

RECD MAY 7 1996
SURVEY PLAT

W 100

SHEET 1 OF 3

-RON IVERSON
-5114FB9602PW11

Of 3 parcels of land located in the Northeast 1/4 of Section 14 and the Northwest 1/4 of Section 13, T 5 N, R 1 W of the 4th P.M., Grant County, Wisconsin, said parcels being more particularly described as follows:

PARCEL 1 (NW PARCEL)

Commencing at the Northeast corner of Section 14, T 5 N, R 1 W of the 4th P.M., Grant County, Wisconsin, said corner being the point of beginning;

thence N 89°31'55" W 1339.44' along the North line of said Section 14;
thence S 00°42'12" E 1890.05' along the West line of the East 1/2 of the Northeast 1/4 of said Section 14;
thence N 87°31'00" E 581.15'; thence N 28°16'18" E 57.58';
thence N 04°44'20" E 268.66'; thence N 72°12'37" E 172.66';
thence N 00°47'05" W 563.96'; thence S 35°49'29" E 88.76';
thence S 46°06'02" E 130.95'; thence S 54°23'18" E 115.97';
thence S 74°12'00" E 118.74'; thence N 83°02'11" E 121.80';
thence N 59°22'28" E 121.69'; thence N 47°38'12" E 280.62';
thence N 36°56'00" E 104.53'; thence N 17°32'07" E 149.91';
thence N 15°22'15" W 182.66'; thence N 22°52'51" W 241.60';
thence N 37°39'37" W 366.63' to the point of beginning,

containing 52.436 Acres, more or less, and being subject to any and all easements of record, including but not limited to a R.O.W. for Martinville Road and Hickory Grove Road as shown on the attached plat and an ingress-egress easement described below.

PARCEL 2 (CENTER PARCEL WITH BUILDINGS)

Commencing at the Northeast corner of Section 14, T 5 N, R 1 W of the 4th P.M., Grant County, Wisconsin, said corner being the point of beginning;

thence S 89°25'30" E 1171.22' along the North line of Section 13;
thence S 00°08'26" E 614.45'; thence S 72°47'36" W 122.69';
thence S 38°41'41" W 361.82'; thence S 46°15'46" W 365.88';
thence S 25°06'54" W 419.66'; thence S 10°02'57" E 176.15';
thence S 55°56'02" W 241.64'; thence S 49°28'00" W 241.92';
thence S 40°06'17" W 473.08'; thence S 13°17'19" W 268.95';
thence N 89°20'08" W 973.62' along the East-West 1/4 line of said Section 14;

thence N 00°42'12" W 777.24' along the West line of the East 1/2 of the Northeast 1/4 of said Section 14; ;
thence N 87°31'00" E 581.15'; thence N 28°16'18" E 57.58';
thence N 04°44'20" E 268.66'; thence N 72°12'37" E 172.66';
thence N 00°47'05" W 563.96'; thence S 35°49'29" E 88.76';
thence S 46°06'02" E 130.95'; thence S 54°23'18" E 115.97';
thence S 74°12'00" E 118.74'; thence N 83°02'11" E 121.80';
thence N 59°22'28" E 121.69'; thence N 47°38'12" E 280.62';
thence N 36°56'00" E 104.53'; thence N 17°32'07" E 149.91';
thence N 15°22'15" W 182.66'; thence N 22°52'51" W 241.60';
thence N 37°39'37" W 366.63' to the point of beginning,

containing 60.776 acres, more or less, and being subject to any and all easements of record, including but not limited to a R.O.W. for Martinville Road and Hickory Grove Road as shown on the attached plat and an ingress-egress easement described below.

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PARCEL 3 (SE PARCEL)

Commencing at the Northeast corner of Section 14, T 5 N, R 1 W of the 4th P.M., Grant County, Wisconsin; thence S 89°25'30" E 1171.22' along the North line of Section 13 to the point of beginning;

thence S 00°08'26" E 614.45'; thence S 72°47'36" W 122.69';
thence S 38°41'41" W 361.82'; thence S 46°15'46" W 365.88';
thence S 25°06'54" W 419.66'; thence S 10°02'57" E 176.15';
thence S 55°56'02" W 241.64'; thence S 49°28'00" W 241.92';
thence S 40°06'17" W 473.08'; thence S 13°17'19" W 268.95' to

the East-West 1/4 line of said Section 14;

thence S 89°20'08" E 363.34' along said 1/4 line to the 1/4 corner between said Sections 13 and 14;

thence S 89°24'20" E 1181.80' along the East-West 1/4 line of said Section 13 to an occupied line;

thence N 00°10'08" W 2671.85' through the occupied corner at the NE corner of the West 70 acres of the NW 1/4 of said Section 13 to the North line of said Section 13;

thence N 89°25'30" W 32.95' along said North line to the point of beginning, containing 41.942 acres, more or less, and being subject to any and all easements of record, including but not limited to a R.O.W. for Martinville Road as shown on the attached plat.


INGRESS-EGRESS EASEMENT

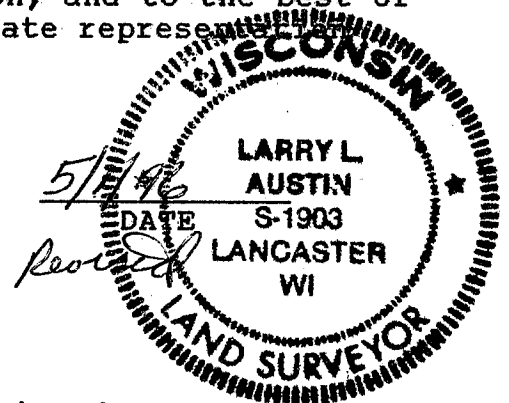
A 20' wide parcel of land for ingress-egress, the centerline of which is described as follows:

Commencing at the Northeast corner of Section 14, T 5 N, R 1 W of the 4th P.M., Grant County, Wisconsin; thence N 89°31'55" W 538.11' to the point of beginning;

thence S 01°07'38" E 1000.00' to the terminus point.

SURVEYOR'S CERTIFICATE: I, Larry L. Austin, Registered Wisconsin Land Surveyor, do hereby certify that the above survey, description, and plat were prepared by me or under my direct supervision, in accordance with the instructions of Ron Iverson, and to the best of my knowledge and belief, this plat is an accurate representation thereof.


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



BEARING REFERENCE: For purposes of this survey bearings are referenced to the North line of the Northeast 1/4 of Section 14 which is assumed to bear N 89°31'55" W.

SURVEY PLAT

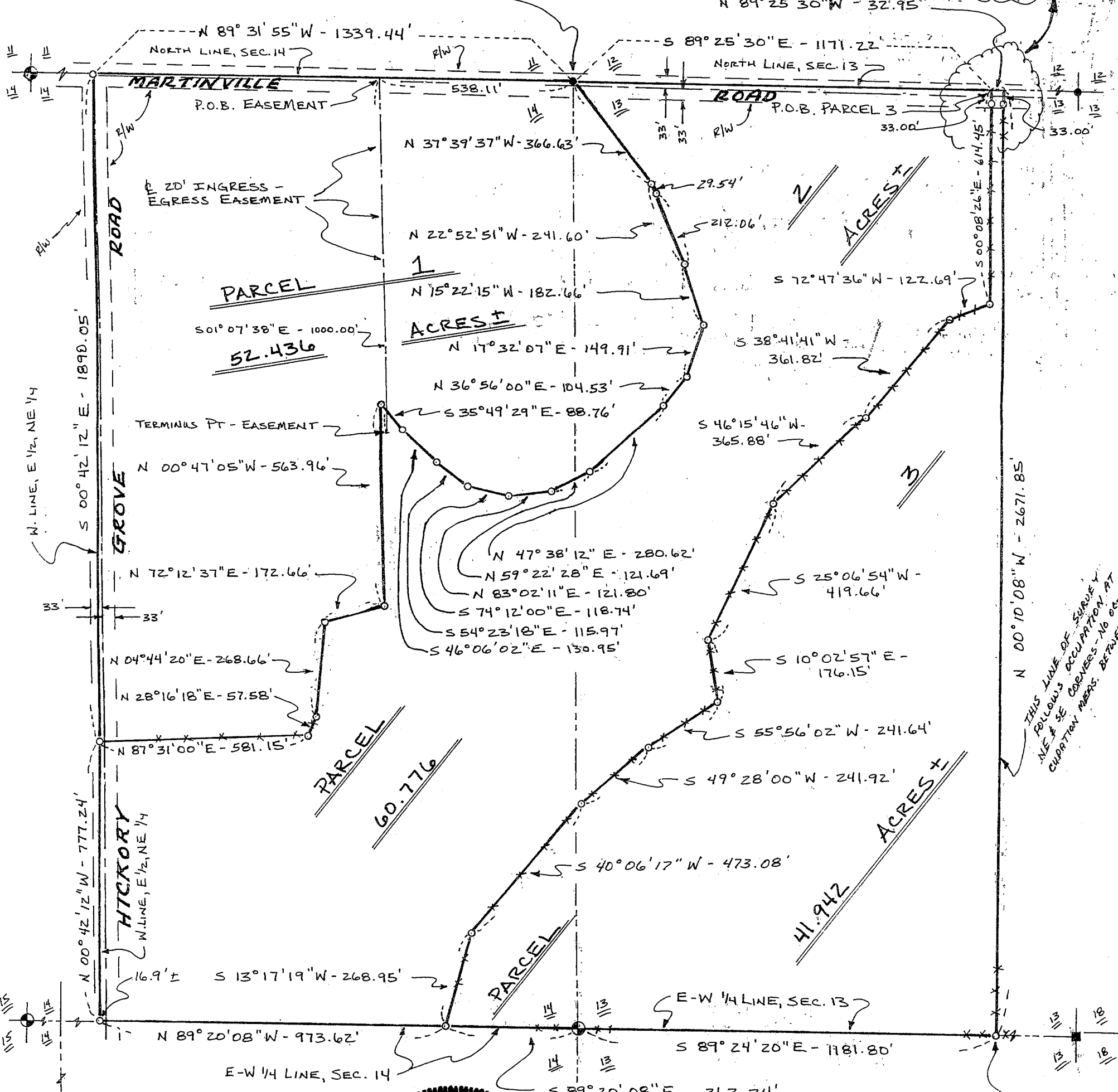
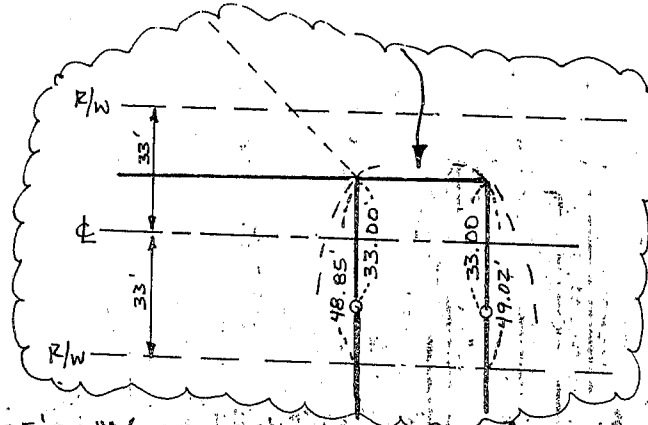
LEGEND

- FOUND 3/4" IRON BAR
- SET 3/4" x 24" IRON BAR
- ⊙ COUNTY MONUMENT SET
- ✕✕ EXISTING FENCE
- REC. AS 1" IRON BAR

- RON IVERSON
- 5114FB960ZPW11

SCALE 1" = 300'

NORTHEAST CORNER, SEC. 14,
T5N, R1W, 4TH P.M., GRANT
COUNTY, WISCONSIN
P.O.B. FOR PARCEL 1 AND
PARCEL 2



THIS LINE OF SURVEY
FOLLOWS OCCUPATION PT
NE & SE CORNERS - NO O.C.
COURT MERS. BETWEEN

3/4" BAR IS S 00° 10' 08" E -
2.28' ± FROM FENCE CORNER

