

DESCRIPTION PROVIDED:

Property described in Volume 795, Page 573 recorded as Document No. 596302, Grant County Registry and being described as follows:
 Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4 of Section Twenty-one (21), Township One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows:

Commence at the Southeast corner of Lot 6, Braelan Oaks Subdivision in said Section 21;
 thence South 03° 00' 30" West 150.37 feet;
 thence South 01° 52' 30" West 441.30 feet;
 thence North 83° 01' 00" West 483.97 feet;
 thence South 78° 26' 00" West 370.96 feet;
 thence South 84° 31' 30" West 188.77 feet to the point of beginning;
 thence South 11° 44' 30" East 425.00 feet, more or less, to a point 180.00 feet due North of the East-West Quarter Section line;
 thence South 89° 37' 00" West 365.00 feet to a point on the North-South property line of the Charles Jenner parcel recorded in Volume 555 of Records, page 3;
 thence North 02° 25' 50" East 365.00 feet, more or less, to the Northeast corner of said property in Volume 555 of Records, page 3;
 thence North 84° 31' 30" East 269.73 feet to the point of beginning.

Also including a non-exclusive easement for the benefit of the above parcel for ingress and egress over and across the premises as described in Parcel II of Volume 665 of Records, page 272.

Also including an additional non-exclusive easement for the benefit of the above described parcel for ingress and egress over and across the premises described as follows:

Commence from the Northeast property corner of the above described parcel;
 thence South 84° 31' 30" West 269.73 feet;
 thence North 02° 25' 50" East 20.00 feet;
 thence North 84° 31' 30" East 269.73 feet;
 thence Southerly 20.00 feet, more or less, to the point of beginning.

Also including a parcel of land conveyed to Myron W. Dalsing and Judith L. Dalsing, individually and as man and wife, as survivorship marital property, by Quit Claim deed recorded in Volume 682 of Records, page 708 described as follows:

Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4) and part of the Northeast Quarter (N.E.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-one (21), Township One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows:

Commence at the Southeast corner of Lot 6, Braelan Oaks Subdivision in said Section 21;
 thence South 03° 00' 30" West 150.37 feet;
 thence South 01° 52' 30" West 441.30 feet;
 thence North 83° 01' West 483.97 feet;
 thence South 78° 26' West 370.96 feet;
 thence South 84° 31' 30" West 188.77 feet to the point of beginning;
 thence South 11° 44' 30" East 425.00 feet to the point of beginning;
 thence continuing South 11° 44' 30" East 25.00 feet;
 thence South 38° 49' 30" West 328.48 feet to a point of the centerline of the concrete roadway (Sandy Hook Road);
 thence 87° 15' West 201.00 feet more or less to a point on the North-South Quarter Section line;
 thence leaving said centerline due North on said Quarter Section line 93.50 feet;
 thence South 84° 25' 40" East 30.00 feet to the Southeast property corner of the Charles Jenner parcel as recorded in Volume 555 of Records, on Page 3;
 thence North 02° 25' 50" East 216.97 feet more or less;
 thence North 89° 37' East 365.00 feet more or less to the point of beginning.

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 Dan Bardy.

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.

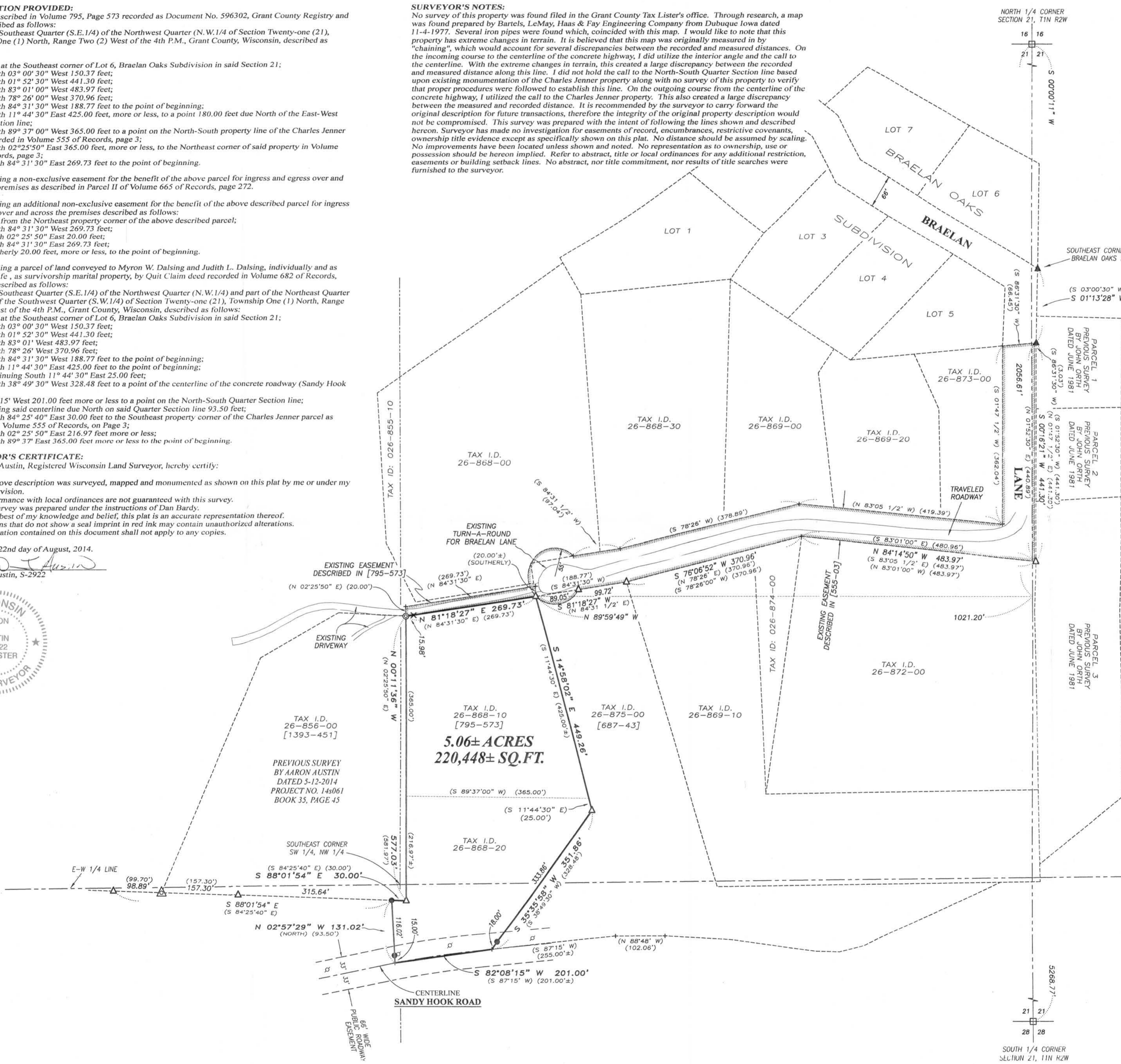
Dated this 22nd day of August, 2014.

Aaron J. Austin, S-2922



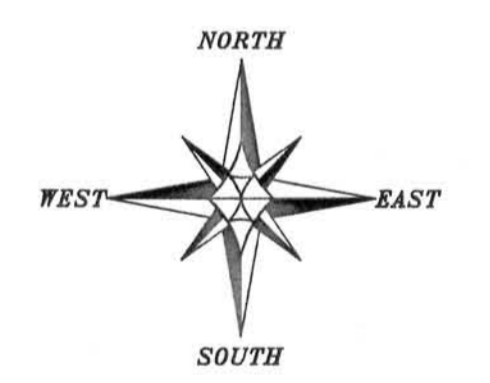
SURVEYOR'S NOTES:

No survey of this property was found filed in the Grant County Tax Lister's office. Through research, a map was found prepared by Bartels, LeMay, Haas & Fay Engineering Company from Dubuque Iowa dated 11-4-1977. Several iron pipes were found which, coincided with this map. I would like to note that this property has extreme changes in terrain. It is believed that this map was originally measured in by "chaining", which would account for several discrepancies between the recorded and measured distances. On the incoming course to the centerline of the concrete highway, I did utilize the interior angle and the call to the centerline. With the extreme changes in terrain, this created a large discrepancy between the recorded and measured distance along this line. I did not hold the call to the North-South Quarter Section line based upon existing monumentation of the Charles Jenner property along with no survey of this property to verify that proper procedures were followed to establish this line. On the outgoing course from the centerline of the concrete highway, I utilized the call to the Charles Jenner property. This also created a large discrepancy between the measured and recorded distance. It is recommended by the surveyor to carry forward the original description for future transactions, therefore the integrity of the original property description would not be compromised. 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.



LEGEND

- ▣ Bernsten Cast Aluminum Monument found
- ▲ 2" diameter iron pipe found
- △ 1" diameter iron pipe found
- ▲ 1 1/2" dia. iron pipe found
- ⊙ 1/2" Steel Cotton Gin Spike found
- ⊗ Metal detector reading under asphalt
- No. 6 x 18" rebar set with cap
- + No monument set
- ⊕ Existing Utility pole
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry



The North-South 1/4 line of Section 21 bears S 00°00'11" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

0 120 240
SCALE 1" = 120'

PLAT OF SURVEY
 PREPARED FOR: DAN BARDY
 LOCATED IN SECTION 21, T1N R2W, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN

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

JOB NO: 14s141
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FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: SW AUSTIN

SHEET 1 OF 1