

PLAT OF SURVEY

PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 15, TOWN 15 NORTH, RANGE 6 EAST, TOWN OF SPRINGVILLE, ADAMS COUNTY, WISCONSIN.

1-1/2" IRON PIPE FD. AT THE NW CORNER OF THE SW1/4 OF THE SE1/4

CSM No. 1853

"SAND TRACK" DRIVEWAY N. OF LINE

"PARCEL 1" CSM No. 1919

1" IRON PIPE FD. ON LINE

1" IRON PIPE FD. AT THE NE CORNER OF THE SE1/4 OF THE SE1/4

N 88°03'01" E 1316.49'
(S 87°54'45" W, 1316.61')
(S 89°42'11" E, 1316.71')

1" IRON PIPE FD. AT THE NW CORNER OF THE SE1/4 OF THE SE1/4

-1283.61' TO R/W
-1293.62' TO PIPE INSIDE R/W
N 88°03'57" E 1316.63'
(S 87°54'45" W) (1316.61')
(S 89°42'11" E) (1316.71')

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- ⊙ FD. SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- ▲ FD. 3" SQ. PLASTIC R/W POST
- FD. IRON PIPE—SIZES AS NOTED
- SET 3/4" x 24" LONG REBAR WEIGHING 1.502 LB./FT.
- UTILITY POLE
- — — OVERHEAD UTILITY LINES
- () RECORDED AS

PARCEL A
75.89 ACRES ±
3,305,658 SQ.FT. ±

DESCRIPTION — PARCEL A

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 15 NORTH, RANGE 6 EAST, TOWN OF SPRINGVILLE, ADAMS COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON CAST IRON MONUMENT AT THE SOUTHEAST CORNER OF SECTION 15, T15N, R6E; THENCE N00°04'24"W ON THE EAST LINE OF THE SOUTHEAST QUARTER, 43.22' TO THE NORTH RIGHT-OF-WAY LIMIT OF STH 82 AND THE POINT OF BEGINNING; THENCE S89°25'04"W ON SAID NORTH RIGHT-OF-WAY LIMIT, 1142.54' TO A 3/4" DIAMETER REBAR; THENCE S87°50'04"W ON SAID NORTH RIGHT-OF-WAY LIMIT, 172.74' TO A 3/4" DIAMETER REBAR ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING S87°50'04"W, 1315.98' TO A 3/4" DIAMETER REBAR ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE LAST POINT ON THE NORTH RIGHT-OF-WAY LIMIT OF STH 82; THENCE N00°08'29"W, 1254.58' TO A 1-1/2" DIAMETER IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N88°03'01"E, 1316.49' TO A 1" DIAMETER IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N88°03'57"E, 1316.63' TO A 1" DIAMETER IRON PIPE AT THE NORTHEAST CORNER THEREOF; THENCE S00°04'24"E, 1275.95' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 75.89 ACRES (3,305,658 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

SE1/4-SE1/4

UNPLATTED LANDS OF KTF VENTURES, LLC

PARCEL No. 032-00614-0000

Doc. No. 515477

SW1/4-SE1/4

UNPLATTED LANDS OF KTF VENTURES, LLC

PARCEL No. 032-00613-0000

SURVEYOR'S NOTES Doc. No. 515477

1.) THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A TITLE SEARCH FOR THIS PROPERTY. A TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS PROJECT, SO THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PROPERTY THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE RESEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS PROJECT.

2.) THE LOCATION OF THE NORTHERLY RIGHT-OF-WAY LIMIT OF STH 82 WAS DETERMINED FROM R/W MONUMENTATION EXISTING IN THE AREA, AND FROM THE "PLAT OF RIGHT OF WAY REQUIRED" FOR "DIVISION JOB No. 4858" DATED 1945. THE WISCONSIN DEPARTMENT OF TRANSPORTATION APPARENTLY HOLDS FEE TITLE TO THE RIGHT-OF-WAY AREA OF STH 82 AS RECORDED IN DOCUMENT No. 470452. THE RIGHT-OF-WAY WIDTH OF 9TH AVENUE IS PRESUMED TO BE 66' WIDE AS PER WIS. STATS. 82.31(2) AND EXISTS BY EASEMENT.

N. LINE 100' WIDE ELECTRIC "TRANSMISSION" EASEMENT—DOC. No. 399151 AND 190417

N. LINE 100' ELECTRIC "TRANSMISSION" EASEMENT—DOC. No. 399151 AND 190417

P.O.B. PARCEL A

N 00°04'24" W 43.22' CL
SE COR. OF SEC. 15, T15N, R6E HARRISON MON. FD. IN VAULT.

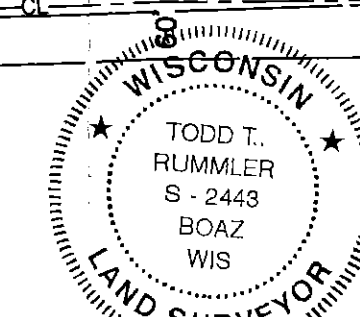
STH 82

SW CORNER OF THE SE1/4 OF THE SE1/4 —NO MONUMENT PLACED.

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, REGISTERED WISCONSIN LAND SURVEYOR—2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF FRED. L. KALTENBERG, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: DECEMBER 15, 2014



TODD T. RUMMLER
REGISTERED LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC

UNPLATTED LANDS OF EDWARD J. GORNEY REVOCABLE TRUST
PARCEL No. 032-00609-0000 Doc. No. 260257

(N02°04'13"E, 1319.93')
-1319.42'
-1254.58'
N 00°08'29" W
-1208.36'

1208.36'

60' 60'

1319.47'
1249.64'
1208.41'

9th AVENUE

1275.95'
1208.11'
33.33'
66'

S 00°04'24" E 1319.17'
(S 02°08'53" W, 1319.14') (N 00°13'25" W, 1319.13')



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T15N, R6E, WHICH BEARS S 88°03'05" W ACCORDING TO THE ADAMS COUNTY COORDINATE SYSTEM, NAD 83 DATUM, 2007 ADJUSTMENT.




SCALE: 1"=200'

S1/4 COR. OF SEC. 15, T15N, R6E HARRISON MON. FD. IN VAULT.

DATE: DECEMBER 15, 2014
DWG NO: 1274-2POS.DWG

SURVEYED FOR: KTF VENTURES, LLC
C/O FRED L. KALTENBERG
3716 HEATHERSTONE RIDGE
SUN PRAIRIE, WI 53590

SURVEY BY: TODD T. RUMMLER, R.L.S.—2443
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