

# SURVEY PLAT

SHEET 1 OF 2

9

CORNELIUS COGAN PROPERTY  
for: ATTORNEY TOM SCHRADER

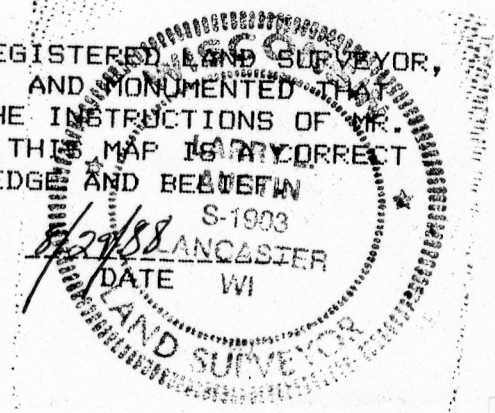
OF PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T 1 N, R 2 W OF THE 4TH P.M., JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SECTION 28, T 1 N, R 2 W OF THE 4TH P.M., JAMESTOWN TOWNSHIP, GRANT COUNTY, WI.; THENCE N 89° 03'43" E 1325.95' ALONG THE SOUTH LINE OF SAID SE 1/4 TO THE SE CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE N 01° 16'12" W 482.00' ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING:

THENCE S 65°36'38" W 410.46' ALONG THE NORTH LINE OF THAT PROPERTY DESCRIBED IN VOLUME 403, PAGE 609 AND THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN VOLUME 403, PAGE 610; THENCE N 48°30'49" W 486.69' ALONG AN EASTERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME 475, PAGE 862 TO A 1" IRON PIPE; THENCE N 41°28'02" E 462.22' ALONG AN EASTERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME 475, PAGE 862 TO THE CENTER LINE OF BADGER ROAD (FORMERLY US HWY 61); THENCE S 49°04'51"E 263.50' ALONG THE CENTER LINE OF SAID HIGHWAY TO THE POINT OF CURVATURE OF A CURVE; THENCE SE'LY 137.76' ALONG THE ARC OF A CURVE, CONCAVE SW'LY HAVING A RADIUS OF 1910' AND A CHORD BEARING S 47°08'48"E 137.73' TO A POINT; THENCE S 44°55'10" W 70.00' TO A FOUND 1" IRON PIPE MARKING THE NE CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 341, PAGE 222; THENCE S 40°57'30" W 259.52' ALONG THE NORTHERLY LINES OF THOSE PROPERTIES DESCRIBED IN VOLUME 341, PAGE 222, VOLUME 403, PAGE 608, AND VOLUME 489, PAGE 883 RESPECTIVELY TO A FOUND 1" IRON PIPE; THENCE S 49°15'27" E 77.00' ALONG THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME 489, PAGE 883; THENCE N 64°15'02" E 141.63' ALONG THE SOUTHERLY LINES OF THOSE PROPERTIES DESCRIBED IN VOLUME 489, PAGE 883 AND VOLUME 403, PAGE 608 RESPECTIVELY; THENCE N 57°46'03" E 193.46' ALONG THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME 341, PAGE 222 TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE S 01°16'12" E 101.94' ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 5.10 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD; INCLUDING BUT NOT LIMITED TO 70' WIDE (MEASURED PERPENDICULARLY FROM THE CENTER LINE) HIGHWAY RIGHT OF WAY FOR BADGER ROAD (FORMERLY U.S.HWY.61).

SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THE INSTRUCTIONS OF MR. TOM SCHRADER OF LANCASTER, WISCONSIN, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Larry L. Austin*  
LARRY L. AUSTIN, R.L.S. #1903





# SURVEY PLAT

SHEET 2 OF 2

NOTE: THIS SURVEY PERFORMED TO PROVIDE DESCRIPTION OF THAT PROPERTY REMAINING IN SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SEC. 28. DESCRIPTIONS FURNISHED BY GRANT CO. ABSTRACT, LANCASTER, WI.

SURVEYED FOR:

TOM SCHRADER  
"CORNELIUS COGAN  
PROPERTY"

## LEGEND

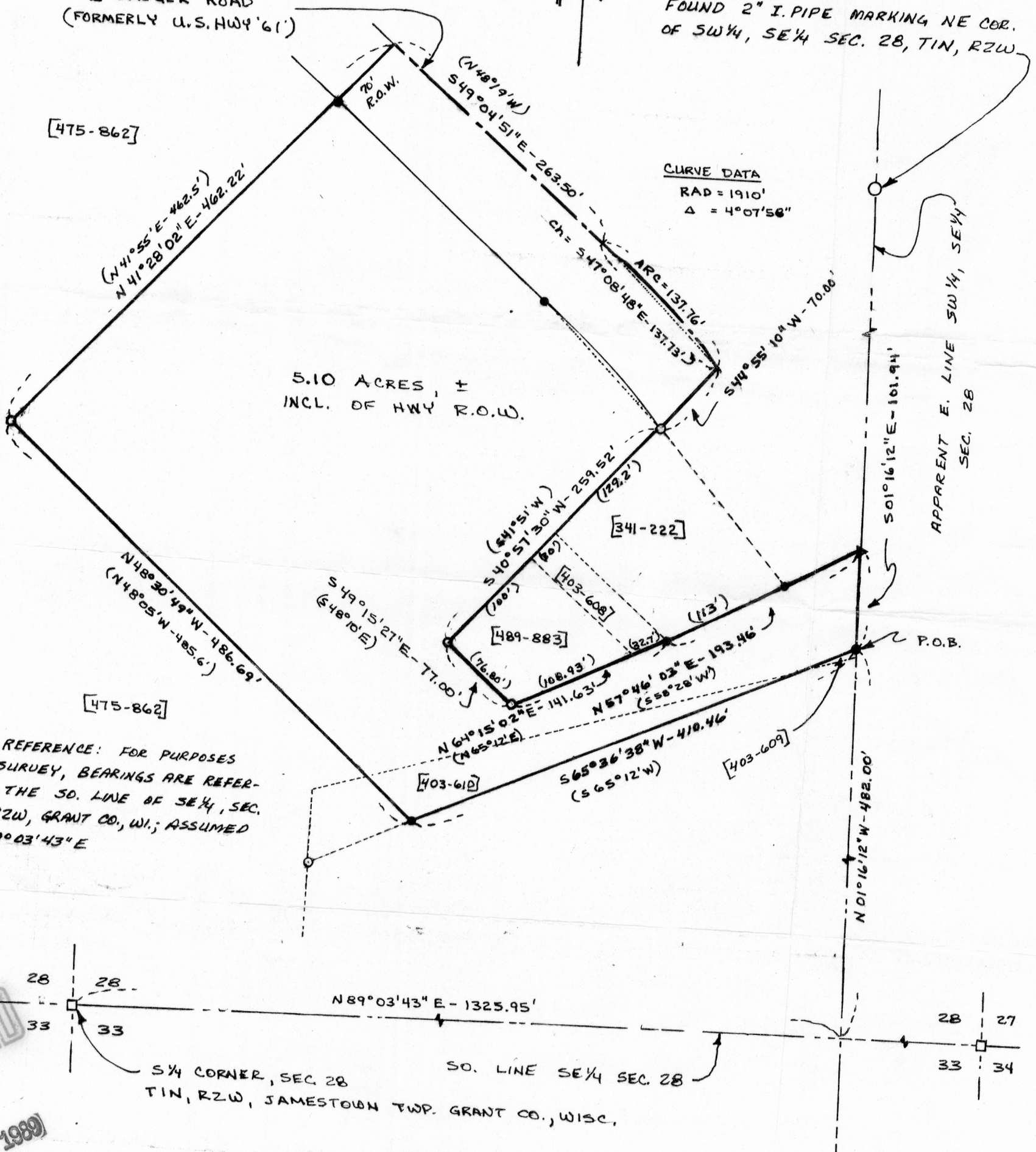
- FOUND ALUMINUM MONUMENT
- 3/4" x 24" REBAR SET 1.50' L.F.
- FOUND IRON PIPE
- [ ] VOLUME & PAGE OF DESCRIPTION, GRANT CO. REGISTRY, LANCASTER, WI.
- ▷ PK NAIL PLACED
- ( ) RECORDED DIM. OR BEG.
- ⊥ BADGER ROAD (FORMERLY U.S. HWY '61')

SCALE: 1" = 100'



FOUND 2" I. PIPE MARKING NE COR. OF SW $\frac{1}{4}$ , SE $\frac{1}{4}$  SEC. 28, TIN, R2W

CURVE DATA  
RAD = 1910'  
Δ = 4°07'56"



BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY, BEARINGS ARE REFERENCED TO THE SO. LINE OF SE $\frac{1}{4}$ , SEC. 28, TIN, R2W, GRANT CO., WI.; ASSUMED BEG = N89°03'43"E

FEB 27 1989