

SURVEY PLAT *

- CLAYTON REALTY
DD 1A FB 9217 PW3

38

OF TWO PARCELS OF LAND LOCATED IN SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT A FOUND 1" IRON PIPE MARKING THE E 1/4 CORNER OF SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 87 54'39" W 2656.56'

THENCE S 70 36'52" W 153.71';

THENCE S 22 00'30" E 1183.86' TO A FOUND 3/4" IRON BAR BEING A CORNER OF A 1987

SURVEY BY L. AUSTIN;

THENCE S 23 52'09" E 122.46' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;

THENCE S 87 31'03" E 941.19' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;

THENCE S 00 37'50" W 74.73' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;

THENCE S 87 45'09" E 13.50' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;

THENCE S 87 46'43" E 1329.70' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR ON

THE EAST LINE OF SAID SECTION 12;

THENCE N 01 04'21" E 1331.55' TO THE POINT OF BEGINNING, CONTAINING 75.709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO A 25' WIDE EASEMENT FOR INGRESS-EGRESS, SAID EASEMENT BEING DESCRIBED BELOW:

PARCEL 2

COMMENCING AT A FOUND 1" IRON PIPE MARKING THE E 1/4 CORNER OF SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE N 87 54'39" W 2656.56' TO THE POINT OF BEGINNING;

THENCE S 70 36'52" W 153.71';

THENCE N 23 46'34" W 563.00' TO THE CENTER LINE OF C.T.H. "B";

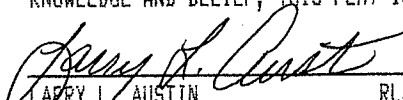
THENCE N 66 25'56" E 398.29' ALONG SAID CENTER LINE;

THENCE S 00 38'04" E 623.49' TO THE POINT OF BEGINNING, CONTAINING 3.616 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING A 50' R.D.W. FOR C.T.H. "B" SAID R.D.W. BEING LOCATED SOUTHERLY OF AND ADJACENT TO THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, AND ALSO BEING SUBJECT TO A 25' WIDE EASEMENT OF FOR INGRESS-EGRESS, SAID EASEMENT BEING DESCRIBED BELOW.

INGRESS-EGRESS EASEMENT

A 25' WIDE PARCEL OF LAND THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE E 1/4 CORNER OF SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, THENCE N 87 54'39" W 2656.56'; THENCE S 31 22'15" W 23.58' TO THE POINT OF BEGINNING; THENCE N 00 38'04" W 240.84'; THENCE N 58 15'11" W 146.94'; THENCE S 76 40'05" W 100.65'; THENCE N 58 43'24" W 42.98'; THENCE N 27 28'52" W 192.55' TO THE TERMINUS POINT.

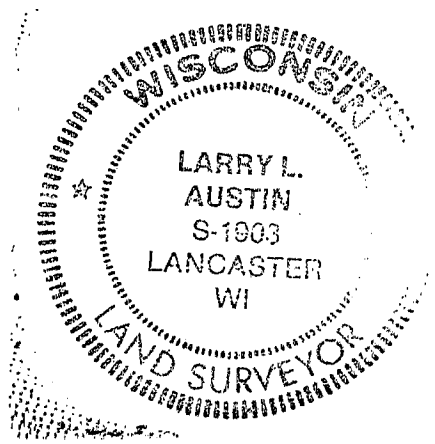
SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THAT PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE INSTRUCTIONS OF PAUL PLACE, OF CLAYTON REALTY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE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


LARRY L. AUSTIN RLS 1903
LARRY AUSTIN ENGINEERING
4211 HWY 81 E
LANCASTER, WI 53813
PHONE (608) 723-6363

3/24/94
DATE
Revised AA
from 12/9/93

BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY BEARINGS ARE REFERENCED TO THE EAST LINE OF OF THE SE 1/4 OF SECTION 12 WHICH IS ASSUMED TO BEAR S 01 04'21" W

* SURVEYOR'S NOTE: THIS SURVEY FOLLOWS EXISTING OCCUPATION LINES EXCEPT LINE "X" - "X" SHOWN ON THE PLAT. THE SOUTHERN LINES FOLLOW MONUMENTED LINES FROM A PREVIOUS SURVEY AS SHOWN AND NOTED.



Sec 12, T3N, R1W

REC'D JAN 24 1994

GRICE-CLAYTON REAL-ESTATE

SHT 1/2

38

SURVEY PLAT

OF TWO PARCELS OF LAND LOCATED IN SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

COMMENCING AT A FOUND 1" IRON PIPE MARKING THE E 1/4 CORNER OF SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N 87°54'39" W 2656.56';
THENCE N 87°58'10" W 170.32';
THENCE S 22°06'02" E 1246.21' TO A FOUND 3/4" IRON BAR BEING A CORNER OF A 1987 SURVEY BY L. AUSTIN;

THENCE S 23°52'09" E 122.46' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;
THENCE S 87°31'03" E 941.19' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;
THENCE S 00°37'50" W 74.73' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;
THENCE S 87°45'09" E 13.50' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;
THENCE S 87°46'43" E 1329.70' ALONG A LINE OF SAID SURVEY TO A FOUND 3/4" IRON BAR;
THENCE N 01°04'21" E 1331.55' TO THE POINT OF BEGINNING, CONTAINING 75.850 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED A 25' WIDE EASEMENT FOR INGRESS-EGRESS, SAID EASEMENT BEING DESCRIBED BELOW.

PARCEL NO. 2

COMMENCING AT A FOUND 1" IRON PIPE MARKING THE E 1/4 CORNER OF SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE N 87°54'39" W 2656.56' TO THE POINT OF BEGINNING;

THENCE N 87°58'10" W 170.32';
THENCE N 23°45'57" W 500.62' TO THE CENTER LINE OF C.T.H. "B";
THENCE N 66°25'56" E 398.28' ALONG SAID CENTER LINE;
THENCE S 00°38'04" E 623.49' TO THE POINT OF BEGINNING, CONTAINING 3.506 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING A 50' R.O.W. FOR C.T.H. "B" SAID R.O.W. BEING LOCATED SOUTHERLY OF AND ADJACENT TO THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, AND ALSO BEING SUBJECT TO A 25' WIDE EASEMENT FOR INGRESS-EGRESS, SAID EASEMENT BEING DESCRIBED BELOW.

INGRESS-EGRESS EASEMENT DESCRIPTION

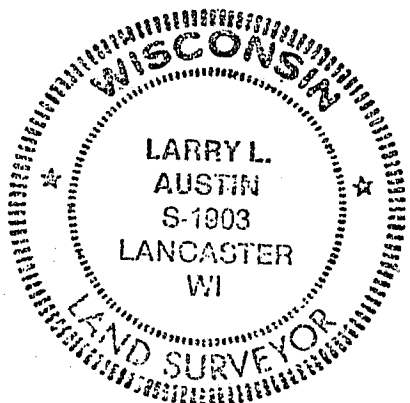
A 25' WIDE PARCEL OF LAND THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE E 1/4 COR OF SECTION 12, T 3 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, THENCE N 87°54'39" W 2656.56'; THENCE S 89°21'56" W 12.50' TO THE POINT OF BEGINNING; THENCE N 00°38'04" W 220.84'; THENCE N 58°15'11" W 146.94'; THENCE S 76°40'05" W 100.65'; THENCE N 58°43'24" W 42.98'; THENCE N 27°28'52" W 192.55' TO THE TERMINUS POINT.

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

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12/2/93
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BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 12 WHICH IS ASSUMED TO BEAR N 01°04'21" E



SURVEY PLAT *

LEGEND

- 1" x 24" IRON PIPE SET
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON BAR
- () REC. DIM. OR BRG.
- - - EXIST. FENCE

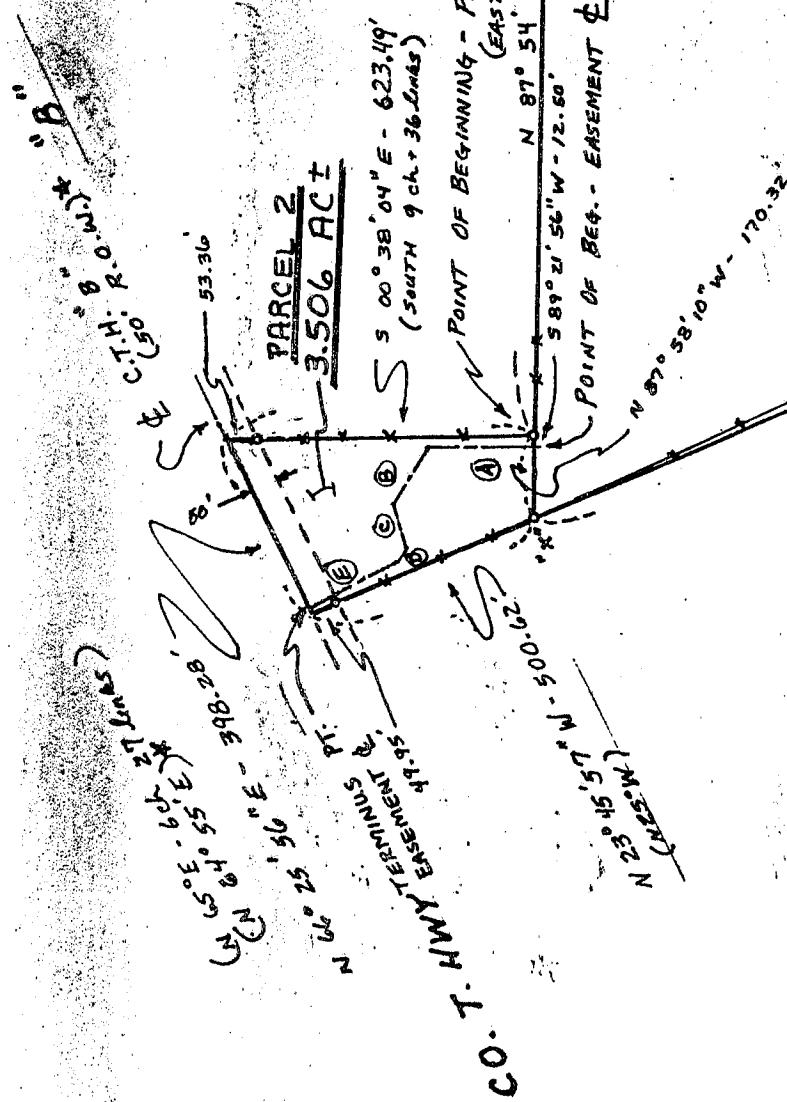
E 1/4 COR., SEC. 12,
T 3N., R 1W., 4TH PM,
GRANT CO., WI.

SCALE 1" = 400'



EASEMENT TABLE	
(A)	N 00° 38' 04" W - 220.84'
(B)	N 58° 15' 11" W - 146.94'
(C)	S 76° 40' 05" W - 100.65'
(D)	N 58° 43' 24" W - 42.98'
(E)	N 27° 28' 52" W - 192.55'

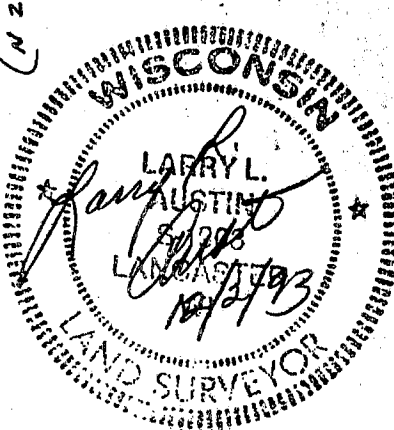
* FROM WISC. DOT. PROJ. # 5908-1-71



PARCEL 1
75.850 AC. ±

PARCEL 2
3.506 AC.

1987 SURVEY
BY LAUSTIN



* SURVEYOR'S NOTE: THIS SURVEY FOLLOWS EXISTING OCCUPATION LINES EXCEPT LINE X-X'. THE SOUTHERN LINES FOLLOW MANUMENTED LINES FROM PREVIOUS SURVEY AS SHOWN

S 87° 45' 09" E - 135.50'
(589° 04' 19" E)

S 23° 52' 09" E - 122.46'
(S 25° 05' 24" E - 122.41')

S 87° 31' 03" E - 941.19'
(S 88° 49' 46" E - 941.31')
(WEST 14 CH + 35 (MBS))

S 00° 37' 50" W - 74.73'
(S 00° 41' 47" W - 74.85')

S 87° 46' 43" E - 1329.70'
(S 89° 05' 52" E)

N 87° 54' 39" W - 2656.56'

N 87° 58' 10" W - 170.32'

N 01° 04' 21" E - 1331.55'

(S 00° 13' 47" E)

R.O.B. PARCEL 1

CO. T. HWY 27 TERMINUS
EASEMENT B
44.95'

(S 64° 55' E - 66.27')
(N 64° 25' 50" E - 398.28')

53.36'

S 00° 38' 04" E - 623.19'
(SOUTH 9 CH + 36 LINES)

POINT OF BEGINNING - PARCEL 2 (EAST)

POINT OF BEG. - EASEMENT C (25' WIDE)

POINT OF BEG. - EASEMENT D (25' WIDE)

N 87° 54' 39" W - 2656.56'

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N 01° 04' 21" E - 1331.55'

(S 00° 13' 47" E)

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