

TRACT 1 DESCRIPTION:
 Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, and being described as follows:
 Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 31;
 thence South 00° 32' 00" East 991.84 feet along the East line of said Section to the point of beginning;
 thence North 59° 57' 28" West 677.07 feet along a line of that property as described in Document Number 768357, Grant County Registry to a 3/4" rebar;
 thence North 89° 34' 32" West 1404.94 feet along the South line of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section to a 3/4" rebar;
 thence South 10° 30' 02" West 255.57 feet to a 5/8" rebar;
 thence South 52° 39' 57" West 246.38 feet to a 5/8" rebar;
 thence North 68° 19' 14" West 91.98 feet to a 5/8" rebar;
 thence South 51° 25' 20" West 32.69 feet to a 5/8" rebar;
 thence South 17° 02' 41" West 67.74 feet to a 5/8" rebar;
 thence South 40° 35' 06" West 88.81 feet to a 5/8" rebar;
 thence South 79° 24' 56" West 54.86 feet to a 5/8" rebar;
 thence North 68° 18' 59" West 172.96 feet to a 5/8" rebar;
 thence South 34° 19' 31" West 224.54 feet to a 5/8" rebar on the South line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4);
 thence South 89° 58' 49" East 128.13 feet along said South line to a 5/8" rebar marking the Southeast corner thereof;
 thence South 89° 32' 46" East 2638.37 feet along the South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section to a 5/8" rebar marking the Southeast corner thereof;
 thence North 00° 32' 00" West 322.52 feet along the East line of said Section to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

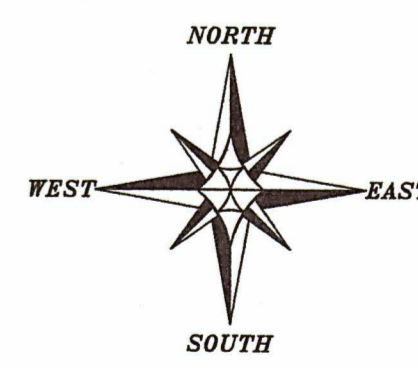
ACCESS EASEMENT:
 An Access Easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, the centerline being described as follows:
 Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 31;
 thence South 00° 32' 00" East 991.84 feet along the East line of said Section;
 thence North 59° 57' 28" West 677.07 feet along a line of that property as described in Document Number 768357, Grant County Registry to a 3/4" rebar;
 thence North 89° 34' 32" West 1404.94 feet along the South line of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section to a 3/4" rebar;
 thence South 10° 30' 02" West 255.57 feet to a 5/8" rebar;
 thence South 52° 39' 57" West 246.38 feet to the point of beginning of a Sixty-six foot (66') wide easement which is located 33 feet on each side of the following described centerline:
 thence North 29° 51' 23" West 335.97 feet;
 thence 100.35 feet on the arc of a curve to the left with a radius of 160.00 feet and a long chord bearing North 47° 49' 25" West 98.71 feet;
 thence North 65° 47' 27" West 130.65 feet;
 thence 72.85 feet on the arc of a curve to the right with a radius of 245.00 feet and a long chord bearing North 57° 16' 19" West 72.59 feet;
 thence North 48° 45' 11" West 103.26 feet;
 thence 305.10 feet on the arc of a curve to the left with a radius of 290.00 feet and a long chord bearing North 78° 33' 32" West 291.22 feet;
 thence South 70° 58' 07" West 59.42 feet;
 thence 55.69 feet on the arc of a curve to the right with a radius of 75.00 feet and a long chord bearing North 87° 45' 28" West 54.42 feet;
 thence North 66° 29' 02" West 22.07 feet;
 thence 55.00 feet on the arc of a curve to the left with a radius of 75.00 feet and a long chord bearing North 87° 29' 34" West 53.78 feet;
 thence South 71° 29' 54" West 82.32 feet;
 thence 77.96 feet on the arc of a curve to the left with a radius of 150.00 feet and a long chord bearing South 56° 36' 31" West 77.09 feet;
 thence 40.84 feet on the arc of a curve to the right with a radius of 79.99 feet and a long chord bearing South 56° 20' 49" West 40.40 feet;
 thence South 70° 58' 32" West 17.66 feet;
 thence 88.71 feet on the arc of a curve to the left with a radius of 125.00 feet and a long chord bearing South 50° 38' 43" West 86.86 feet;
 thence South 30° 18' 53" West 59.59 feet;
 thence 114.78 feet on the arc of a curve to the right with a radius of 95.00 feet and a long chord bearing South 64° 55' 41" West 107.93 feet;
 thence North 80° 27' 31" West 41.12 feet;
 thence 51.25 feet on the arc of a curve to the left with a radius of 130.00 feet and a long chord bearing South 88° 14' 47" West 50.92 feet;
 thence South 76° 57' 06" West 89.69 feet;

ACCESS EASEMENT: continued
 thence 59.76 feet on the arc of a curve to the right with a radius of 260.00 feet and a long chord bearing South 83° 32' 10" West 59.63 feet;
 thence North 89° 52' 27" West 51.11 feet;
 thence 42.80 feet on the arc of a curve to the left with a radius of 240.00 feet and a long chord bearing South 85° 00' 42" West 42.75 feet;
 thence South 79° 54' 09" West 28.16 feet;
 thence 51.22 feet on the arc of a curve to the right with a radius of 225.00 feet and a long chord bearing South 86° 25' 27" West 51.11 feet;
 thence 223.86 feet on the arc of a curve to the right with a radius of 1874.64 feet and a long chord bearing North 83° 38' 00" West 223.72 feet;
 thence North 80° 12' 45" West 47.71 feet;
 thence 93.55 feet on the arc of a curve to the left with a radius of 400.00 feet and a long chord bearing North 86° 56' 28" West 93.74 feet;
 thence South 86° 19' 48" West 176.92 feet;
 thence 62.60 feet on the arc of a curve to the right with a radius of 80.00 feet and a long chord bearing North 71° 15' 11" West 61.01 feet;
 thence North 48° 50' 11" West 78.12 feet;
 thence 232.18 feet on the arc of a curve to the left with a radius of 995.00 feet and a long chord bearing North 55° 31' 17" West 231.66 feet;
 thence North 62° 12' 23" West 116.05 feet;
 thence 81.92 feet on the arc of a curve to the left with a radius of 260.00 feet and a long chord bearing North 71° 13' 58" West 81.58 feet;
 thence North 80° 15' 32" West 48.89 feet;
 thence 68.59 feet on the arc of a curve to the right with a radius of 50.00 feet and a long chord bearing North 40° 57' 35" West 63.34 feet to a point 33 feet East of the West line of Section 31;
 thence North 01° 39' 37" West 402.11 feet parallel with and 33 feet East of the West line of said Section;
 thence North 01° 54' 36" West 22.46 feet parallel with and 33 feet East of the West line of said Section;
 thence North 01° 30' 20" West 240.99 feet parallel with and 33 feet East of the West line of said Section;
 thence 131.07 feet on the arc of a curve to the right with a radius of 120.00 feet and a long chord bearing North 29° 47' 02" East 124.65 feet;
 thence North 01° 39' 37" West 402.11 feet parallel with and 33 feet East of the West line of said Section;
 thence North 61° 04' 25" East 231.42 feet;
 thence North 52° 49' 12" East 188.38 feet;
 thence 37.00 feet on the arc of a curve to the left with a radius of 33.00 feet and a long chord bearing North 20° 42' 10" East 35.09 feet;
 thence North 11° 24' 52" West 197.73 feet;
 thence 26.65 feet on the arc of a curve to the left with a radius of 33.00 feet and a long chord bearing North 34° 32' 46" West 25.93 feet;
 thence North 58° 30' 35" West 409.42 feet;
 thence North 62° 24' 10" West 136.70 feet;
 thence 53.14 feet on the arc of a curve to the right with a radius of 50.00 feet and a long chord bearing North 31° 57' 15" West 50.68 feet to a point 33 feet East of the West line of said Section;
 thence North 01° 30' 20" West 75.00 feet parallel with and 33 feet East of the West line of said Section 31 to the terminus point, ALSO commencing at Reference Point "A" which is the beginning of a 20 foot wide access easement which is located 10 feet on each side of the following described centerline:
 thence 46.02 feet on the arc of a curve to the left with a radius of 130.00 feet and a long chord bearing North 50° 55' 56" East 45.78 feet;
 thence North 40° 47' 28" East 83.48 feet;
 thence 39.07 feet on the arc of a curve to the left with a radius of 66.00 feet and a long chord bearing North 23° 50' 01" East 38.76 feet;
 thence North 06° 52' 34" East 45.47 feet;
 thence 56.39 feet on the arc of a curve to the right with a radius of 75.00 feet and a long chord bearing North 28° 24' 53" East 55.07 feet;
 thence North 49° 57' 12" East 88.55 feet;
 thence 197.61 feet on the arc of a curve to the left with a radius of 130.00 feet and a long chord bearing North 06° 24' 20" East 179.13 feet;
 thence North 37° 08' 32" West 49.63 feet;
 thence 305.06 feet on the arc of a curve to the left with a radius of 690.00 feet and a long chord bearing North 49° 48' 28" West 302.58 feet to Reference Point "B", which is the terminus point of the 20 foot wide access easement.

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

LEGEND

- Section Corner
- 5/8" x 18" rebar set with cap
- 3/4" rebar found
- Reference Point
- ⌈ Properly described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Proposed Easement
- Previous survey
- Centerline
- Right of Way
- - - - - Existing fence

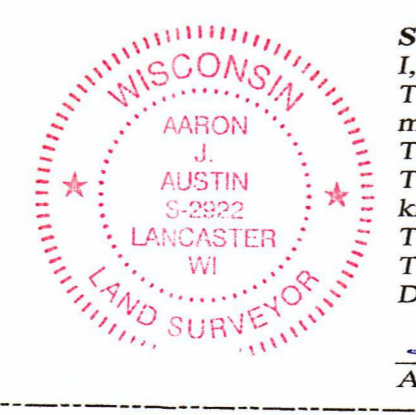


The East line of the SE 1/4 of Section 31 bears S 00°32'00" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 200'

CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C1	160.00	100.35	N 47°49'25" W	98.71
C2	245.00	72.85	N 57°16'19" W	72.59
C3	290.00	305.10	N 78°33'32" W	291.22
C4	75.00	55.69	N 87°29'54" W	53.78
C5	75.00	55.00	N 87°29'54" W	53.78
C6	150.00	77.96	S 56°36'31" W	77.09
C7	79.99	40.84	S 56°20'49" W	40.40
C8	125.00	88.71	S 50°38'43" W	86.86
C9	95.00	114.78	S 64°55'41" W	107.93
C10	130.00	51.25	S 88°14'47" W	50.92
C11	260.00	59.76	S 83°32'10" W	59.63
C12	240.00	42.80	S 85°00'42" W	42.75
C13	225.00	51.22	S 86°25'27" W	51.11
C14	1874.64	223.86	N 83°38'00" W	223.72
C15	400.00	93.55	N 86°56'28" W	93.74
C16	80.00	62.60	N 71°15'11" W	61.01
C17	995.00	232.18	N 55°31'17" W	231.66
C18	260.00	81.92	N 71°13'58" W	81.58
C19	50.00	68.59	N 40°57'35" W	63.34
C20	120.00	131.07	N 29°47'02" E	124.65
C21	33.00	37.00	N 20°42'10" E	35.09
C22	33.00	26.65	N 34°32'46" W	25.93
C23	50.00	53.14	N 31°57'15" W	50.68
C24	130.00	46.02	N 50°55'56" E	45.78
C25	66.00	39.07	N 23°50'01" E	38.50
C26	75.00	56.39	N 28°24'53" E	55.07
C27	130.00	197.61	N 06°24'20" E	179.13
C28	690.00	305.06	N 49°48'28" W	302.58

LINE BEARING	DISTANCE
L1	N 29°47'02" E 124.65
L2	N 65°47'27" W 130.65
L3	N 48°45'11" W 103.26
L4	S 70°58'07" W 59.42
L5	N 66°29'02" W 22.07
L6	S 71°29'54" W 82.32
L7	S 70°58'32" W 17.66
L8	S 30°18'53" W 59.59
L9	N 80°27'31" W 41.12
L10	S 76°57'06" W 89.69
L11	N 80°59'45" W 66.43
L12	S 79°54'09" W 28.16
L13	N 80°12'45" W 47.71
L14	S 86°19'48" W 176.92
L15	N 48°50'11" W 78.12
L16	N 62°12'23" W 116.05
L17	N 80°15'32" W 48.89
L18	N 01°39'37" W 402.11
L19	N 01°54'36" W 22.46
L20	N 01°30'20" W 240.99
L21	N 61°04'25" E 231.42
L22	N 61°04'25" E 231.42
L23	N 52°49'12" E 188.38
L24	N 11°24'52" W 197.73
L25	N 58°00'55" W 409.42
L26	N 62°24'10" W 136.70
L27	N 01°30'20" W 75.00
L28	N 40°47'28" E 83.48
L29	N 06°52'34" E 45.47
L30	N 49°57'12" E 88.55
L31	N 37°08'32" W 49.63



SURVEYOR'S CERTIFICATE:
 I, Aaron J. Austin, Professional 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 and field work was completed on 7-18-2022.
 That this survey was prepared under the instructions of Chris Hoffman.
 That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and 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 19th day of July, 2022.
 Aaron J. Austin
 Aaron J. Austin, S-2922

PLAT OF SURVEY
 PREPARED FOR: CHRIS HOFFMAN
 LOCATED IN SECTION 31, T4N R2W, TOWN OF ELLENBORO, 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: 225111
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DRAWN BY: AJ AUSTIN
 CREW CHIEF: S. AUSTIN
 CREW: G. AUSTIN, T. AUSTIN
 SHEET 1 OF 1

49005
 JUL 29 2022