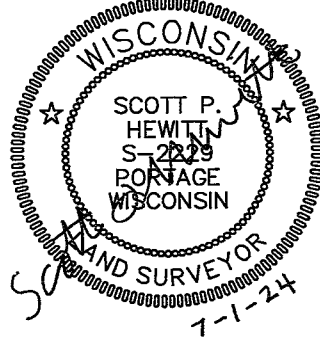


As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. **623-311**



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 623-298

DWG. 623-311CSM2 SHEET 1 OF 3

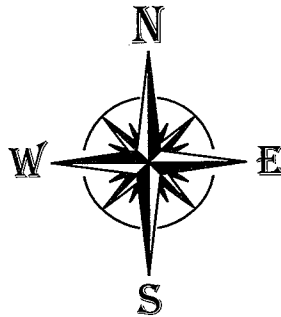
JUNEAU COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF PARCEL 1 AND ALL OF PARCEL 2, C.S.M. NO. 1488 AS RECORDED IN VOL 5 OF C.S.M.S, PAGE 265 AS DOCUMENT NO. 305974 AND PART OF LOT 28 OF ASSESSOR'S PLAT NO. 4 OF THE CITY OF MAUSTON, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 7, T. 15 N, R. 4 E, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN. CONTAINING 302,999 SQ.FT. - 6.956 ACRES

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE SE1/4 SECTION 7 WHICH BEARS N89°35'46"W AS REFERENCED TO GRID NORTH JUNEAU COUNTY COORDINATE SYSTEM NAD83(2011)

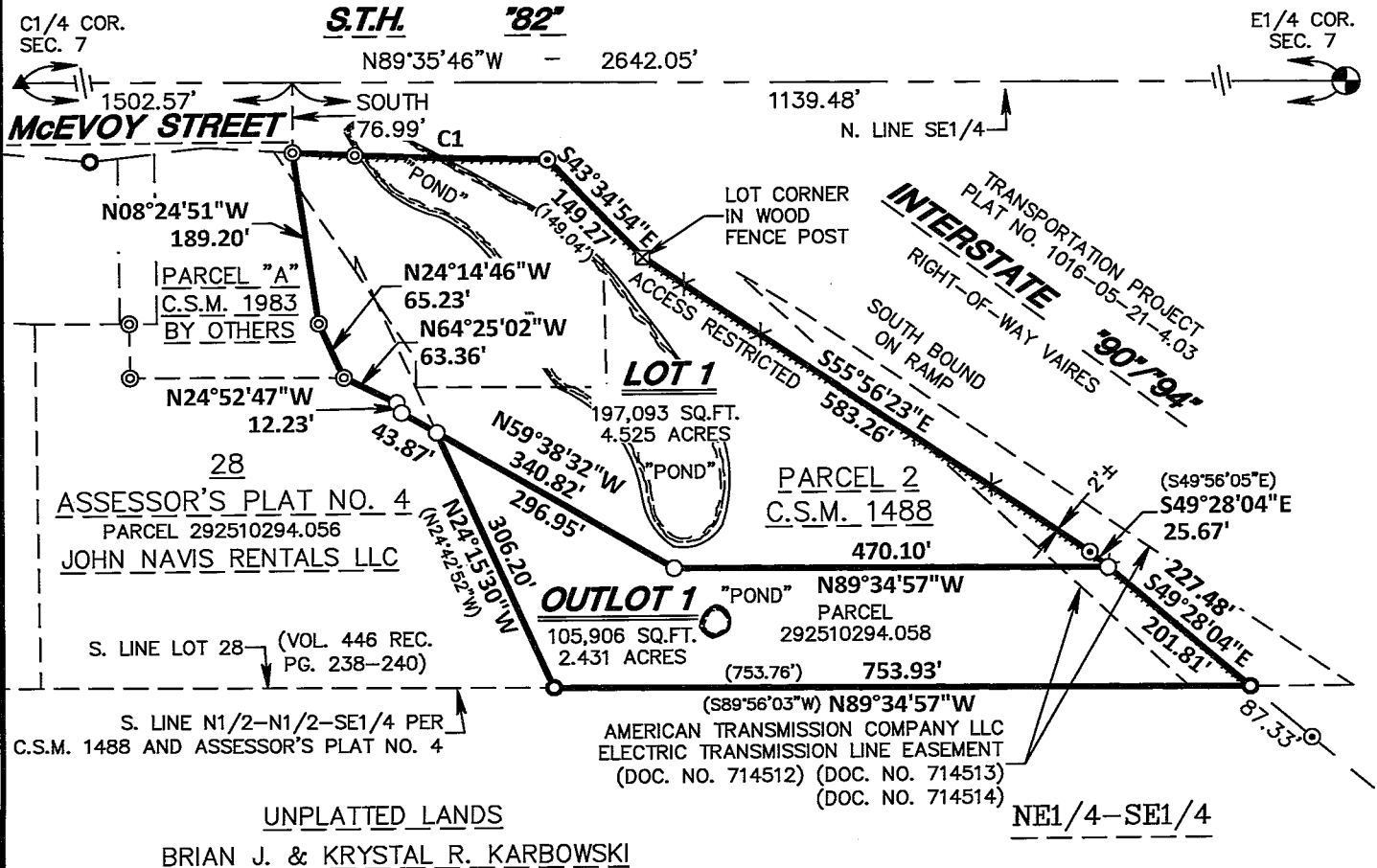


SCALE: 1" = 200'

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ PK NAIL FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 3/4" D.O.T. IRON ROD FND.
- ⊙ 2" IRON PIPE FND.
- ⊙ SURVEY MARKER NAIL FND.
- ✕✕ FENCE
- ⊠ WOOD FENCE POST
- ⊙ CLEAN OUT
- () PREVIOUS SURVEY OR RECORD INFO.
- NO DIRECT ACCESS

NOTE: OUTLOT 1 TO BE CONVEYED TO AND MADE A PART OF ADJOINING PARCEL TO THE WEST.



UNPLATTED LANDS

BRIAN J. & KRYSTAL R. KARBOWSKI

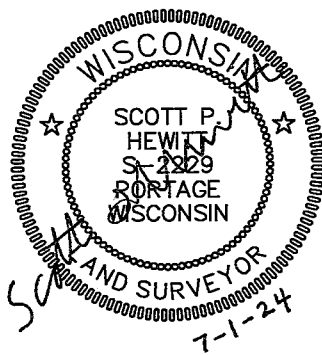
A PORTION OF PARCELS 1 AND 2 C.S.M. 1488
CONTAIN WETLANDS PER JUNEAU COUNTY GIS MAPPING

CLIENT/OWNER: LSRE MAUSTON LLC
2651 KIRKING COURT
PORTAGE, WI 53901

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 623-311



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 623-298

DWG. 623-311CSM2 SHEET 2 OF 3

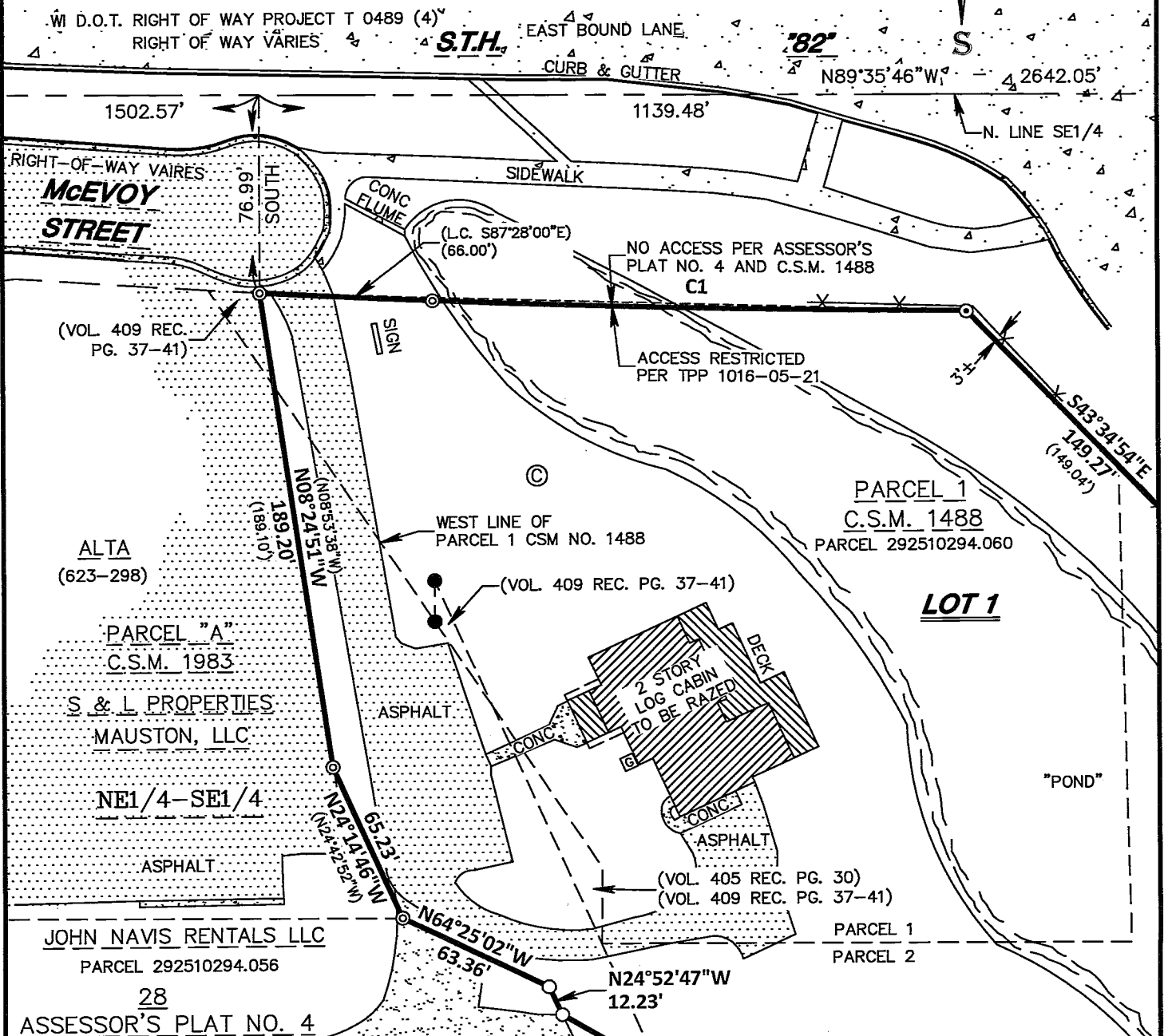
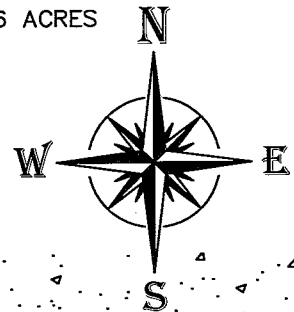
JUNEAU COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

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SCALE: 1" = 60'

0 30' 60' 120'



CLIENT/OWNER: LSRE MAUSTON LLC
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SEAL:



G & A FILE NO. 623-311



DRAFTED BY: T. KASPER

CHECKED BY: TG

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DWG. 623-311CSM2 SHEET 3 OF 3

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF PARCEL 1 AND ALL OF PARCEL 2, C.S.M. NO. 1488 AS RECORDED IN VOL 5 OF C.S.M.S, PAGE 265 AS DOCUMENT NO. 305974 AND PART OF LOT 28 OF ASSESSOR'S PLAT NO. 4 OF THE CITY OF MAUSTON, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 7, T. 15 N, R. 4 E, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN. CONTAINING 302,999 SQ.FT. – 6.956 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **LSRE Mauston LLC**, I have surveyed, monumented, mapped and divided a part of Parcel 1 and all of Parcel 2, Certified Survey Map, No. 1488 as recorded in Volume 5 of Certified Survey Maps, page 265 as Document No. 305974 and part of Lot 28 of Assessor's Plat No. 4 of the City of Mauston located in the Northeast Quarter of the Southeast Quarter of Section 7, Town 15 North, Range 4 East, City of Mauston, Juneau County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 7;
thence North 89°35'46" West along the North line of the Southeast Quarter, 1,139.48 feet;
thence South 76.99 feet to the Southerly right-of-way line of McEvoy Street, the Northeast corner of Parcel A, Certified Survey Map, No. 1983 and the point of beginning;
thence Southeasterly along the Southerly right-of-way line of McEvoy Street and also being the Southerly right-of-way line of State Trunk Highway 82 along a 5,830.00 foot radius curve to the left and having a central angle of 02°42'27" and whose long chord bears South 88°03'53" East, 275.48 feet to the Westerly right-of-way line of Interstate 90/94;
thence South 43°34'54" East along said Westerly right-of-way line, 149.27 feet;
thence South 55°56'23" East along said Westerly right-of-way line, 583.26 feet;
thence South 49°28'04" East along said Westerly right-of-way line, 227.48 feet to the Southeast corner of Parcel 2, Certified Survey Map, No. 1488;
thence North 89°34'57" West along the South line of Parcel 2, Certified Survey Map, No. 1488, 753.93 feet to the Southwest corner thereof;
thence North 24°15'30" West along the West line of Parcel 2, Certified Survey Map, No. 1488, 306.20 feet;
thence North 59°38'32" West, 43.87 feet;
thence North 24°52'47" West, 12.23 feet;
thence North 64°25'02" West, 63.36 feet to the Southeast corner of Parcel A, Certified Survey Map, No. 1983;
thence North 24°14'46" West along the Easterly line of Parcel A, 65.23 feet;
thence North 08°24'51" West along the Easterly line of said Parcel A, 189.20 feet to the point of beginning.
Containing 302,999 square feet, (6.956 acres), more or less and being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Mauston Subdivision Ordinance to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: July 1, 2024

File No. 623-311

CITY of MAUSTON CERTIFICATE

Resolved, that this Certified Survey in the City of Mauston, Juneau County, Wisconsin, is hereby approved on

this _____ day of _____, 2024.

Darryl Teske, Mayor

I hereby certify that the foregoing resolution is adopted by the Common Council of the City of Mauston on

this _____ day of _____, 2024.

Nicole Lyddy, Deputy Clerk

CLIENT/OWNER: LSRE MAUSTON LLC
2651 KIRKING COURT
PORTAGE, WI 53901