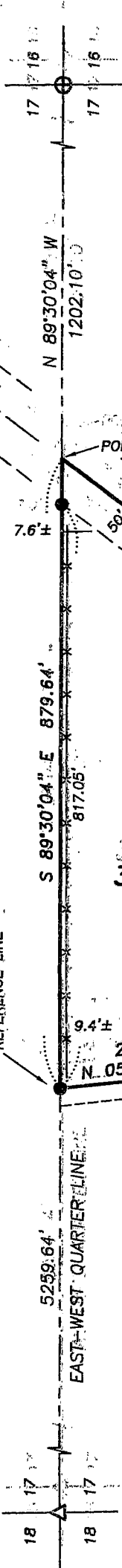


# PLAT OF SURVEY

EAST 1/4 CORNER  
SECTION 17, T7N R2W

WEST 1/4 CORNER  
SECTION 17, T7N R2W



## LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- △ 1" diameter iron pipe found
- \*— Approximate location of existing fence

ALL PLANS THAT DO NOT SHOW SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: MARCH 29, 2004

*Randy*  
RANGER SURVEYORS

| AREA TABLE       |               |
|------------------|---------------|
| NE 1/4 OF SE 1/4 | = 0.15 ACRES± |
| NW 1/4 OF SE 1/4 | = 8.04 ACRES± |

**TRACT 1**  
**8.19 ACRES±**  
**356,779 S.F.±**

CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES RECORDED IN VOLUME 353, PAGES 213 & 218, GRANT CO. REGISTRY

TERMINUS POINT EASEMENT REFERENCE LINE

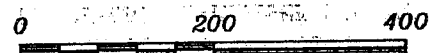
POINT OF BEGINNING EASEMENT REFERENCE LINE

C1  
L=251.52'  
R=374.63'  
C LEN=246.83'  
BRG=N 24°30'33" W

ROW CENTERLINE  
ROW

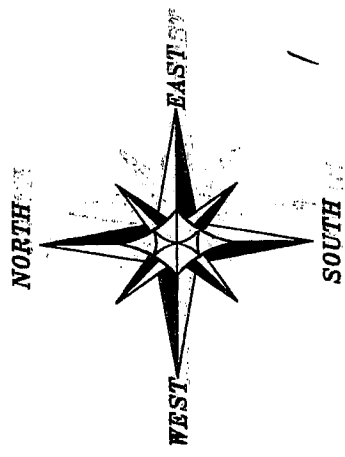
24' WIDE INGRESS-EGRESS EASEMENT

REFERENCE LINE



SCALE 1" = 200'

WELL IS LOCATED 148± SOUTH AND 16± WEST OF TERMINUS POINT OF EASEMENT REFERENCE LINE



BEARINGS REFERENCED TO THE EAST-WEST QUARTER LINE OF SECTION 17, WHICH IS ASSUMED TO BEAR N 89°30'04" W.



**Austin Engineering LLC**

Prepared For: James Rounds

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

JOB NO: 04S051  
FIELDBOOK: TDS RANGER  
G:\T7NR2W\02  
H:\PLAT\T7NR2W\17\04S051

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

SHEET 1 OF 2

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Town Seven (7) North, Range Two (2) West of the 4th p.m., Hickory Grove Township, Grant County, Wisconsin, being more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section Seventeen (17); thence North  $89^{\circ} 30' 04''$  West 1202.10' along the East-West Quarter (E-W 1/4) line of said Section Seventeen (17) to a point in the centerline of County Highway "T", said point being the point of beginning; thence South  $37^{\circ} 28' 47''$  West 870.97' to a point in the centerline of County Highway "T"; thence North  $43^{\circ} 44' 36''$  West 325.67' thence 251.52' on the arc of a curve to the right, having a radius of 374.63' and a long chord bearing North  $24^{\circ} 30' 33''$  West 246.83'; thence North  $05^{\circ} 16' 30''$  West 239.99' to a point on the East-West Quarter (E-W 1/4) line of said Section Seventeen (17); thence North  $89^{\circ} 30' 04''$  West 879.64' along said East-West Quarter (E-W 1/4) line to the point of beginning, being subject to any and all easements of record and/or usage, including, but not limited to the following;

## INGRESS-EGRESS EASEMENT

A new easement was surveyed for this property. The use, maintenance, assignments or other pertinent information of this easement should be addressed between the Dominant Tenement and the Servient Tenement. It is recommended that the easement on this survey should be clarified in the deed or by other documents.

A 24' wide ingress-egress easement being located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Town Seven (7) North, Range Two (2) West of the 4th p.m., Hickory Grove Township, Grant County, Wisconsin, said easement being located Westerly of and adjacent to the following described reference line;

Commencing at the East Quarter (E 1/4) corner of said Section Seventeen (17); thence North  $89^{\circ} 30' 04''$  West 1202.10' along the East-West Quarter (E-W 1/4) line of said Section Seventeen (17) to a point in the centerline of County Highway "T"; thence South  $37^{\circ} 28' 47''$  West 870.97' to a point in the centerline of County Highway "T", said point being the point of beginning; thence North  $43^{\circ} 44' 36''$  West 325.67' thence 251.52' on the arc of a curve to the right, having a radius of 374.63' and a long chord bearing North  $24^{\circ} 30' 33''$  West 246.83'; thence North  $05^{\circ} 16' 30''$  West 239.99' to a point on the East-West Quarter (E-W 1/4) line of said Section Seventeen (17), said point being the terminus point.

## SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify: That the above description 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 James Rounds. 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 29th day of March, 2004.

  
Larry L. Austin, S-1903-LANCASTER WI

## SURVEYOR'S NOTES:

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.



Austin  
Engineering LLC

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APPROVED: LL AUSTIN  
CREW: BS = BD

SHEET 2 OF 2