

Sec 3, T1N, R2W

SURVEY PLAT

PREPARED FOR: GUY RICHARD

OF TWO PARCELS OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, T1N R2W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T1N R2W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE N 89°58'13" W 2479.92' ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, TO THE NORTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN VOLUME 334, PAGE 103, GRANT COUNTY REGISTRY, LANCASTER, WISCONSIN, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE N 89°58'13" W 220.17' ALONG SAID EAST-WEST 1/4 LINE TO A POINT IN THE CENTERLINE OF C.T.H. "HHH";

THENCE S 20°12'12" W 84.27' TO A POINT IN SAID CENTERLINE;

THENCE S 70°05'23" E 82.23';

THENCE S 54°50'08" E 13.94';

THENCE S 89°39'08" E 104.38';

THENCE N 01°42'56" E 12.18';

THENCE S 88°23'21" E 54.50' TO A POINT ON THE WEST LINE OF SAID PROPERTY;

THENCE N 00°43'54" E 105.00' ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 0.577 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE, INCLUDING, BUT NOT LIMITED TO R.O.W.'S FOR C.T.H. "H" AND/OR C.T.H. "HHH".

PARCEL "B"

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T1N R2W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE N 89°58'13" W 2700.09' ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, TO A POINT IN THE CENTERLINE OF C.T.H. "HHH";

THENCE S 20°12'12" W 84.27' TO A POINT IN SAID CENTERLINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 70°05'23" E 82.23';

THENCE S 54°50'08" E 13.94';

THENCE S 89°39'08" E 104.38';

THENCE N 01°42'56" E 12.18';

THENCE S 88°23'21" E 54.50' TO A POINT ON THE WEST LINE OF THAT PROPERTY AS DESCRIBED IN VOLUME 334, PAGE 103, GRANT COUNTY REGISTRY, LANCASTER, WISCONSIN;

THENCE S 00°43'54" W 108.29' ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF SAID PROPERTY, AND BEING A POINT ON THE NORTH LINE OF A 5.024 ACRE SURVEY BY JOHN ORTH DATED NOVEMBER 13, 1986;

THENCE S 89°58'03" E 200.00' ALONG THE SOUTH LINE OF SAID PROPERTY TO THE NORTHEAST CORNER OF SAID 5.024 ACRE SURVEY;

THENCE S 21°38'24" W 369.17' TO A CORNER OF SAID SURVEY;

THENCE N 89°54'32" W 269.38' TO A CORNER OF SAID SURVEY;

THENCE S 25°40'00" W 233.24' TO A CORNER OF SAID SURVEY;

THENCE N 82°32'00" W 229.13' TO A CORNER OF SAID SURVEY;

THENCE N 25°40'00" E 266.29' TO A CORNER OF SAID SURVEY;

THENCE N 25°32'00" E 38.90' TO A CORNER OF SAID SURVEY;

THENCE N 24°40'00" E 50.00' TO A CORNER OF SAID SURVEY;

THENCE N 23°52'00" E 50.00' TO A CORNER OF SAID SURVEY;

THENCE N 23°22'00" E 50.00' TO A CORNER OF SAID SURVEY;

THENCE N 22°32'00" E 50.00' TO A CORNER OF SAID SURVEY;

THENCE N 21°48'00" E 50.00' TO A CORNER OF SAID SURVEY;

THENCE N 20°59'00" E 19.97' TO A CORNER OF SAID SURVEY;

THENCE N 20°10'00" E 142.92' TO THE POINT OF BEGINNING, CONTAINING 5.709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE, INCLUDING, BUT NOT LIMITED TO A R.O.W. FOR C.T.H. "HHH".

INGRESS-EGRESS EASEMENT:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T1N R2W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE N 89°58'13" W 2700.09' ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3 TO A POINT IN THE CENTERLINE OF C.T.H. "HHH";

THENCE S 20°12'12" W 67.77' TO A POINT IN SAID CENTERLINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 70°05'23" E 84.36';

THENCE S 54°50'08" E 29.71';

THENCE S 89°39'08" E 83.82';

THENCE S 00°20'52" W 11.60';

THENCE N 89°39'08" W 126.38';

THENCE N 69°46'55" W 76.23' TO A POINT IN SAID CENTERLINE;

THENCE N 18°53'58" E 32.60' ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

WAIVER OF MONUMENTATION:

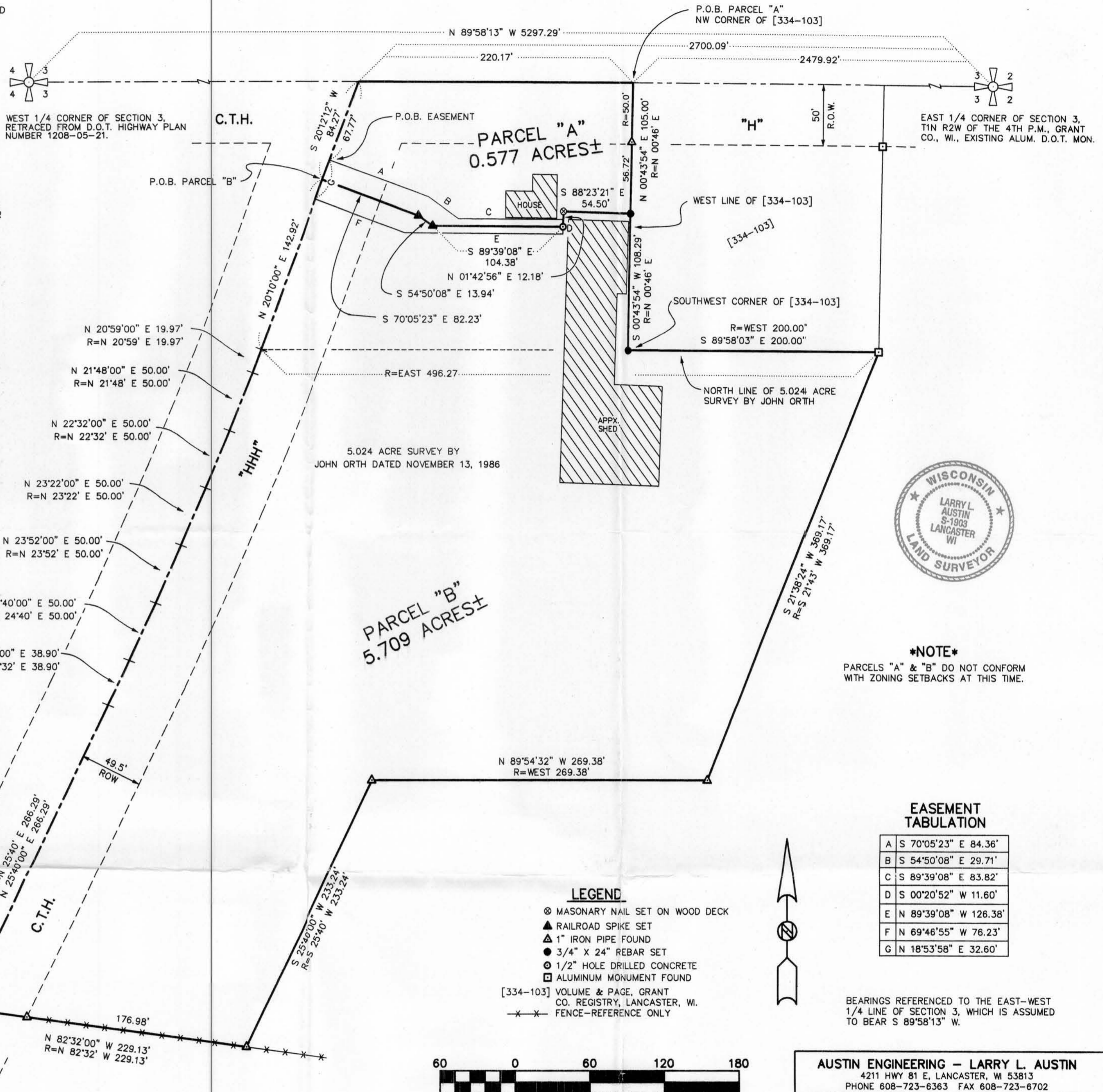
I, GUY RICHARD, DO HEREBY REQUEST THAT THE MONUMENTS BE PLACED AS SHOWN ON THIS PLAT.

GUY RICHARD _____ DATE _____

SURVEYOR'S CERTIFICATE:

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

Larry L. Austin
LARRY L. AUSTIN, RLS 1903 _____ DATE 1-23-98



NOTE
PARCELS "A" & "B" DO NOT CONFORM WITH ZONING SETBACKS AT THIS TIME.

EASEMENT TABULATION

A	S 70°05'23" E 84.36'
B	S 54°50'08" E 29.71'
C	S 89°39'08" E 83.82'
D	S 00°20'52" W 11.60'
E	N 89°39'08" W 126.38'
F	N 69°46'55" W 76.23'
G	N 18°53'58" E 32.60'

- LEGEND**
- ⊗ MASONRY NAIL SET ON WOOD DECK
 - ▲ RAILROAD SPIKE SET
 - ▲ 1" IRON PIPE FOUND
 - 3/4" X 24" REBAR SET
 - ⊙ 1/2" HOLE DRILLED CONCRETE
 - ALUMINUM MONUMENT FOUND
 - [334-103] VOLUME & PAGE, GRANT CO. REGISTRY, LANCASTER, WI.
 - × × × FENCE-REFERENCE ONLY

BEARINGS REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 3, WHICH IS ASSUMED TO BEAR S 89°58'13" W.

AUSTIN ENGINEERING - LARRY L. AUSTIN
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DRAWN BY: SW AUSTIN
APPROVED: LL AUSTIN
CREW: BS - DK
SHEET 1 OF 1

FIELDBOOK: 97-29
C:\SURVEY3\T1NR2W\03
C:\EPSA\PROGRAM\T1NR2W\03GTT

