

PLAT OF SURVEY

LEGEND

- Aluminum Monument found with Grant County Aluminum Cap
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 18" rebar set with cap
- ▣ 1/2" x 1" x 4' Wood lath set
- + No monument set
- [-] Property described in Volume and Page, Grant County Registry
- *— Approximate fence

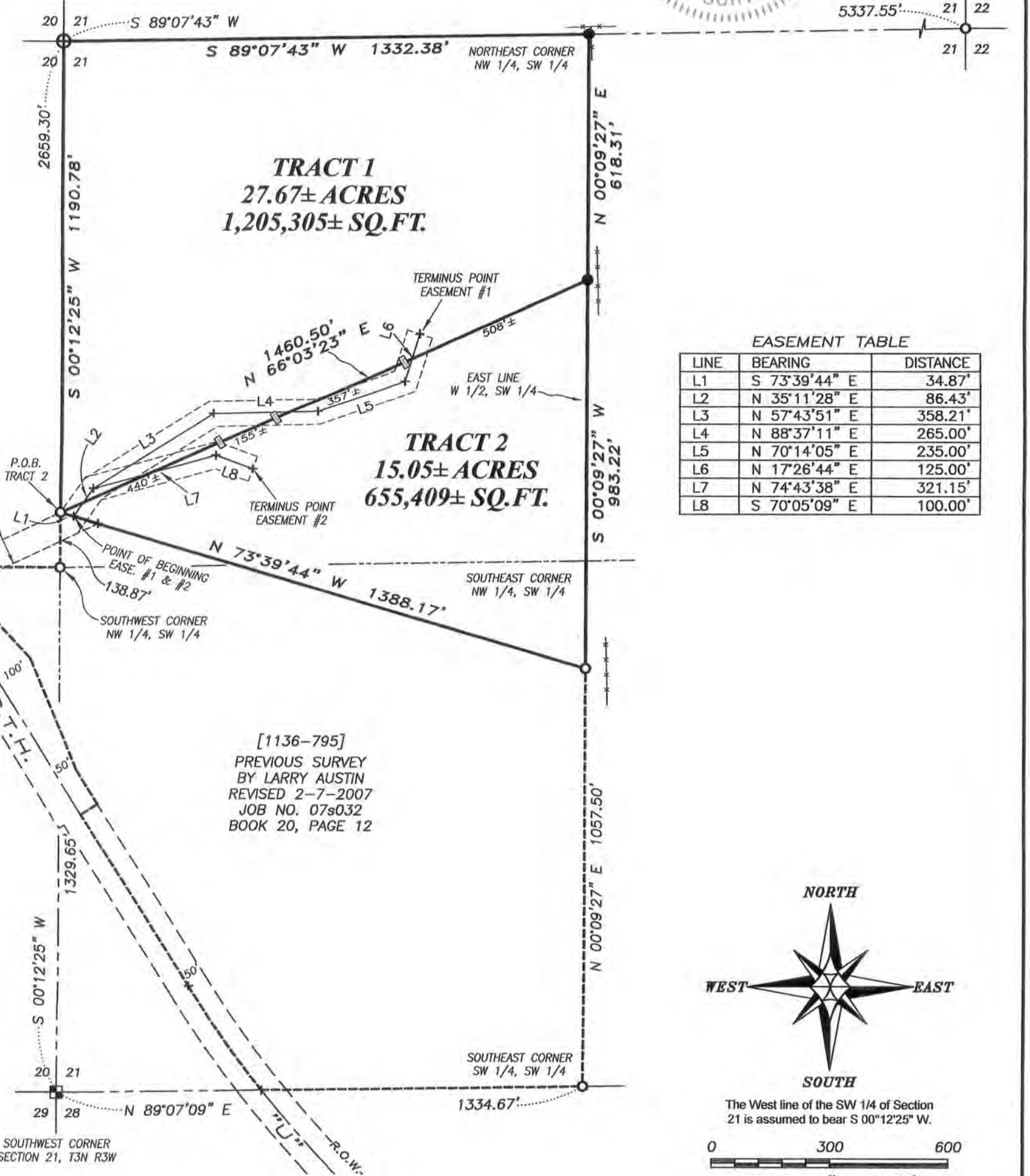
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 1-14-2015.

Aaron J Austin



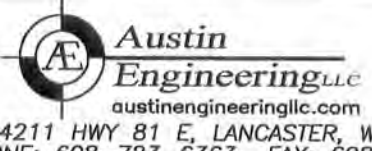
WEST 1/4 CORNER
SECTION 21, T3N R3W
P.O.B. TRACT 1

EAST 1/4 CORNER
SECTION 21, T3N R3W



The West line of the SW 1/4 of Section 21 is assumed to bear S 00°12'25" W.

0 300 600
SCALE 1" = 300'



Prepared for: JASON EDGE

JOB NO: 14s161
H:CRD\14s161-EDGE2
H:PLAT\T3NR3W\21\14s161-EDGE2

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN

JAN 22 2015

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 27.67 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 21, said corner being the point of beginning;
thence South 00° 12' 25" West 1190.78 feet along the West line of said Section;
thence North 66° 03' 23" East 1460.50 feet to the East line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence North 00° 09' 27" East 618.31 feet along said East line to the Northeast corner thereof;
thence South 89° 07' 43" West 1332.38 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning.

Tract being subject to any and all easements of record and/or usage, including, but not limited to an Agreement for Roadway Easement recorded in Volume 1136, Page 788 recorded as Document No. 698477, Grant County Registry and the following described Easements #1 and #2.

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 15.05 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 21;
thence South 00° 12' 25" West 1190.78 feet along the West line of said Section to the point of beginning;
thence North 66° 03' 23" East 1460.50 feet to the East line of the West Half (W 1/2) of said Southwest Quarter (SW 1/4);
thence South 00° 09' 27" West 983.22 feet along said East line to the Northeast corner of that property as described in Volume 1136, Page 795 recorded as Document No. 698478, Grant County Registry;
thence North 73° 39' 44" West 1388.17 feet along the North line of said property to the point of beginning.

Tract being subject to any and all easements of record and/or usage, including, but not limited to an Agreement for Roadway Easement recorded in Volume 1136, Page 788 recorded as Document No. 698477, Grant County Registry and the following described Easements #1 and #2.

EASEMENT #1 DESCRIPTION:

A Sixty-six foot wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the West Quarter (W 1/4) corner of said Section 21;
thence South 00° 12' 25" West 1190.78 feet along the West line of said Section;
thence South 73° 39' 44" East 34.87 feet along the North line of that property as described in Volume 1136, Page 795 recorded as Document No. 698478, Grant County Registry to the point of beginning;
thence North 35° 11' 28" East 86.43 feet;
thence North 57° 43' 51" East 358.21 feet;
thence North 88° 37' 11" East 265.00 feet;
thence North 70° 14' 05" East 235.00 feet;
thence North 17° 26' 44" East 125.00 feet to the terminus point.

EASEMENT #2 DESCRIPTION:

A Sixty-six foot wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the West Quarter (W 1/4) corner of said Section 21;
thence South 00° 12' 25" West 1190.78 feet along the West line of said Section;
thence South 73° 39' 44" East 34.87 feet along the North line of that property as described in Volume 1136, Page 795 recorded as Document No. 698478, Grant County Registry to the point of beginning;
thence North 35° 11' 28" East 86.43 feet;
thence North 74° 43' 38" East 321.15 feet;
thence South 70° 05' 09" East 100.00 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, Professional Wisconsin Land Surveyor, hereby certify:

That the above descriptions 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 Jason Edge.

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 14th day of January, 2015.


Aaron J. Austin, S-2922

SURVEYOR'S NOTES:

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. 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.



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PHONE: 608-723-6363 FAX: 608-723-6702

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