

REC'D JAN 2 1998

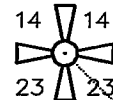
Sec 23, T5N, R5W

75

SURVEY PLAT

PREPARED FOR: CHARLES PRITCHETT

NORTH 1/4 CORNER, SECTION 23
1" IRON PIPE FOUND



PARCEL "A"

OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T5N R5W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23, T5N R5W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;
 THENCE N 00°30'36" W 1439.39' TO A 3/4" REBAR ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23, SAID REBAR MARKING THE POINT OF BEGINNING;
 THENCE N 75°44'23" W 165.30' TO A 3/4" REBAR;
 THENCE N 18°49'06" E 312.43' TO A 3/4" REBAR;
 THENCE N 21°23'24" E 151.28' TO A 3/4" REBAR ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION;
 THENCE S 00°30'36" E 477.33' ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING, CONTAINING 0.900 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE, INCLUDING, BUT NOT LIMITED TO A 60' INGRESS-EGRESS EASEMENT AS DESCRIBED BELOW.

PARCEL "B"

OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, T5N R5W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23, T5N R5W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;
 THENCE N 00°30'36" W 1439.39' TO A 3/4" REBAR ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23, SAID REBAR MARKING THE POINT OF BEGINNING;
 THENCE N 75°44'23" W 98.01' TO A 3/4" REBAR;
 THENCE S 13°01'09" W 25.22' TO A 3/4" REBAR MARKING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 630 AT PAGE 553, GRANT COUNTY REGISTRY, LANCASTER, WISCONSIN;
 THENCE S 72°49'07" E 105.67' ALONG THE NORTH LINE OF SAID PROPERTY TO A 3/4" REBAR ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23;
 THENCE N 00°30'36" W 31.65' ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING, CONTAINING 0.065 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

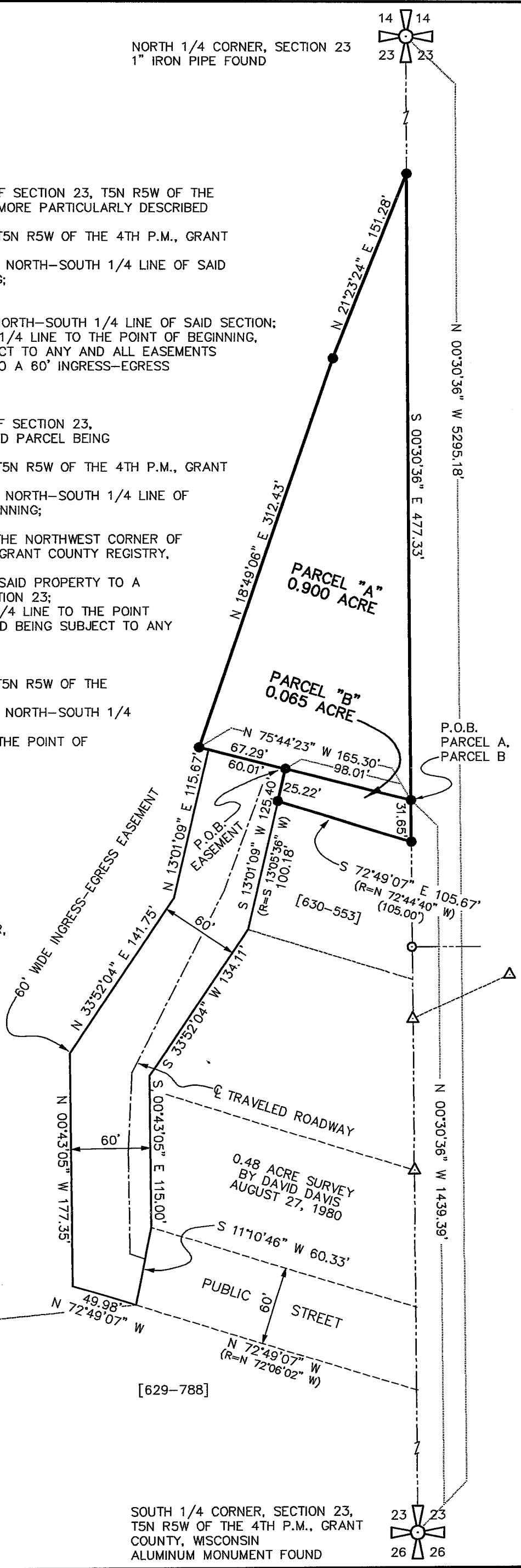
60' WIDE INGRESS-EGRESS EASEMENT

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23, T5N R5W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;
 THENCE N 00°30'36" W 1439.39' TO A 3/4" REBAR ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23;
 THENCE N 75°44'23" W 98.01' TO A 3/4" REBAR MARKING THE POINT OF BEGINNING OF A 60' WIDE INGRESS-EGRESS EASEMENT;
 THENCE S 13°01'09" W 125.40';
 THENCE S 33°52'04" W 134.11';
 THENCE S 00°43'05" E 115.00';
 THENCE S 11°10'46" W 60.33';
 THENCE N 72°49'07" W 49.98';
 THENCE N 00°43'05" W 177.35';
 THENCE N 33°52'04" E 141.75';
 THENCE N 13°01'09" E 115.67';
 THENCE S 75°44'23" E 60.01' TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THE ABOVE DESCRIPTIONS WERE SURVEYED, MAPPED, AND MONUMENTED BY ME OR UNDER MY DIRECT SUPERVISION, ALL IN ACCORDANCE WITH THE INSTRUCTIONS OF CHARLES PRITCHETT, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

Larry L. Austin
 LARRY L. AUSTIN, S-1903
 DATE 11-24-97
 LARRY L. AUSTIN
 S-1903
 LANCASTER
 WI
 LAND SURVEYOR



SCALE 1" = 80'

LEGEND

- 3/4" X 24" REBAR SET
- △ 1" IRON PIPE FOUND
- 1 1/4" IRON BAR FOUND
- [630-553] VOLUME AND PAGE, GRANT COUNTY REGISTRY, LANCASTER, WISCONSIN
- (R=) RECORDED AS

BEARINGS REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 23, WHICH IS ASSUMED TO BEAR N 00°30'36" W.

AUSTIN ENGINEERING - LARRY L. AUSTIN
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 PHONE 608-723-6363 FAX 608-723-6702

DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: BS - DK
 SHEET 1 OF 1

FIELDBOOK: 9732
 C:\SURVEY3\T5NR5W\23
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SOUTH 1/4 CORNER, SECTION 23,
 T5N R5W OF THE 4TH P.M., GRANT
 COUNTY, WISCONSIN
 ALUMINUM MONUMENT FOUND

