

NORTH 1/4 CORNER  
SECTION 30, T7N R3W

H:PLAT\T7NR3W\30\14s139-RICHARDSON  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN

# PLAT OF SURVEY

Prepared for: ALLEN RICHARDSON

LOT 2  
C.S.M. NO. 647

66' WIDE  
PUBLIC ROADWAY  
EASEMENT

S 00°21'03" E

1325.92'

S 89°37'10" W 1057.95'

307'±

NORTHWEST CORNER  
SW 1/4, NE 1/4  
POINT OF BEGINNING

NORTH LINE  
SW 1/4, NE 1/4

643'±

CENTERLINE  
**SAND HILL ROAD**

NORTHEAST CORNER  
SW 1/4, NE 1/4

C3  
A=104.68'  
R=3000.00'  
C LEN=104.67'  
BRG=N 00°18'06" E

WEST LINE  
SW 1/4, NE 1/4

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: 8-25-2014.

*Allen J. Austin*

LOT 3  
C.S.M. NO. 651

TRACT 1  
14.56± ACRES  
634,327± SQ.FT.

156.92'  
N 01°18'05" E

136.46'  
S 80°10'18" E

TERMINUS POINT  
ACCESS EASEMENT

118.72'

C2  
A=78.07'  
R=2000.00'  
C LEN=78.07'  
BRG=N 02°25'10" E

The North-South 1/4 line of Section 30  
is assumed to bear S 00°21'03" E.

S 00°21'03" E 767.80'

717.22'

30' WIDE  
ACCESS EASEMENT

C4  
A=44.00'  
R=5763.00'  
C LEN=44.00'  
BRG=N 77°43'58" E

CENTERLINE  
**COUNTY HIGHWAY "T"**

16.50'  
S 12°09'41" E

33' 33'

R.O.W.

CENTERLINE

R.O.W.

CENTERLINE AND RIGHT OF WAY  
FOR COUNTY HIGHWAY "T" RETRACED  
FROM R.O.W. PLAN ON FILE WITH  
THE GRANT COUNTY HIGHWAY DEPT.

N 77°49'33" E 718.64'

N 77°49'33" E 729.00'

POINT OF BEGINNING  
ACCESS EASEMENT

N 12°02'55" W 53.48'

## LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- ⊠ Existing Railroad Tie
- No. 6 x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- + No monument set
- 1/2" x 1" x 4" Wood lath set

C1  
A=43.92'  
R=5730.00'  
C LEN=43.92'  
BRG=N 77°43'55" E

0 150 300

SCALE 1" = 150'

SOUTH 1/4 CORNER  
SECTION 30, T7N R3W

**Austin Engineering LLC**  
austinengineeringllc.com

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

SHEET 1 OF 2

AUG 28 2014

# PLAT OF SURVEY

Prepared for: ALLEN RICHARDSON

## TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Seven (7) North, Range Three (3) West of the 4th P.M., Town of Marion, Grant County, Wisconsin, containing 14.56 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 30;  
thence South 00° 21' 03" East 1325.92 feet to the Northwest corner of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4), said corner being the point of beginning;  
thence South 00° 21' 03" East 767.80 feet along the West line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) to a point in the centerline of County Highway "T";  
thence North 77° 49' 33" East 729.00 feet along said centerline;  
thence 43.92 feet on the arc of a curve to the right with a radius of 5730.00 feet and a long chord bearing North 77° 43' 55" East 43.92 feet along said centerline;  
thence North 12° 02' 55" West 53.48 feet;  
thence North 34° 28' 39" East 295.00 feet;  
thence South 80° 10' 18" East 136.46 feet to a point in the centerline of a township road known as Sand Hill Road;  
thence 78.07 feet on the arc of a curve to the left with a radius of 2000.00 feet and a long chord bearing North 02° 25' 10" East 78.07 feet along said centerline;  
thence North 01° 18' 05" East 156.92 feet along said centerline;  
thence 104.68 feet on the arc of a curve to the left with a radius of 3000.00 feet and a long chord bearing North 00° 18' 06" East 104.67 feet along said centerline to the North line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4);  
thence South 89° 37' 10" West 1057.95 feet along said North line to the point of beginning.

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

## SURVEYOR'S NOTES:

This survey was prepared with the intent of following the lines shown and described hereon. 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 to the surveyor.

## EASEMENT DESCRIPTION:

A Thirty foot (30') wide access easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Seven (7) North, Range Three (3) West of the 4th P.M., Town of Marion, Grant County, Wisconsin, said Easement being located 30 feet Westerly and Northerly of the following described line:

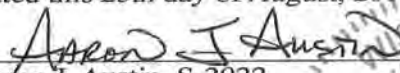
Commencing at the North Quarter (N 1/4) corner of said Section 30;  
thence South 00° 21' 03" East 1325.92 feet to the Northwest corner of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4);  
thence continuing South 00° 21' 03" East 767.80 feet along the West line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) to a point in the centerline of County Highway "T";  
thence North 77° 49' 33" East 729.00 feet along said centerline;  
thence 43.92 feet on the arc of a curve to the right with a radius of 5730.00 feet and a long chord bearing North 77° 43' 55" East 43.92 feet along said centerline to the point of beginning;  
thence North 12° 02' 55" West 53.48 feet;  
thence North 34° 28' 39" East 295.00 feet to the terminus point.

## 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 above description was 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 Allen Richardson.  
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 25th day of August, 2014.

  
Aaron J. Austin, S-2922



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