

PLAT OF SURVEY

A SURVEY OF LANDS LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 28,
T15N, R1E, TOWN OF GLENDALE, MONROE COUNTY, WISCONSIN.

PROPERTY ADDRESS:
30698 OTTOMAN AVENUE
ELROY, WI 53929

CLIENT'S:
NICHOLSON FARMS
C/O MATT GAVIN
GAVIN BROTHERS REALTY
REEDSBURG, WI 53959



BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SE1/4 OF SECTION 28,
COMPUTED FROM USING MONROE COUNTY
COORDINATES TO BEAR N83°44'39"E.

NOTE:
SEYMOUR CREEK WAS PLACED USING
ORTHOPHOTOGRAPHY OBTAINED FROM
THE MONROE COUNTY G.I.S. WEBSITE.

NE1/4-SW1/4
SECTION 28

NW1/4-SE1/4
SECTION 28

NE1/4-SE1/4
SECTION 28

NW1/4-SW1/4
SECTION 27

NORTH-SOUTH 1/4 LINE
OF SECTION 28

3/4" X 4' LONG SOLID
IRON ROD SET IN WETLAND

CORNER FALLS 5' SOUTH AND
3' EAST OF FENCE CORNER

NW CORNER OF THE
SW1/4-SE1/4

UNPLATTED LANDS

NORTH LINE OF THE SOUTH 1/2
OF THE SE1/4 OF SECTION 28

NE CORNER OF THE
SE1/4-SE1/4

AT FENCE CORNER

S84°10'06"W

S84°10'06"W

NOT ON R/D/V DUE
TO PLOWED FIELD

25.84'

33°33'

NOT ON R/D/V
DUE TO STONE

2639.22' (TOTAL)

S84°10'06"W

1286.61'

1319.61'

1306.05'

N80°34'07"W

1138.04'

1306.05' (TOTAL)

N40°34'00"W

1138.04'

34.41'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

141.60'

PARCEL 'A'
40.41 ACRES
1,760,256 SQ. FT.

PARCEL 'B'
38.97 ACRES
1,697,536 SQ. FT.

SW1/4-SE1/4
SECTION 28

SE1/4-SE1/4
SECTION 28

SW1/4-SW1/4
SECTION 27

SE1/4-SW1/4
SECTION 28

SHED

BARN

HOUSE

BRIDGE

ROAD
OUTLOOK

OTTOMAN AVENUE

G.T.H.

'W'

CSR 2183



SURVEYOR'S CERTIFICATE

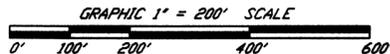
I, RICHARD T. BLAKESLEE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I
HAVE SURVEYED AND MAPPED A PARCEL OF LAND LOCATED IN THE TOWN OF
GLENDALE, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF
THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10-12-2011
DATE

Richard T. Blakeslee
RICHARD T. BLAKESLEE
REGISTERED LAND SURVEYOR S-1614

LEGEND

- MONROE CO. CAST IRON MONUMENT F.D.
- 3/4" X 24" REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- ▲ RAILROAD SPIKE SET
- 3/4" REBAR FOUND
- ⊠ CHISELED CROSS FOUND ON LARGE ROCK "SEE COUNTY SURVEY RECORDS"



BLAKESLEE LAND SURVEYING

1228 EAST MAIN STREET
REEDSBURG, WI 53959
PH. (608) 524-0402
OCTOBER 12, 2011

DRAFTED BY J. MURPHY / CHECKED BY R. BLAKESLEE

Legal Description of Parcel 'A'

A parcel of land located in the SW1/4-SE1/4 and the SE1/4-SE1/4 of Section 28, T15N, R1E, Town of Glendale, Monroe County, Wisconsin; being more fully described as follows;

Commencing at the South ¼ corner of Section 28, said point being the point of beginning; thence N83°44'39"E, 1358.23 feet along the South line of the Southeast ¼ of Section 28 to a point on the centerline of Outlook Road; thence N02°13'59"W, 1312.62 feet along said centerline to the Northeast corner of the SW1/4-SE1/4 of Section 28; thence S84°10'06"W, 1319.61 feet along the North line of the aforesaid forty to the Northwest corner thereof; thence S00°35'44"E, 1325.62 feet along the West line of the aforesaid forty to the point of beginning.

Said parcel contains 40.41 acres, more or less, and is subject to the rights-of-ways of Ottoman Avenue and Outlook Road and all utility easements of record.

Legal Description of Parcel 'B'

A parcel of land located in the SE1/4-SE1/4 of Section 28, T15N, R1E, Town of Glendale, Monroe County, Wisconsin; being more fully described as follows;

Commencing at the Southeast corner of Section 28, said point being the point of beginning; thence N00°34'07"W, 1306.05 feet along the East line of the SE1/4-SE1/4 of Section 28 to the Northeast corner thereof; thence S84°10'06"W, 1319.61 feet along the North line of the aforesaid forty to the Northwest corner thereof, said point also being located on the centerline of Outlook Road; thence S02°13'59"E, 1312.62 feet along said centerline to a point on the South line of the Southeast ¼ of Section 28; thence N83°44'39"E, 1282.23 feet along the aforesaid South line to the point of beginning.

Said parcel contains 38.97 acres, more or less, and is subject to the rights-of-ways of County Trunk Highway 'W' and Outlook Road and all utility easements of record.

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