

# PLAT OF SURVEY

PART OF THE NW & SW 1/4s OF THE SE 1/4 AND PART OF THE NE & SE 1/4s OF THE SW 1/4 OF SECTION 3, ALSO PART OF THE NW & SW 1/4s OF THE NE 1/4 AND PART OF THE NE & SE 1/4s OF THE NW 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 7 EAST, TOWNSHIP OF CLARNO, GREEN COUNTY, WISCONSIN.

**PARCEL A:**

That part of the NE & SE 1/4s of the SW 1/4 and part of the NW & SW 1/4s of the SE 1/4 of Section 3, also part of the NE 1/4 of the NW 1/4 & part of the NW 1/4 of the NE 1/4 of Section 10, Town 1 North, Range 7 East, Township of Clarno, Green County, Wisconsin bounded and described as follows:

Commencing at the E 1/4 corner of Section 10; thence N89°46'52"W along the S. line of the NE 1/4 of Section 10, 2468.25' to the westerly right-of-way of the former Illinois Central Railroad; thence Northeasterly, 1414.30' along said former westerly right-of-way and the arc of a curve to the right, whose radius is 1985.08' and whose chord bears N3°32'44"E, 1384.71' to the point of beginning; thence West, 1337.36' to the easterly right-of-way of S.T.H. 69; thence N51°05'E along said easterly right-of-way, 416.44'; thence N3°43'46"E along said easterly right-of-way, 402.35'; thence Northeasterly, 859.94' along said easterly right-of-way and the arc of a curve to the right, whose radius is 2789.79' and whose chord bears N12°33'36"E, 856.54'; thence N21°23'26"E along said easterly right-of-way, 314.60'; thence N18°31'41"E along said easterly right-of-way, 200.25'; thence N21°23'26"E along said easterly right-of-way, 935.65' to the southerly right-of-way of the former Illinois Central Railroad; thence S48°10'56"E along said southerly right-of-way, 508.24'; thence Southeasterly, 385.02' along said southerly right-of-way and the arc of a curve to the right, whose radius is 1810.08' and whose chord bears S42°05'16"E, 384.34'; thence N54°00'24"E along said southerly right-of-way, 50.00'; thence Southeasterly, 2027.53' along said southerly right-of-way and the arc of a curve to the right, whose radius is 1860.08' and whose chord bears S4°45'46"E, 1928.84'; thence S26°28'04"W along the westerly right-of-way of the former Illinois Central Railroad, 232.24'; thence N63°31'56"W along said westerly right-of-way, 25.00'; thence S26°28'04"W along said westerly right-of-way, 239.00'; thence Southwesterly, 86.93' along said westerly right-of-way and the arc of a curve to the left, whose radius is 1985.08' and whose chord bears S25°12'47"W, 86.94' to the point of beginning; subject to any and all easements of record.

**PARCEL B:**

That part of the NE & SE 1/4s of the NW 1/4 and part of the NW & SW 1/4s of the NE 1/4 of Section 10, Town 1 North, Range 7 East, Township of Clarno, Green County, Wisconsin bounded and described as follows:

Commencing at the E 1/4 corner of Section 10; thence N89°46'52"W along the S. line of the NE 1/4 of Section 10, 2468.25' to the westerly right-of-way of the former Illinois Central Railroad and the point of beginning; thence N89°46'52"W along the S. line of the NE 1/4 of Section 10, 1335.78' to the easterly right-of-way of S.T.H. 69; thence N0°44'47"E along said easterly right-of-way, 288.23'; thence S89°59'43"E, 716.21'; thence N0°00'17"E, 699.55'; thence N87°32'43"W, 669.42' to the easterly right-of-way of S.T.H. 69; thence N51°05'E along said easterly right-of-way, 362.08'; thence East, 1337.36' to the westerly right-of-way of the former Illinois Central Railroad; thence Southwesterly, 1414.30' along said westerly right-of-way and the arc of a curve to the left, whose radius is 1985.08' and whose chord bears S3°32'44"W, 1384.71' to the point of beginning; subject to any and all easements of record.

I, Todd E. Hasse, Registered Land Surveyor, S-2228, hereby certify that I have made this Plat of Survey under the direction of Atty Daniel Bartholf and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information provided.

May 31st, 2005

Todd E. Hasse  
Todd E. Hasse R.L.S. - 2228



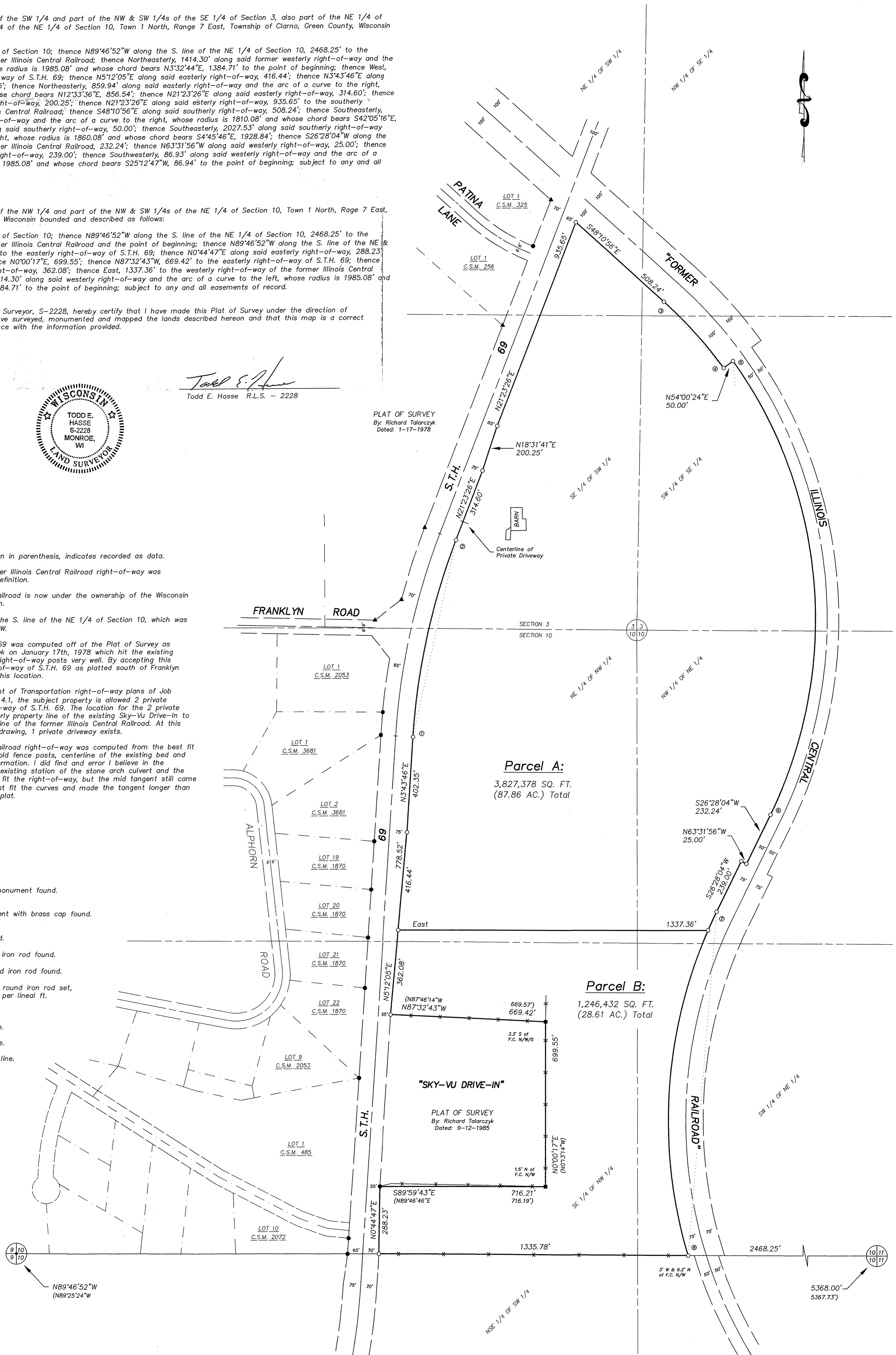
PLAT OF SURVEY  
By: Richard Talarczyk  
Dated: 1-17-1978

**NOTES:**

- Bearings and distances shown in parenthesis, indicates recorded as data.
- The curve data for the former Illinois Central Railroad right-of-way was computed using the chord definition.
- The former Illinois Central Railroad is now under the ownership of the Wisconsin Department of Transportation.
- Bearings are referenced to the S. line of the NE 1/4 of Section 10, which was assumed to bear N89°46'52"W.
- The right-of-way of S.T.H. 69 was computed off of the Plat of Survey as prepared by Richard Talarczyk on January 17th, 1978 which hit the existing centerline and old, wooden right-of-way posts very well. By accepting this method, the westerly right-of-way of S.T.H. 69 as platted south of Franklin Road, does not agree with this location.
- Per the Wisconsin Department of Transportation right-of-way plans of Job No. T 032-1(11), Sheet No. 4.1, the subject property is allowed 2 private driveways from the right-of-way of S.T.H. 69. The location for the 2 private driveways is from the northerly property line of the existing Sky-Vu Drive-in to the southerly right-of-way line of the former Illinois Central Railroad. At this time and as shown on this drawing, 1 private driveway exists.
- The former Illinois Central Railroad right-of-way was computed from the best fit of evidence as found as in old fence posts, centerline of the existing bed and other field and recorded information. I did find and error I believe in the stationing as I tried to use existing station of the stone arch culvert and the centerline of Clarno road to fit the right-of-way, but the mid tangent still came up short by about 27'. I best fit the curves and made the tangent longer than shown on the right-of-way plat.

**LEGEND:**

- Cast Aluminum monument found.
- Concrete monument with brass cap found.
- 1" iron pipe found.
- 3/4" solid round iron rod found.
- 1 1/4" solid round iron rod found.
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.
- Section line.
- Right-of-way line.
- Existing fence line.
- Existing property line.



**Parcel A:**  
3,827,378 SQ. FT.  
(87.86 AC.) Total

**Parcel B:**  
1,246,432 SQ. FT.  
(28.61 AC.) Total

**PREPARED FOR:**

Voegeli & Ewald Law Offices  
C/O Atty Daniel Bartholf  
1750 10th Street  
Monroe, WI 53566  
(608) 328-2000

**CURVE DATA:**

CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	2789.79'	17°39'40"	859.94'	856.54'	N12°33'36"E	⊙ S35°59'36"E
3-4	1810.08'	12°11'20"	385.02'	384.34'	S42°05'16"E	⊙ S35°59'36"E
5-6	1860.08'	62°27'40"	2027.53'	1928.84'	S 4°45'46"E	⊙ S16°52'02"E
7-8	1985.08'	43°20'06"	1501.23'	1465.86'	S 4°48'01"W	⊙ S23°57'30"W
Parcel A:	1985.08'	2°30'34"	86.93'	86.94'	S25°12'47"W	
Parcel B:	1985.08'	40°49'32"	1414.30'	1384.71'	S 3°32'44"W	

SCALE: 1" = 200'

