

PLAT OF SURVEY

RIGHT OF WAY ESTABLISHED FROM WARRANTY DEED RECORDED IN VOLUME 793, PAGE 742 AS DOCUMENT NO. 595491, GRANT COUNTY REGISTRY AND PLAT OF RIGHT OF WAY R/W PROJECT NO. 1660-01-22

NORTH 1/4 CORNER SECTION 30, T6N. R3W

HIGHWAY #18

PERMANENT LIMITED EASEMENT FOR DRIVEWAY ACCESS RECORDED IN VOLUME 792, PAGE 797, RECORDED AS DOCUMENT NO. 595057, GRANT COUNTY REGISTRY

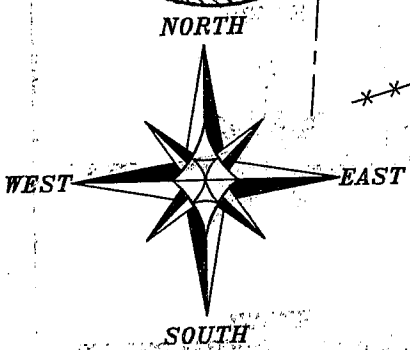
PREVIOUS SURVEY BY LARRY AUSTIN DATED 6-30-2003

CLOTHES LINE LOCATED 30'± WEST OF PROPERTY LINE

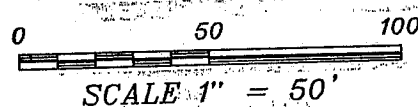
MOBILE HOME ENCROACHES ONTO ADJOINING LAND OWNER

0.66± ACRE
28,544± SQ. FT.

WISCONSIN
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 JUNE 14, 2004. REVISED: JUNE 17, 2004.



BEARINGS REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 30 WHICH IS ASSUMED TO BEAR S 00°02'21" W.



LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 24" rebar set with cap
- Utility pole
- () Recorded as
- x-x-x- Approximate location of fence

SEE SURVEYOR'S NOTES ON SHEET 2

NOTE: NO WELL WAS FOUND FOR THIS PARCEL.

SOUTH 1/4 CORNER SECTION 30, T6N R3W



Austin Engineering LLC

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

Prepared For: VINCE JEARDEAU

JOB NO: 04S139
FIELDBOOK: 2218
G:\T6NR3W\30A
H:\PLAT\T6NR3W\30\04S139-JEARDEAU

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS, SA

PLAT OF SURVEY

DESCRIPTION PROVIDED:

PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 651, PAGE 779 AS DOCUMENT NO. 527856, GRANT COUNTY REGISTRY:

A parcel of land in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, T 6 N, R 3 W of the 4th P.M., in Grant County, Wisconsin, and specifically described as follows: Commencing at the NE corner of the NE $\frac{1}{4}$ of said Section 30 thence South 100 feet along the East Boundary line of said quarter section to a point on the South boundary of the right of way for State Highway #18, which is the point of beginning; thence S 87°38' W along the right of way, 132 feet, thence South 270 feet more or less, thence Northeasterly to a point 250 feet South of the point of beginning, thence thence North 250 feet on said quarter section line to the point of beginning.

SURVEYOR'S NOTES:

The description provided was a Warranty Deed recorded in Volume 651, Page 779 as Document No. 527856, received for record at the Grant County Registry on November 1, 1988.

A Warranty Deed between Vincent Jeardeau and the State of Wisconsin, Department of Transportation was found on record in Volume 793, Page 742 as Document No. 595491, received for record at the Grant County Registry on December 15, 1997. This document also acquired all existing, or potential common law or statutory easements or rights of direct access between the right of direct access between the right of way of the highway, currently designated as U.S.H. 18, and all of the abutting remaining real property of the owner(s), whether acquired by separate conveyance or otherwise, were the following, described real estate abuts on the said highway.

Both deeds were taken into consideration as to the location of the Title lines.

A Warranty Deed between Frank Collins and the State of Wisconsin, Department of Transportation was found on record in Volume 792, Page 797 as Document No. 595057, received for record at the Grant County Registry on November 25, 1997. This Deed included a permanent limited easement for driveway access, including the right of ingress and egress; also including the right to construct, improve and maintain a residential driveway, including the right to operate equipment necessary for such construction, improvement and maintenance thereon. This easement shall be in effect for as long as required for such purpose.

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 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.

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 Vincent Jeardeau.
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 14th day of June, 2004.
Revised this 17th June, 2004. (FENCE ADDED ON SHEET 1)

Larry L. Austin



Austin
Engineering LLC

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

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SHEET 2 OF 2