

Book 10
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PLAT OF SURVEY for JAMES FUGATE

LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 10 AND THE EAST 1/2 OF THE SE 1/4 OF SECTION 3, T3N R2W, 4TH P.M., GRANT COUNTY, WISCONSIN

West 1/4 corner, Section 3, T3N R2W, Existing Aluminum Monument

North 1/4 corner, Section 3, T3N R2W, Existing 1 1/2" Iron pipe

East 1/4 corner, Section 3, T3N R2W, Existing No. 6 rebar

PROPERTY DESCRIPTION:

A parcel of land located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Three (3) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, said parcel being described as follows:
Commencing at the South Quarter corner of said Section Three (3);
Thence South 89° 41' 06" East 1285.95' along the South line of said Section Three (3) to a no. 6 rebar marking the point of beginning;
Thence South 23° 26' 15" West 397.99' to a no. 6 rebar;
Thence South 85° 15' 24" East 333.23' to a no. 6 rebar;
Thence South 45° 00' 25" East 169.68' to a no. 6 rebar;
Thence North 75° 10' 38" East 84.14' to a no. 6 rebar;
Thence North 24° 58' 21" East 217.35' to a no. 6 rebar;
Thence North 57° 27' 40" East 14.93' to a no. 6 rebar;
Thence North 08° 35' 31" East 531.73' to a no. 6 rebar;
Thence North 06° 00' 46" East 1285.22' to a no. 6 rebar;
Thence North 83° 52' 26" East 36.99' to a no. 6 rebar;
Thence North 05° 59' 58" West 406.84' to a no. 6 rebar;
Thence North 84° 56' 09" East 201.24' to a no. 6 rebar;
Thence North 03° 36' 09" West 174.94' to a no. 6 rebar in the Southerly right-of-way of Baker Ford Road;
Thence North 03° 36' 09" West 33.10' to a point in the centerline of said road;
Thence South 82° 00' 12" West 333.35' to a point in said centerline;
Thence Westerly 517.81' on the arc of a curve concave Southerly having a radius of 4800.00' and a long chord bearing South 78° 54' 46" West 517.56' to a point in said centerline;
Thence South 00° 01' 31" East 34.04' along the West line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section Three (3) to a no. 6 rebar in the Southerly right-of-way of said road;
Thence South 00° 01' 31" East 1972.03' along said West line to the Southwest corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) thereof;
Thence North 89° 41' 06" West 38.05' along the South line of said Section Three (3) to the point of beginning, containing 34.89 acres, more or less, and being subject to any and all easements of record and/or usage.

66' WIDE INGRESS-EGRESS EASEMENT:

A Sixty-six foot (66') wide ingress-egress easement located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Three (3) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, said easement being located Northerly and Westerly of the following described reference line:
Commencing at the South Quarter corner of said Section Three (3);
Thence South 89° 41' 06" East 1285.95' along the South line of said Section Three (3) to a no. 6 rebar;
Thence South 23° 26' 15" West 397.99' to a no. 6 rebar marking the point of beginning;
Thence South 85° 15' 24" East 333.23' to a no. 6 rebar;
Thence South 45° 00' 25" East 169.68' to a no. 6 rebar;
Thence North 75° 10' 38" East 84.14' to a no. 6 rebar;
Thence North 24° 58' 21" East 217.35' to a no. 6 rebar;
Thence North 57° 27' 40" East 14.93' to a no. 6 rebar;
Thence North 08° 35' 31" East 531.73' to a no. 6 rebar;
Thence North 06° 00' 46" East 1285.22' to a no. 6 rebar;
Thence North 83° 52' 26" East 36.99' to a no. 6 rebar;
Thence North 05° 59' 58" West 406.84' to a no. 6 rebar;
Thence North 05° 59' 58" West 98.19';
Thence North 82° 00' 12" East 205.88' to the terminus point.
The side margins of the easement strip are lengthened or shortened to terminate at the Landowner's property lines that are intersected by the above described reference line.

40' WIDE INGRESS-EGRESS EASEMENT:

A Forty foot (40') wide ingress-egress easement located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), Township Three (3) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, the centerline of said easement being described as follows:
Commencing at the South Quarter corner of said Section Three (3);
Thence South 89° 41' 06" East 1285.95' along the South line of said Section Three (3) to a no. 6 rebar;
Thence South 23° 26' 15" West 397.99' to a no. 6 rebar;
Thence South 85° 15' 24" East 333.23' to a no. 6 rebar;
Thence South 45° 00' 25" East 169.68' to a no. 6 rebar;
Thence North 75° 10' 38" East 84.14' to a no. 6 rebar;
Thence North 24° 58' 21" East 217.35' to a no. 6 rebar;
Thence North 57° 27' 40" East 14.93' to a no. 6 rebar;
Thence North 08° 35' 31" East 531.73' to a no. 6 rebar;
Thence North 06° 00' 46" East 1285.22' to a no. 6 rebar;
Thence North 83° 52' 26" East 36.99' to a no. 6 rebar marking the point of beginning;
Thence North 84° 56' 09" East 201.24' to a no. 6 rebar marking the point of beginning;
Thence North 03° 36' 09" West 174.94' to a no. 6 rebar in the Southerly right-of-way of Baker Ford Road;
Thence North 03° 36' 09" West 33.10' to a point in the centerline of said road, said point being the terminus point.
The side margins of the easement strip are lengthened or shortened to terminate at the Landowner's property lines that are intersected by the above described centerline.

SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, do hereby certify:
That the above descriptions were surveyed, mapped and monumented as shown in this plat by me or under my direct supervision.
That conformances with local ordinances are not guaranteed with this survey.
That this survey was prepared under the direction of James Fugate.
That to the best of my knowledge and belief, this plat is an accurate representation thereof.
That all signs 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 17th day of January, 2002.

Larry L. Austin
Registered Wisconsin Land Surveyor

JAN 31 2002

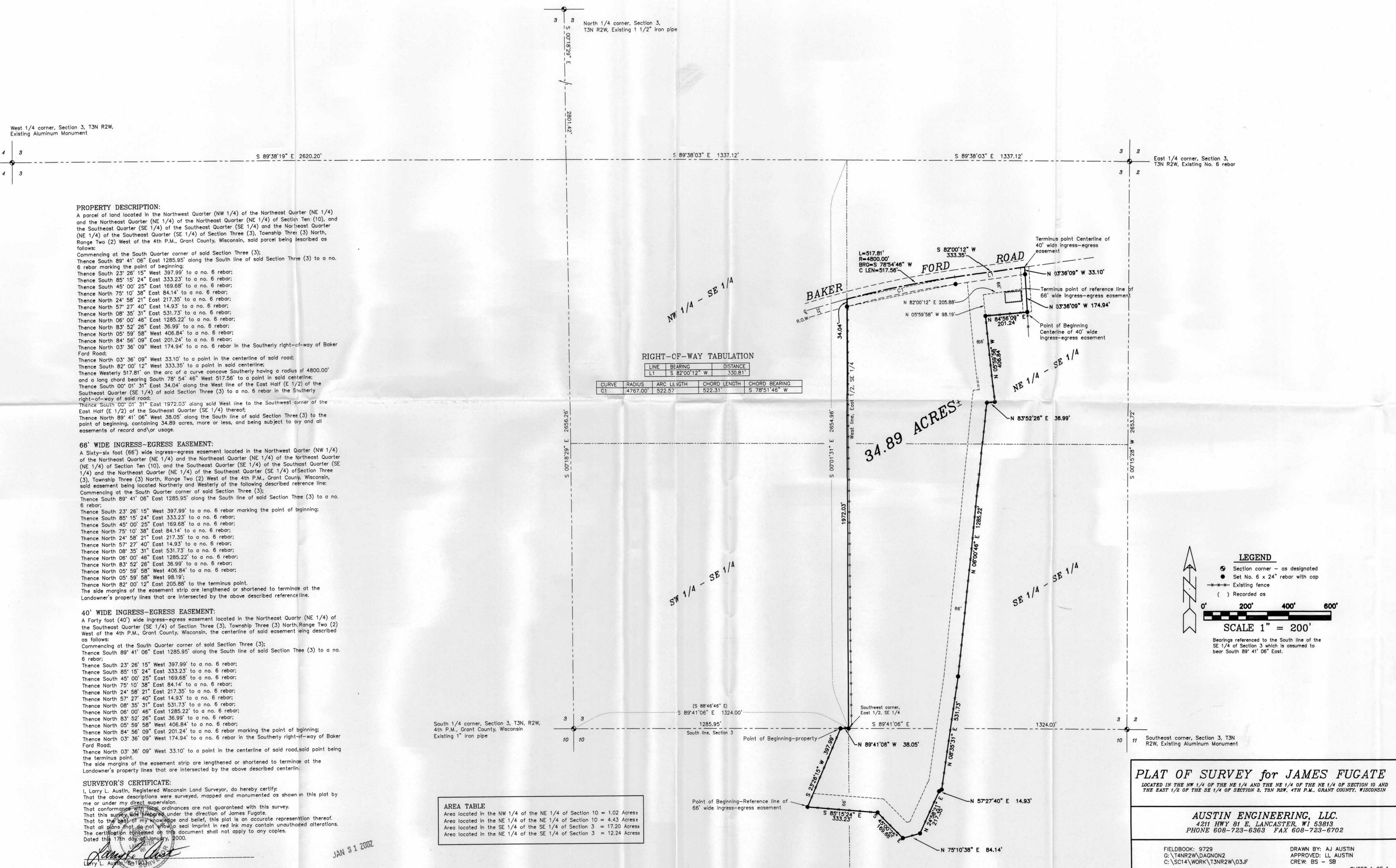
RIGHT-OF-WAY TABULATION

LINE	BEARING	DISTANCE
L1	S 82°00'12" W	330.81'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4767.00'	522.57'	522.31'	S 78°51'46" W

AREA TABLE

Area located in the NW 1/4 of the NE 1/4 of Section 10	= 1.02 Acres
Area located in the NE 1/4 of the NE 1/4 of Section 10	= 4.43 Acres
Area located in the SE 1/4 of the SE 1/4 of Section 3	= 17.20 Acres
Area located in the NE 1/4 of the SE 1/4 of Section 3	= 12.24 Acres



LEGEND

- Section corner - as designated
- Set No. 6 x 24" rebar with cap
- Existing fence
- Recorded as

Scale 1" = 200'

Bearings referenced to the South line of the SE 1/4 of Section 3 which is assumed to bear South 89° 41' 06" East.

PLAT OF SURVEY for JAMES FUGATE
 LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 10 AND THE EAST 1/2 OF THE SE 1/4 OF SECTION 3, T3N R2W, 4TH P.M., GRANT COUNTY, WISCONSIN

AUSTIN ENGINEERING, LLC.
 4211 HWY 81 E, LANCASTER, WI 53813
 PHONE 608-723-6363 FAX 608-723-6702

FIELDBOOK: 9729
 G:\T4NR2W\DAGNON2
 C:\S14\WORK\T3NR2W\03JF

DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: BS - SB

SHEET 1 OF 1