

PLAT OF SURVEY

North Quarter corner
Section 17, T2N R1W

LEGEND

- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- No. 10 rebar found
- Aluminum Monument found with Grant County Aluminum Cap
- - - Approximate existing fence location

WEST LINE OF
SW 1/4, SE 1/4
SECTION 17.

SE 1/4 SW 1/4
SECTION 17

4.00 ACRES±
174,199 S.F.±
(EXCLUSIVE ROW
3.87 ACRES±)

SW 1/4 SE 1/4
SECTION 17

AREA TABLE
SW 1/4, SE 1/4 SECTION, 17' = 1.62 ACRES±
NW 1/4, NE 1/4 SECTION, 20' = 2.38 ACRES±

point of beginning

South Quarter corner
Section 17, T2N R1W

NE 1/4 NW 1/4
SECTION 20

NW 1/4 NE 1/4
SECTION 20

EXISTING 66' WIDE PUBLIC
ROADWAY EASEMENT

P.O.B. EASEMENT

C2
L=175.01'
R=7533.00'
C LEN=175.01'
BRG=S 80°01'17" E

C3
L=67.22'
R=7500.00'
C LEN=67.22'
BRG=S 79°03'06" E

C1
L=175.00'
R=7500.00'
C LEN=175.00'
BRG=N 79°58'37" W



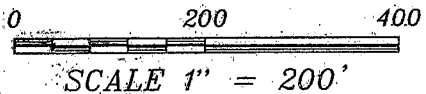
Bearings referenced to the West
Line of the SW 1/4 of the SE 1/4 of
Section 17, which is assumed to
bear as shown hereon.

WEST LINE OF
NW 1/4, NE 1/4
SECTION 20



South Quarter corner
Section 20, T2N R1W

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 July, 2003.
REVISED THIS 6th DAY OF AUGUST, 2003.
(ADDED EASEMENT)



Prepared For: GEORGE LAZARUS
AUSTIN ENGINEERING, LLC
4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

JOB NO: 03S216
FIELDBOOK: TDSR
G:\T2NR1W\17
H:\PLAT\T2NR1W\20\03S216

DRAWN BY: SW AUSTIN
APPROVED: LL AUSTIN
CREW: BS - SB - BD

SHEET 1 OF 2

SEP 03 2003

PLAT OF SURVEY

DESCRIPTION:

Part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Town Two (2) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, said parcel being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section Seventeen (17), said point being the point of beginning;

thence North 00° 15' 54" West 407.14' along the West line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Seventeen (17);

thence North 89° 44' 06" East 175.00';

thence South 00° 01' 00" West 1021.75' to a point in the centerline of a township road known as Clay Hollow Road;

thence 175.00' on the arc of a curve to the left, having a radius of 7500.00' and a long chord bearing North 79° 58' 37" West 175.00' to a point in the centerline of said township road;

thence North 00° 02' 54" West 583.35' along the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty (20) to the point of beginning, containing 4.00 acres, more or less, and being subject to any and all easements of record and/or usage.

66' WIDE ACCESS EASEMENT:

A Sixty-six foot (66') wide ingress-egress easement being located in part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Town Two (2) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, said easement being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section Twenty (20);

thence North 00° 15' 54" West 407.14';

thence North 89° 44' 06" East 175.00';

thence South 00° 01' 00" West 921.75' to the point of beginning;

thence South 00° 01' 00" West 100.00' to a point in the centerline of a township road known as Clay Hollow Road;

thence 67.22' on the arc of a curve to the right having a radius of 7500.00' and a long chord bearing South 79° 03' 06" East 67.22' to a point in said centerline;

thence North 00° 01' 00" East 112.75';

thence North 89° 59' 00" West 66.00' to the point of beginning.

SURVEYOR'S CERTIFICATE:

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

That the above descriptions were 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 George Lazarus.

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 July, 2003.

Revised this 6th day of August, 2003. (Added Easement) *LL*

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



SURVEYOR'S NOTE:

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.

Prepared For: GEORGE LAZARUS

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SHEET 2 OF 2