

PLAT OF SURVEY

PREPARED FOR:
LORAS AND JONI KILBURG

TRACT 3:

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Town One (1) North, Range Two (2) West of the 4th P.M., Jamestown Township, Grant County, Wisconsin, containing 2.29 acres, more or less, and being described as follows:
Commencing at the West Quarter (W 1/4) corner of said Section;
thence North 88° 38' 34" East 1457.76' along the East-West Quarter (E-W 1/4) line of said Section;
thence North 50° 15' 29" East 249.46' to a point in the centerline of a township road known as Peddle Hollow Road, said point being the point of beginning;
thence South 23° 28' 26" East 25.91';
thence 45.52' on the arc of a curve to the right having a radius of 40.00' and a long chord bearing South 09° 07' 42" West 43.10';
thence South 41° 43' 50" West 114.84';
thence 5.07' on the arc of a curve to the left having a radius of 55.00' and a long chord bearing South 38° 34' 14" West 6.06' to a point on the East-West Quarter (E-W 1/4) line of said Section;
thence North 88° 38' 34" East 6.36' along said East-West Quarter (E-W 1/4) line;
thence North 52° 08' 53" East 13.54';
thence South 24° 09' 34" East 8.73' to said East-West Quarter (E-W 1/4) line of said Section;
thence North 88° 38' 34" East 399.03' along said East-West Quarter (E-W 1/4) line of said Section to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4);
thence North 01° 19' 19" East 390.85' along the East line of the West Half (W 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) to a point in the centerline of said Peddle Hollow Road;
thence South 62° 17' 34" West 18.31' to a point in said centerline;
thence 49.71' on the arc of a curve to the left having a radius of 494.74' and a long chord bearing South 59° 24' 53" West 49.68' to a point in said centerline;
thence South 56° 32' 11" West 152.15' to a point in said centerline;
thence 164.37' on the arc of a curve to the left having a radius of 1500.00' and a long chord bearing South 53° 23' 50" West 164.29' to a point in said centerline;
thence South 50° 15' 29" West 44.22' to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the description hereon was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.
That conformance with local ordinances are not guaranteed with this survey.
That this survey was prepared under the instructions of Attorney W. Phil Karmann, representing Loras and Joni Kilburg.
That to the best of my knowledge and belief, this plat is an accurate representation thereof.
That all plans 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 28th day of January 2003.

Larry L. Austin
Larry L. Austin, S-1903



EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 (PREVIOUSLY DESCRIBED IN VOLUME 705, PAGE 234, DOCUMENT NO. 556455, GRANT COUNTY REGISTRY)

C3
L=49.71'
R=494.74'
C LEN=49.68'
BRG=S 59°24'53" W

C4
L=164.37'
R=1500.00'
C LEN=164.29'
BRG=S 53°23'50" W

C5
L=46.39'
R=461.74'
C LEN=46.37'
BRG=S 59°24'53" W

C6
L=160.75'
R=1487.00'
C LEN=160.67'
BRG=S 53°23'50" W

C1
L=45.52'
R=40.00'
C LEN=43.10'
BRG=S 09°07'42" W

C2
L=5.07'
R=55.00'
C LEN=6.06'
BRG=S 33°34'14" W

TRACT 3
2.29 ACRES ±
99,588 SQ. FT. ±

18' WIDE EASEMENT PREVIOUSLY SURVEYED FOR KEN SMITH BY LARRY AUSTIN DATED FEBRUARY 8, 2002 WITH A REVISED DATE OF MARCH 11, 2002

APPROXIMATE LOCATION SINNIPEE CREEK

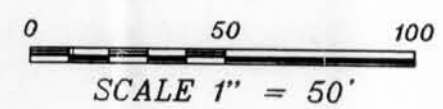
SURVEYOR'S NOTES:

This Survey was prepared with the intent of Quit Claim Deeds being exchanged between adjoining land owners to clarify existing Deed lines.

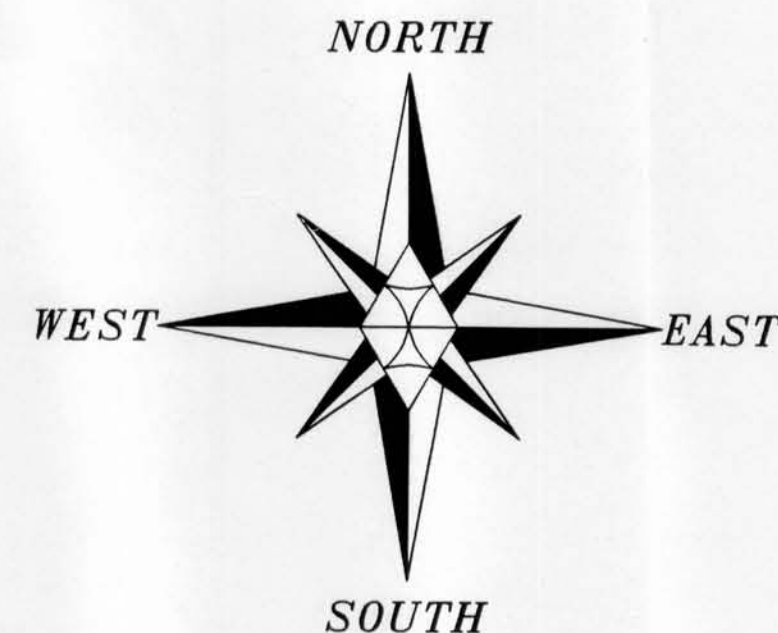
Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No underground improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished the surveyor. There may exist documents of record which would affect this parcel.

LEGEND

- EXISTING GRANT COUNTY ALUM. MONUMENT
- WISCONSIN DOT ALUMINUM MONUMENT FOUND
- NO. 6 REBAR FOUND
- △ 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- ⊕ ALUMINUM MONUMENT FOUND
- ⊙ RAILROAD SPIKE FOUND
- NO. 6 x 24" REBAR SET WITH CAP
- EXISTING FENCE



Bearings referenced to the North-South 1/4 line of Section 4 which is assumed to bear N 01°19'19" E.



NORTH 1/4 CORNER SECTION 4, T1N R2W

LOCATION OF EAST 1/4 CORNER OF SECTION 4 WAS RETRACED FROM D.O.T. HIGHWAY PLAN NO. 1208-05-21

South 1/4 corner, Section 4, T1N R2W

PLAT OF SURVEY
PREPARED FOR: LORAS AND JONI KILBURG
LOCATED IN SECTION 4, T1N R2W, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN

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

FIELDBOOK: 9902 DRAWN BY: AJ AUSTIN
C:\T2NR2W\T2NR2W APPROVED: LL AUSTIN
C:\AJA\T1NR2W\04\02S307-KILBURG CREW: BS - SB SHEET 1 OF 1