

RECEIVED FEB 12 1999

Sec 31, T3N, Range West

60

SURVEY PLAT

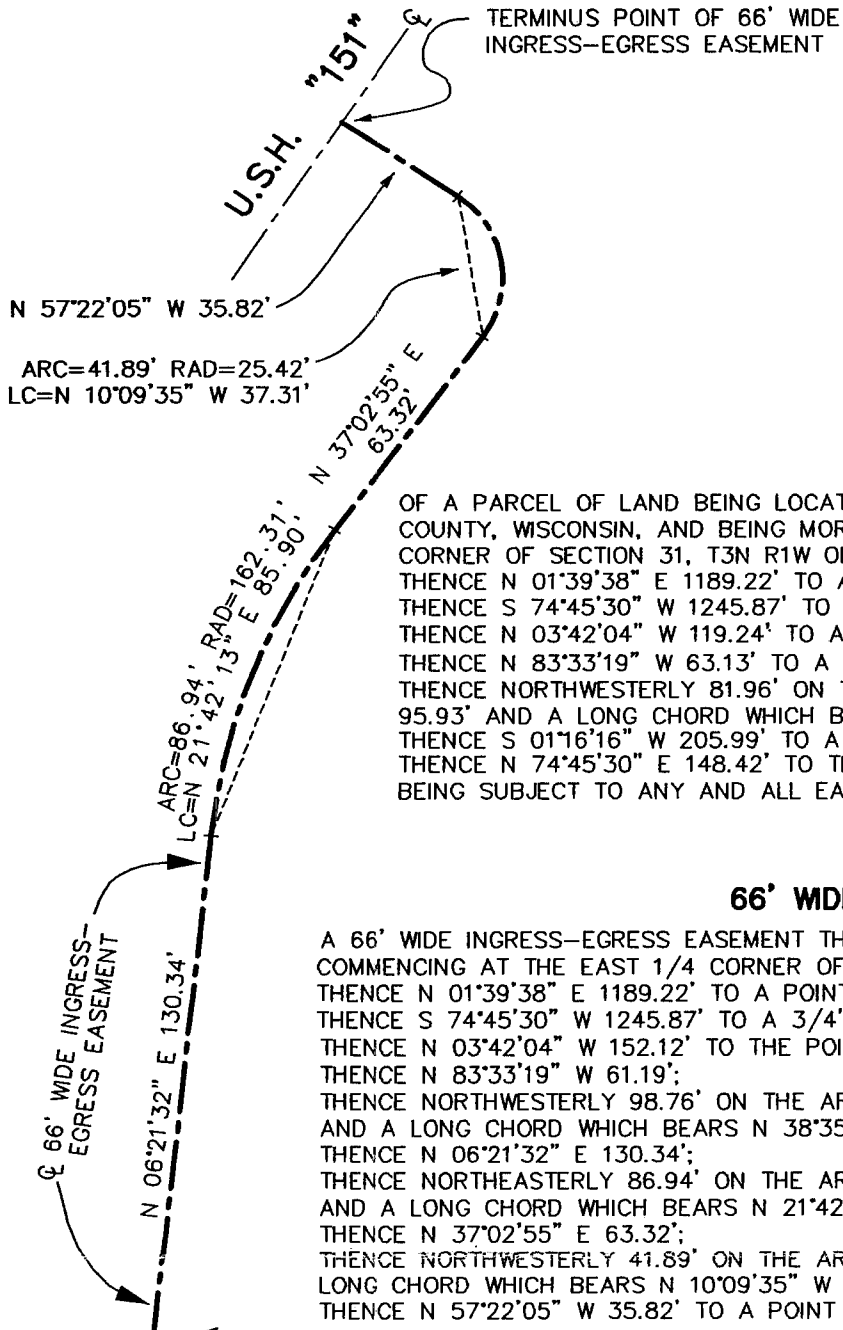
PREPARED FOR: TED GABRIEL

AUSTIN ENGINEERING - LARRY L. AUSTIN

4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

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

FIELDBOOK: 93-18, 97-33
C: \SURVEY3\T2NR2W\T2NR1W
C: \EPSA\PROGRAM2\T3NR1W\31TG



DESCRIPTION

OF A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, T3N R1W OF 4TH P.M., GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, T3N R1W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;
 THENCE N 01°39'38" E 1189.22' TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31;
 THENCE S 74°45'30" W 1245.87' TO A 3/4" REBAR MARKING THE POINT OF BEGINNING;
 THENCE N 03°42'04" W 119.24' TO A 3/4" REBAR;
 THENCE N 83°33'19" W 63.13' TO A 3/4" REBAR;
 THENCE NORTHWESTERLY 81.96' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 95.93' AND A LONG CHORD WHICH BEARS N 59°04'48" W 79.49' A 3/4" REBAR;
 THENCE S 01°16'16" W 205.99' TO A 3/4" REBAR;
 THENCE N 74°45'30" E 148.42' TO THE POINT OF BEGINNING, CONTAINING 0.477 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

66' WIDE INGRESS-EGRESS EASEMENT

A 66' WIDE INGRESS-EGRESS EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, T3N R1W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;
 THENCE N 01°39'38" E 1189.22' TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31;
 THENCE S 74°45'30" W 1245.87' TO A 3/4" REBAR;
 THENCE N 03°42'04" W 152.12' TO THE POINT OF BEGINNING;
 THENCE N 83°33'19" W 61.19';
 THENCE NORTHWESTERLY 98.76' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.93' AND A LONG CHORD WHICH BEARS N 38°35'54" W 88.93';
 THENCE N 06°21'32" E 130.34';
 THENCE NORTHEASTERLY 86.94' ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 162.31' AND A LONG CHORD WHICH BEARS N 21°42'13" E 85.90';
 THENCE N 37°02'55" E 63.32';
 THENCE NORTHWESTERLY 41.89' ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.42' AND A LONG CHORD WHICH BEARS N 10°09'35" W 37.31';
 THENCE N 57°22'05" W 35.82' TO A POINT IN THE CENTERLINE OF U.S.H. 151, SAID POINT BEING THE TERMINUS POINT.

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 TED GABRIEL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

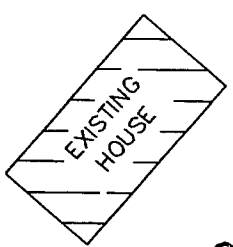
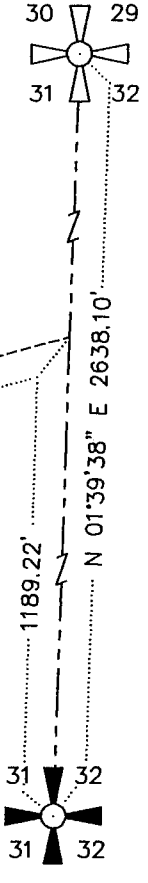
Larry L. Austin
 LARRY L. AUSTIN, RLS 1903

12-13-97
 DATE
 Rev. 9-15-98 *LLA*
 Rev. 1-19-99 *LLA*



P.O.B. 66' WIDE INGRESS-EGRESS EASEMENT

NORTHEAST CORNER SECTION 31
 1" IRON PIPE FOUND

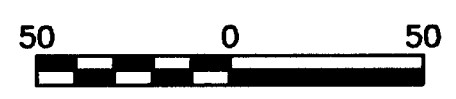


0.477 ACRES ±
 20,760 S.F. ±

LEGEND

- 3/4" X 24" REBAR SET
- ▲ WOOD R.O.W. MARKER FOUND
- *-* FENCE - REFERENCE ONLY

BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, WHICH IS ASSUMED TO BEAR N 01°39'38" E.



SCALE 1" = 50'



WEST LINE, EAST 1/2, NORTHEAST 1/4 SECTION 31, T2N R2W

EAST 1/4 CORNER SECTION 31
 T3N R1W OF 4TH P.M., GRANT COUNTY, WISCONSIN, 3/4" X 24" REBAR SET

OLD HWY. 151 R.O.W.