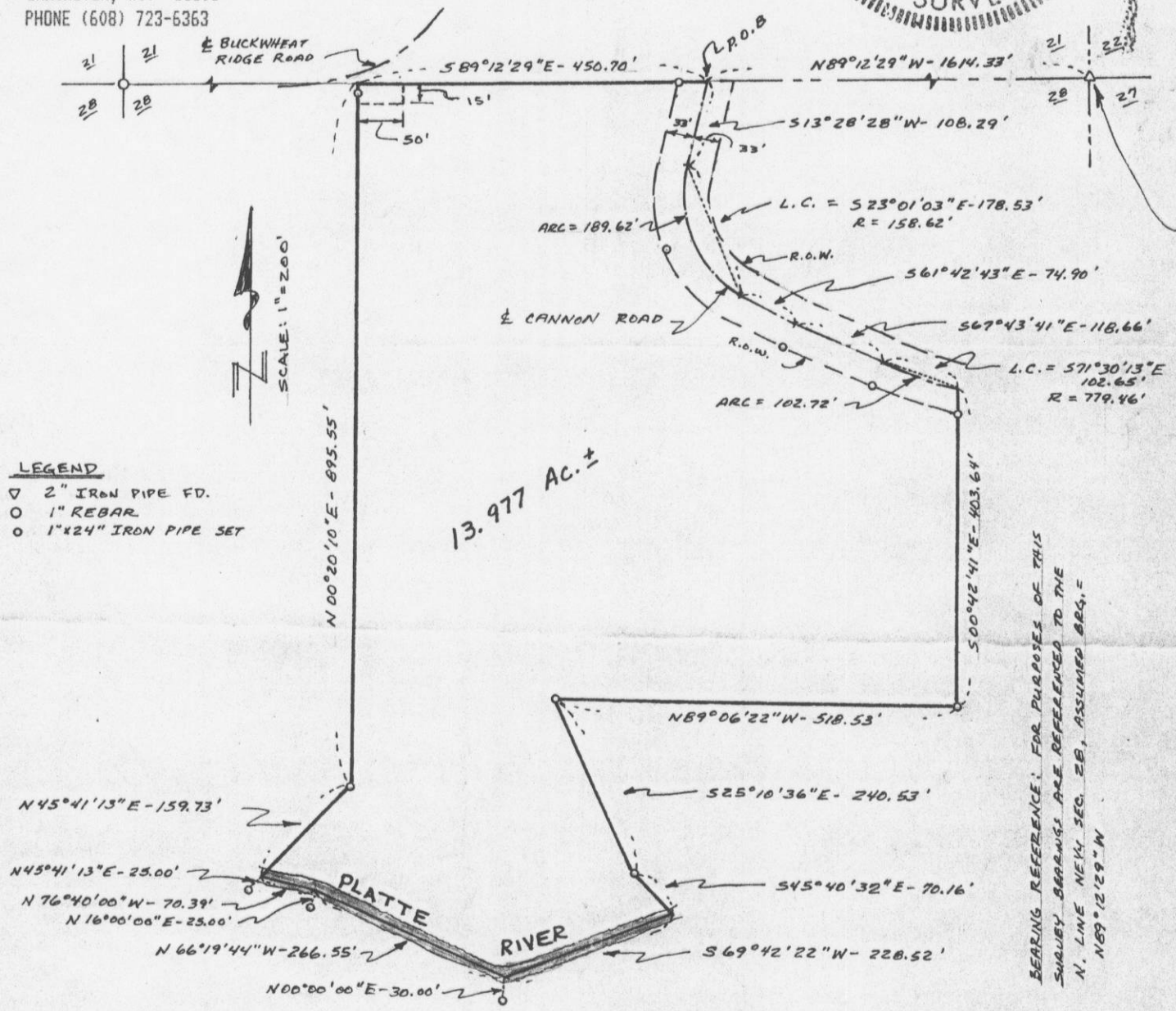
Larry L. Austin
 LARRY L. AUSTIN RLS 1903
 LARRY AUSTIN ENGINEERING
 RT. 2
 LANCASTER, WI. 53813
 PHONE (608) 723-6363

12/20/94
DATE

Revised 6-8-94
HLA



NE COR. SEC. 28, T4N, R2W 4TH. P.M.
GRANT CO., WISC.



Sec 28, T4N, R2W

99

PLAT OF SURVEY

INGRESS-EGRESS EASEMENT

DAGNON-ANDERSON

OF A ROADWAY DESCRIPTION BEING 33' IN WIDTH MEASURED PERPENDICULARLY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

MAR 6 1992

COMMENCING AT THE NE CORNER OF SECTION 28, T 4 N, R 2 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 86° 19' 38" W 1645.60' TO A POINT IN THE CENTER LINE OF CANNON BRANCH TWP. ROAD, SAID POINT BEING THE POINT OF BEGINNING;

- THENCE N 86° 56' 10" W 16.98';
- THENCE S 21° 47' 57" W 153.18';
- THENCE S 27° 25' 44" W 161.99';
- THENCE SE'LY 44.53' ALONG THE ARC OF A CURVE CONCAVE NE'LY HAVING A RADIUS OF 23.39' AND A LONG CHORD WHICH BEARS S 28° 39' 34" E 38.10';
- THENCE S 84° 44' 52" E 54.46';
- THENCE S 84° 17' 56" E 31.23'
- THENCE SE'LY 90.09' ALONG THE ARC OF A CURVE CONCAVE SW'LY HAVING A RADIUS OF 47.81' AND A LONG CHORD WHICH BEARS S 30° 18' 48" E 77.34';
- THENCE S 23° 40' 19" W 57.83';
- THENCE S 24° 41' 23" E 91.94';
- THENCE S 40° 00' 35" E 89.38';
- THENCE S 70° 11' 49" E 80.56';
- THENCE S 71° 03' 48" E 100.00' TO THE TERMINUS POINT; BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THAT DESCRIPTION SHOWN ABOVE ALONG THE EXISTING ROADWAY AS DIRECTED BY MIKE DAGNON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE DESCRIPTION OF SAID SURVEY.

Larry L. Austin

9-15-91
DATE

LARRY AUSTIN RLS 1903
LARRY AUSTIN ENGINEERING
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LANCASTER, WISCONSIN 53813
PHONE (608) 723-6363

BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY, BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 28, WHICH IS ASSUMED TO BEAR N 89 12' 29" W.

