

PLAT OF SURVEY

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: 7-26-2011. REVISED: 8-2-2011.

Larry J. Austin
 LARRY J. AUSTIN
 SURVEYOR

NORTH 1/4 CORNER SECTION 21, T4N R4W

PREVIOUS SURVEY BY LARRY AUSTIN DATED 6-23-2010 REVISED 6-28-2010 JOB NO. 10s145

C2
 L=175.00'
 R=2467.00'
 C LEN=174.96'
 BRG=S 88°11'14" W

C1
 L=175.59'
 R=2500.00'
 C LEN=175.56'
 BRG=N 88°10'02" E

C3
 L=176.19'
 R=2533.00'
 C LEN=176.16'
 BRG=S 88°08'52" W

TRACT 1
 6.64± ACRES
 289,028± SQ.FT.

CENTERLINE
SHORT CUT ROAD

TRACT 2
 2.37± ACRES
 103,407± SQ.FT.

LEGEND

- ⊠ WISDOT Aluminum Monument found
- No. 6 rebar found
- ⊙ No. 5 rebar found
- No. 6 x 18" rebar set with cap
- ⊕ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- ⊞ 1/2" x 1" x 4' Wood lath set
- + No monument set
- () Recorded as
- *- Approximate fence location

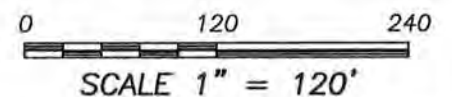
APPROXIMATE EDGE OF WOODS

TRACT 3
 1.83± ACRES
 79,512± SQ.FT.

CENTERLINE
HIGHWAY #81



The North-South 1/4 line of Section 21 is assumed to bear S 02°48'21" E.



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

Prepared for: JOHN MILLER

JOB NO: 11s110
 G:\T4NR4W\21
 H:\PLAT\T4NR4W\21\11s110-MILLER

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: BS-SB

AUG 04 2011

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, containing 6.64 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 21;
thence South 02° 48' 21" East 1250.59 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence South 02° 48' 21" East 502.85 feet along said North-South Quarter (N-S 1/4) line to a point in the centerline of a township road known as Short Cut Road;
thence 175.59 feet on the arc of a curve to the left having a radius of 2500.00 feet and a long chord bearing North 88° 10' 02" East 175.56 feet along said centerline;
thence North 86° 09' 19" East 424.54 feet along said centerline;
thence North 02° 48' 21" West 455.62 feet;
thence North 88° 45' 09" West 601.50 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

Aaron J. Austin

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Austin
Engineering LLC
austinengineeringllc.com

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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

SHEET 2 OF 4

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, containing 2.37 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 21;
thence South 02° 48' 21" East 1250.59 feet along the North-South Quarter (N-S 1/4) line of said Section;
thence continuing South 02° 48' 21" East 502.85 feet along said North-South Quarter (N-S 1/4) line to a point in the centerline of a township road known as Short Cut Road, said point being the point of beginning;
thence 175.59 feet on the arc of a curve to the left having a radius of 2500.00 feet and a long chord bearing North 88° 10' 02" East 175.56 feet along said centerline;
thence North 86° 09' 19" East 424.54 feet along said centerline;
thence South 02° 48' 21" East 123.80 feet to a point in the centerline of an existing creek;
thence South 73° 02' 23" West 35.30 feet along the centerline of an existing creek;
thence South 74° 38' 09" West 265.06 feet along the centerline of an existing creek;
thence North 84° 58' 06" West 38.19 feet along the centerline of an existing creek;
thence South 81° 55' 17" West 270.36 feet to the North-South Quarter (N-S 1/4) line of said Section;
thence North 02° 48' 21" West 205.00 feet along said North-South Quarter (N-S 1/4) line to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

Aaron J. Austin

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CREW: BS-SB

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SHEET 3 OF 4

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, containing 1.83 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 21;
thence South 02° 48' 21" East 2280.25 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence continuing South 02° 48' 21" East 315.00 feet to the Northerly right of way of Highway #81;
thence North 58° 07' 11" East 362.01 feet along said right of way;
thence North 49° 11' 15" East 195.00 feet along said right of way;
thence South 89° 30' 36" West 470.43 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

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 John Miller.


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 26th day of July, 2011.

Revised this 2nd day of August, 2011 (TRACT 1 AND TRACT 2 MAP AND DESCRIPTION) 


Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

Right of way for Highway #81 was established based upon existing monumentation, Right of Way Project Number 5215-02-21 and Warranty Deed recorded in Volume 810, Page 180 as Document No. 602399, Grant County Registry. Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only.

Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon. There is no guarantee that this survey conforms to local ordinances. 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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DRAWN BY: AJ AUSTIN
CREW: BS-SB

SHEET 4 OF 4

PLAT OF SURVEY

NORTH 1/4 CORNER SECTION 21, T4N R4W

Aaron J. Austin
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PREVIOUS SURVEY BY LARRY AUSTIN DATED 6-23-2010 REVISED 6-28-2010 JOB NO. 10s145

TRACT 1
 6.02± ACRES
 262,185± SQ.FT.

C2
 L=175.00'
 R=2467.00'
 C LEN=174.96'
 BRG=S 88°11'14" W

C1
 L=175.59'
 R=2500.00'
 C LEN=175.56'
 BRG=N 88°10'02" E

CENTERLINE
SHORT CUT ROAD

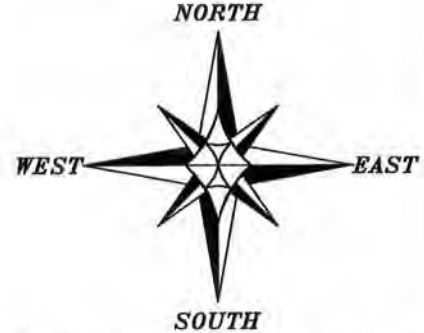
66' WIDE PUBLIC ROADWAY EASEMENT

C3
 L=176.19'
 R=2533.00'
 C LEN=176.16'
 BRG=S 88°08'52" W

TRACT 2
 2.79± ACRES
 121,511± SQ.FT.

LEGEND

- ⊠ WISDOT Aluminum Monument found
- No. 6 rebar found
- ⊙ No. 5 rebar found
- No. 6 x 18" rebar set with cap
- ⊕ No monument set
- () Recorded as
- *- Approximate fence location



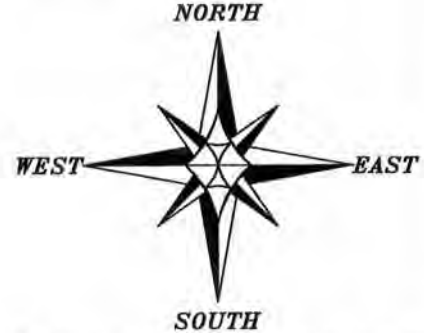
The North-South 1/4 line of Section 21 is assumed to bear S 02°48'21" E.

0 120 240

SCALE 1" = 120'

TRACT 3
 1.83± ACRES
 79,512± SQ.FT.

CENTERLINE
HIGHWAY #81



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 austinengineeringllc.com
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SHEET 1 OF 4

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Commencing at the North Quarter (N 1/4) corner of said Section 21;
thence South 02° 48' 21" East 1250.59 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence South 02° 48' 21" East 502.85 feet along said North-South Quarter (N-S 1/4) line to a point in the centerline of a township road known as Short Cut Road;
thence 175.59 feet on the arc of a curve to the left having a radius of 2500.00 feet and a long chord bearing North 88° 10' 02" East 175.56 feet along said centerline;
thence North 86° 09' 19" East 424.54 feet along said centerline;
thence North 02° 48' 21" West 366.14 feet;
thence North 80° 23' 56" West 614.35 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



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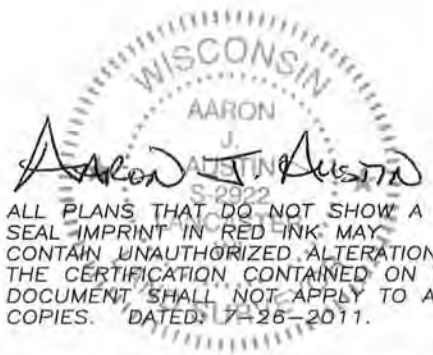
SHEET 2 OF 4

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, containing 2.79 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 21;
thence South 02° 48' 21" East 1250.59 feet along the North-South Quarter (N-S 1/4) line of said Section;
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thence North 86° 09' 19" East 424.54 feet along said centerline;
thence South 02° 48' 21" East 205.00 feet;
thence South 86° 44' 38" West 600.02 feet to the North-South Quarter (N-S 1/4) line of said Section;
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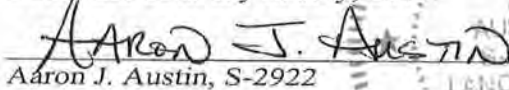
That this survey was prepared under the instructions of John Miller.

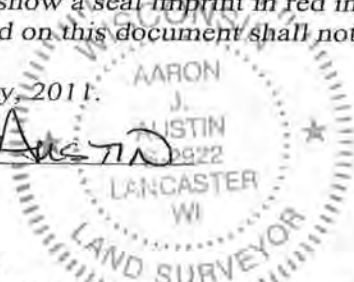
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Dated this 26th day of July, 2011.


Aaron J. Austin, S-2922



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SHEET 4 OF 4