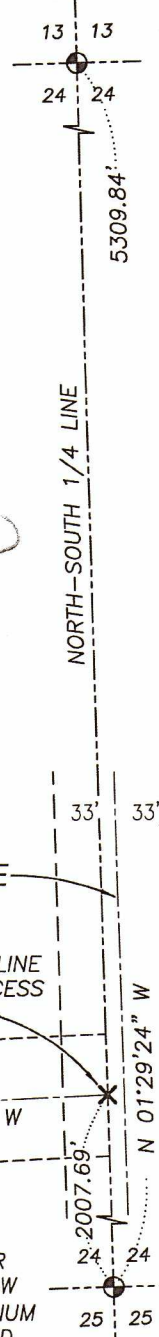


PLAT OF SURVEY

LOCATION SKETCH
SECTION 24, T4N R5W

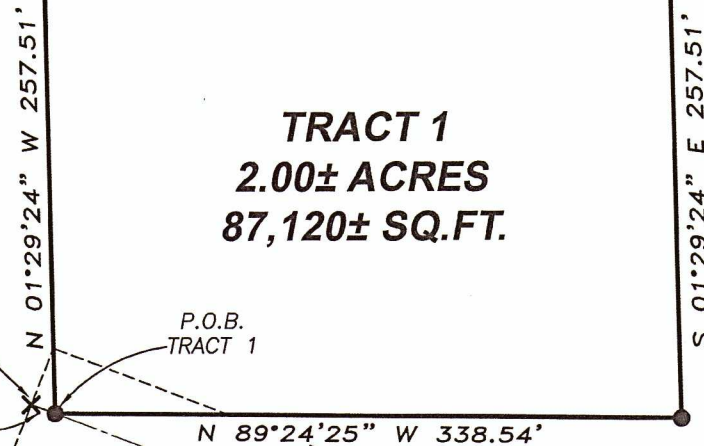


NORTH 1/4 CORNER
SECTION 24, T4N R5W
1/2" COTTON GIN
SPIKE AND TIES FOUND



The North-South 1/4 line of Section 24 bears N 01°29'24" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

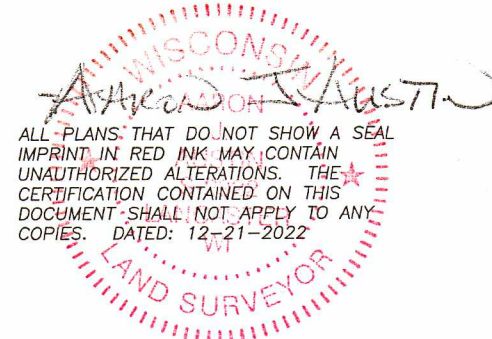
S 89°24'25" E 338.54'



TRACT 1
2.00± ACRES
87,120± SQ.FT.

LEGEND

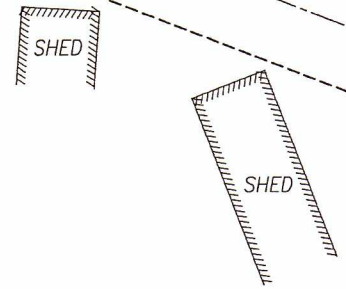
- ⊕ Section Corner
- 3/4" x 18" rebar set
- ✕ No monument set
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Proposed Easement limits
- ▨ Existing Structure



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: 12-21-2022

TERMINUS POINT EASEMENT

P.O.B. TRACT 1

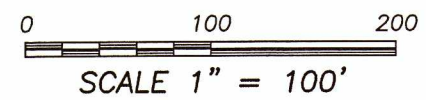


CENTERLINE PROPOSED INGRESS-EGRESS EASEMENT

C1
A=406.41'
R=980.54'
CRD=403.50'
BRG=N 80°36'37" W

RAINBOW DRIVE

P.O.B. CENTERLINE PROPOSED ACCESS EASEMENT



S 87°30'58" W
246.80'



Austin Engineering LLC
austinengineeringllc.com

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

Prepared for: JAMES SCHWANTES

JOB NO: 22S201
H:\CRD\22S201-SCHWANTES
H:\PLAT\T4NR5W\24\22S201-SCHWANTES

FIELDBOOK: TDSR3
DRAWN BY: SW AUSTIN
CREW: SA, OA, TA

SOUTH 1/4 CORNER
SECTION 24, T4N R5W
1" REBAR WITH ALUMINUM
CAP AND TIES FOUND

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Five (5) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, being described as follows:

Commencing at the South Quarter (S 1/4) of said Section Twenty-four (24);
 thence North 01° 29' 24" West 2007.69 feet along the North-South Quarter (N-S 1/4) line of said Section;
 thence South 87° 30' 58" West 246.80 feet;
 thence 406.41 feet on the arc of a curve to the right, having a radius of 980.54 feet and a long chord bearing North 80° 36' 37" West 403.50 feet;
 thence North 68° 44' 11" West 593.37 feet to a 3/4" rebar marking the point of beginning;
 thence North 01° 29' 24" West 257.51 feet to a 3/4" rebar;
 thence South 89° 24' 25" East 338.54 feet to a 3/4" rebar;
 thence South 01° 29' 24" East 257.51 feet to a 3/4" rebar;
 thence North 89° 24' 25" West 338.54 feet to the point of beginning.

Tract being subject and all easements of record and/or usage, including, but not limited to the following described easement:

ACCESS EASEMENT:

A Sixty-Six (66') foot wide Access Easement for ingress-egress easement which is located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Five (5) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the South Quarter (S 1/4) of said Section Twenty-four (24);
 thence North 01° 29' 24" West 2007.69 feet along the North -South Quarter (N-S 1/4) line of said Section to the point of beginning;
 thence South 87° 30' 58" West 246.80 feet;
 thence 406.41 feet on the arc of a curve to the right, having a radius of 980.54 feet and a long chord bearing North 80° 36' 37" West 403.50 feet;
 thence North 68° 44' 11" West 593.37 feet to a 3/4" rebar;
 thence continuing North 68° 44' 11" West 13.84 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 and field work was completed on 11-23-2022.
 That this survey was prepared under the instructions of James Schwantes.
 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 21st day of December, 2022.

