

PLAT OF SURVEY

HALVERSON LAND SURVEYING

6381 COON ROCK ROAD
ARENA, WI 53503
(608) 753-2498

FOR: CROPLAND INVESTMENTS LLC
P.O. BOX 80
BELLEVILLE, WI 53508

Parcel Line Table

Line #	Length	Direction
L1	413.84	S 33°32'34" W
L2	294.91	S 29°49'49" W
L3	430.88	S 22°27'58" W
L4	222.05	S 18°29'31" W
L5	228.95	S 9°51'51" W
L6	302.80	S 8°24'02" W
L7	329.65	S 89°18'17" W
L8	374.52	S 1°55'43" W
L9	222.39	S 6°25'52" E
L10	377.21	S 85°57'44" E
L11	362.01	S 4°25'58" E
L12	210.30	S 31°39'38" E
L13	212.38	S 52°23'07" W
L14	385.61	S 10°32'47" W
L15	279.13	S 41°50'41" W
L16	428.98	S 15°45'31" E
L17	440.82	S 5°44'05" E
L18	100.00	S 33°32'34" W
L19	66.00	N 56°27'26" W

NW CORNER
SECTION 18, T3N, R5W
3/4" REBAR FOUND

N 89°59'42" E

N 1/4 CORNER
SECTION 18, T3N, R5W

2637.50'

DOCUMENT 785716 AND 785717 GIVE NOTICE OF
LOCATION OF ATALOGUED BURIAL SITES IN THE
NE-NW AND NW-NE OF SECTION 18, T3N, R5W
WITH AMBIGUOUS DESCRIPTIONS. THE OWNERSHIP
REFERENCED IN SAID DOCUMENTS AS WIDNR AND
WIS. POWER AND LIGHT WOULD MATCH IF
LOCATED IN SECTION 19.

PARCEL A
249.46 AC.±

PARCEL B
66.50 AC.±

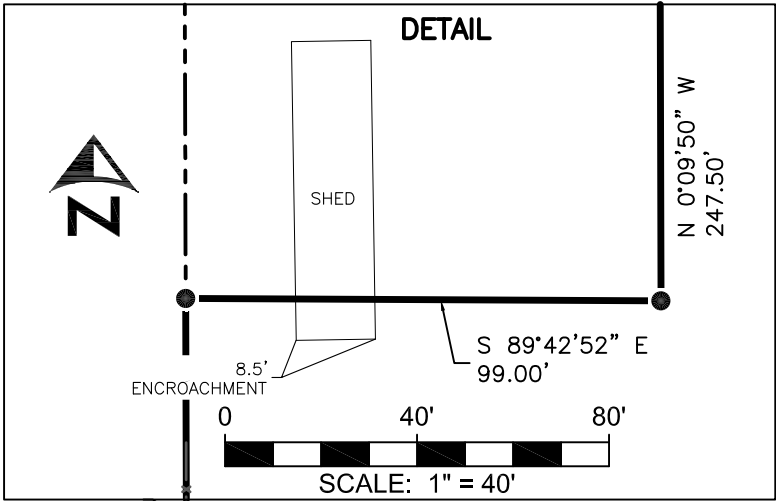
NE CORNER
SECTION 18,
T3N, R5W
1-14" REBAR
FOUND

E 1/4 CORNER
SECTION 18
7/8" REBAR
FOUND

W 1/4 CORNER
SECTION 18
3/4" REBAR
SET WITH TIES

S 1/4 CORNER
SECTION 18
3/4" REBAR
SET WITH TIES

SHEET 1 OF 2
JOB ID: 2103051B
FIELD CREW: JMH
FIELD WORK COMPLETE 4/9/2021
DWG. BY: MGR

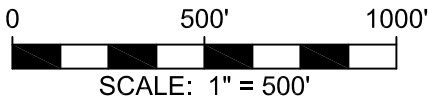


LEGEND:

- 3/4" X 24" REBAR SET
- SECTION CORNER
ALUMINUM CAP FOUND, UNLESS NOTED
ALL TIES FOUND & VERIFIED, UNLESS NOTED
- UNMONUMENTED CORNER
- 3/4" REBAR FOUND
- 3/4" REBAR FOUND
WITH YELLOW DOT CAP
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCELINE
- RECORDED AS



BEARINGS ARE REFERENCED
TO THE NORTH LINE OF THE
NW 1/4 OF SECTION 18
WHICH BEARS N 89°59'42" E
BASED ON THE WISCONSIN
COUNTY COORDINATE SYSTEM,
GRANT COUNTY ZONE,
NAD83(2011)



PLAT OF SURVEY

FOR: CROPLAND INVESTMENTS LLC
P.O. BOX 80
BELLEVILLE, WI 53508

SHEET 2 OF 2
JOB ID: 2103051B
FIELD CREW: JMH
FIELD WORK COMPLETE 4/9/2021
DWG. BY: MGR

PARCEL A DESCRIPTION:

Being part of the NW and SW 1/4's of the SE 1/4 of Section 7; and being part of the NW and SW 1/4's of the NE 1/4 and being the NW 1/4 of Section 18; all in T3N, R5W, Town of Cassville, Grant County, Wisconsin, to wit:

BEGINNING at the NW corner of said Section 18; thence N 89°59'42" E, 2637.50' along the north line of the NW 1/4; thence N 0°09'50" W, 2391.65' along the west line of the SE 1/4; thence S 89°42'52" E, 99.00'; thence N 0°09'50" W, 247.50'; thence S 89°43'05" E, 904.06' along the north line of the SE 1/4 to the beginning of a curve, concave to the east, having a central angle of 25°18'36", a radius of 1910.00', and whose long chord bears S 23°39'48" E, 836.89'; thence 843.73' along the arc of said curve and along the centerline of State Road 133; thence S 0°02'11" E, 56.29' along the east line of the NW 1/4 of the SE 1/4; thence S 33°32'34" W, 413.84'; thence S 29°49'49" W, 294.91'; thence S 22°27'58" W, 430.88'; thence S 18°29'31" W, 222.05'; thence S 9°51'51" W, 228.95'; thence S 8°24'02" W, 302.80'; thence S 89°18'17" W, 329.65'; thence S 1°55'43" W, 374.52'; thence S 6°25'52" E, 222.39'; thence S 85°57'44" E, 377.21'; thence S 4°25'58" E, 362.01'; thence S 31°39'38" E, 210.30'; thence S 52°23'07" W, 212.38'; thence S 10°32'47" W, 385.61'; thence S 41°50'41" W, 279.13'; thence S 15°45'31" E, 428.98'; thence S 5°44'05" E, 440.82'; thence S 89°50'07" W, 2950.76' along the E-W 1/4 line; thence N 45°43'03" W, 282.70'; thence N 1°16'12" W, 2468.65' along the west line of the NW 1/4 to the POINT OF BEGINNING; containing 249.46 acres, more or less. Parcel is subject to a public right of way easement for State Road 133 and State Park Lane. Parcel is subject to any easements of record and/or usage.

PARCEL B DESCRIPTION:

Being part of the NW and SW 1/4's of the SE 1/4 of Section 7; and being part of the NW and SW 1/4's of the NE 1/4 of Section 18; all in T3N, R5W, Town of Cassville, Grant County, Wisconsin, to wit:

Commencing at the NE corner of said Section 18; thence N 89°50'55" W, 1332.58' along the north line of the NE 1/4 to the POINT OF BEGINNING; thence S 0°42'02" W, 2651.76' along the east line of the W 1/2 of the NE 1/4; thence S 89°50'07" W, 729.80' along the south line of the SW 1/4 of the NE 1/4; thence N 5°44'05" W, 440.82'; thence N 15°45'31" W, 428.98'; thence N 41°50'41" E, 279.13'; thence N 10°32'47" E, 385.61'; thence N 52°23'07" E, 212.38'; thence N 31°39'38" W, 210.30'; thence N 4°25'58" W, 362.01'; thence N 85°57'44" W, 377.21'; thence N 6°25'52" W, 222.39'; thence N 1°55'43" E, 374.52'; thence N 89°18'17" E, 329.65'; thence N 8°24'02" E, 302.80'; thence N 9°51'51" E, 228.95'; thence N 18°29'31" E, 222.05'; thence N 22°27'58" E, 430.88'; thence N 29°49'49" E, 294.91'; thence N 33°32'34" E, 413.84'; thence S 0°02'11" E, 1814.91' along the east line of the W 1/2 of the SE 1/4 to the POINT OF BEGINNING; containing 66.50 acres, more or less. Parcel is subject to a public right of way easement for State Road 133. Parcel is subject to any easements of record and/or usage.

66' WIDE ACCESS EASEMENT DESCRIPTION:

A 66' wide strip of land located in part of the NW 1/4 of the SE 1/4 of Section 7, T3N, R5W, Town of Cassville, Grant County, Wisconsin, to wit:

Commencing at the NE corner of said Section 18; thence N 89°50'55" W, 1332.58' along the north line of the NE 1/4; thence N 0°02'11" W, 1695.58' along the east line of the W 1/2 of the SE 1/4 to the POINT OF BEGINNING; thence S 33°32'34" W, 100'; thence N 56°27'26" W, 66.00'; thence N 33°32'34" E, 199.42'; thence S 0°02'11" E, 119.33' along the east line of the NW 1/4 of the SE 1/4 to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, do hereby certify that I have surveyed, divided, mapped and monumented the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503

Dated this _____ day of _____, 2021.