

# PLAT OF SURVEY

BOUNDARY PREVIOUSLY SURVEYED BY LARRY AUSTIN DATED 6-27-2005

## LEGEND

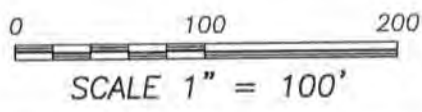
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- ✕ No monument set
- Approximate location of fence

*Austin*  
 LAND SURVEYOR  
 ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 4-4-11

The East line of the Southeast Quarter of Section 35 is assumed to bear N 00°11'18" W.



TRACT 1	
SEC 35	= 1.95 AC±
SEC 36	= 0.06 AC±
TRACT 2	
SEC 35	= 1.53 AC±
SEC 36	= 0.86 AC±



SOUTHEAST CORNER SECTION 35, T6N R4W

**Austin Engineering LLC**  
 austinengineeringllc.com  
 4211 HWY 81 E, LANCASTER, WI 53813  
 PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **Thomas Moneypenny**

JOB NO: 11s052  
 FIELDBOOK: TDS RANGER  
 G:\T5NR4W\02  
 H:\PLAT\T6NR4W\35\11s052-MONEYPENNY

DRAWN BY: SW AUSTIN  
 APPROVED: AJ AUSTIN  
 CREW: BS-SA-SB-BD

SHEET 1 OF 3

APR 25 2011

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-six (36) and part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Six (6) North, Range Four (4) West of the 4th p.m., Town of Mount Hope, Grant County, Wisconsin, containing 2.01 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section Thirty-five (35);  
thence North 00° 11' 18" West 1329.28 feet along the East line of said Section Thirty-five (35) to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) thereof;  
thence North 89° 42' 47" West 18.79 feet along the South line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4) to a No. 6 rebar marking the Southeast corner of a 4.40 acre survey by Larry Austin dated 6-27-2005, said corner being the point of beginning;  
thence North 89° 42' 47" West 174.70 feet along a line of said survey to a No. 6 rebar;  
thence North 02° 56' 01" West 139.72 feet along a line of said survey to a No. 6 rebar;  
thence North 07° 06' 33" East 97.36 feet along a line of said survey to a No. 6 rebar;  
thence North 13° 16' 56" East 95.24 feet along a line of said survey to a No. 6 rebar;  
thence North 19° 43' 51" East 93.69 feet along a line of said survey to a No. 6 rebar;  
thence North 22° 19' 30" East 98.77 feet to a No. 6 rebar;  
thence North 74° 02' 56" East 118.81 feet to a No. 6 rebar marking a corner of said survey;  
thence South 03° 44' 39" West 543.08 feet along a line of said survey to the point of beginning.

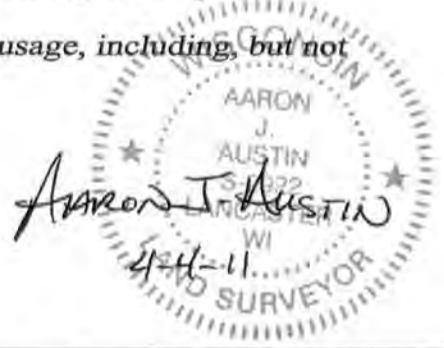
Tract being subject to any and all easements of record and/or usage.

## TRACT 2 DESCRIPTION

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-six (36) and part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Six (6) North, Range Four (4) West of the 4th p.m., Town of Mount Hope, Grant County, Wisconsin, containing 2.39 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section Thirty-five (35);  
thence North 00° 11' 18" West 1329.28 feet along the East line of said Section Thirty-five (35) to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) thereof;  
thence North 89° 42' 47" West 18.79 feet along the South line of said Southeast Quarter (SE 1/4) to a No. 6 rebar marking the Southeast corner of a 4.40 acre survey by Larry Austin dated 6-27-2005;  
thence North 89° 42' 47" West 174.70 feet along a line of said survey to a No. 6 rebar;  
thence North 02° 56' 01" West 139.72 feet along a line of said survey to a No. 6 rebar;  
thence North 07° 06' 33" East 97.36 feet along a line of said survey to a No. 6 rebar;  
thence North 13° 16' 56" East 95.24 feet along a line of said survey to a No. 6 rebar;  
thence North 19° 43' 51" East 93.69 feet along a line of said survey to a No. 6 rebar marking the point of beginning;  
thence North 22° 19' 30" East 98.77 feet to a No. 6 rebar;  
thence North 74° 02' 56" East 118.81 feet to a No. 6 rebar marking a corner of said survey;  
thence North 63° 07' 29" East 172.89 feet along a line of said survey to a No. 6 rebar;  
thence North 01° 53' 27" West 156.37 feet along a line of said survey to a No. 6 rebar;  
thence North 76° 02' 33" West 228.87 feet along a line of said survey to a No. 6 rebar;  
thence South 58° 11' 00" West 131.63 feet along a line of said survey to a No. 6 rebar;  
thence South 13° 19' 06" West 351.44 feet along a line of said survey to a No. 6 rebar;  
thence South 88° 51' 06" East 114.13 feet along a line of said survey to the point of beginning.

Tract being subject to any and all easements of record and/or usage, including, but not limited to the an access easement being described as follows:



4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: Thomas Money Penny

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FIELDBOOK: TDS RANGER  
G:\T5NR4W\02  
H:\PLAT\T6NR4W\35\11s052-MONEYPENNY

DRAWN BY: SW AUSTIN  
APPROVED: AJ AUSTIN  
CREW: BS-SA-SB-BD

# PLAT OF SURVEY

## ACCESS EASEMENT DESCRIPTION:

A sixty-six foot (66') wide Access Easement for ingress-egress which is for the benefit of Tract Two (2) of this survey, being located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Six (6) North, Range Four (4) West of the 4th p.m., Town of Mount Hope, Grant County, Wisconsin, and being described as follows:

Commencing at the Southeast corner of said Section Thirty-five (35);  
 thence North 00° 11' 18" West 1329.28 feet along the East line of said Section Thirty-five (35) to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4);  
 thence North 89° 42' 47" West 18.79 feet along the South line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4) to a No. 6 rebar marking the Southeast corner of a 4.40 acre survey by Larry Austin dated 6-27-2005;  
 thence North 89° 42' 47" West 108.60 feet along a line of said survey to a No. 6 rebar marking the point of beginning;  
 thence North 89° 42' 47" West 66.10 feet along a line of said survey to a No. 6 rebar;  
 thence North 02° 56' 01" West 139.72 feet along a line of said survey to a No. 6 rebar;  
 thence North 07° 06' 33" East 97.36 feet along a line of said survey to a No. 6 rebar;  
 thence North 13° 16' 56" East 95.24 feet along a line of said survey to a No. 6 rebar;  
 thence North 19° 43' 51" East 93.69 feet along a line of said survey to a No. 6 rebar;  
 thence North 22° 19' 30" East 98.77 feet to a No. 6 rebar;  
 thence North 74° 02' 56" East 84.07 feet;  
 thence South 22° 19' 30" West 149.35 feet;  
 thence South 19° 43' 51" West 88.48 feet;  
 thence South 13° 16' 56" West 87.97 feet;  
 thence South 07° 06' 33" West 88.00 feet;  
 thence South 02° 56' 01" East 137.64 feet to the point of beginning. The intent of this easement is to provided Sixty-six feet (66') of access for ingress-egress from a township road known as Ball Lane to the above described Tract 2.

**EASEMENT NOTES:** Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

## SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.

That conformance with local ordinances are not guaranteed with this survey.

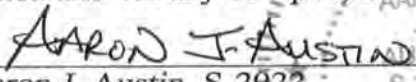
That this survey was prepared under the instructions of THOMAS MONEYPENNY.

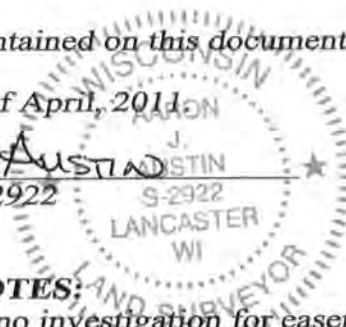
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 4th day of April, 2011

  
 Aaron J. Austin, S-2922



## SURVEYOR'S NOTES:

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished the surveyor.



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SHEET 3 OF 3