

PLAT OF SURVEY

NORTHWEST CORNER SECTION 22, T3N R5W

NORTH 1/4 CORNER SECTION 22, T3N R5W

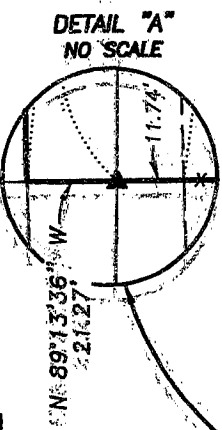
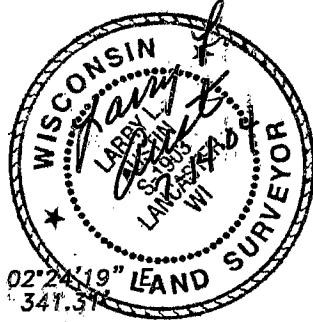
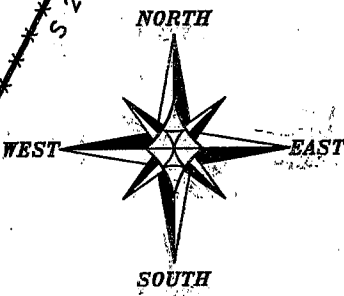
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES DATED JULY 14, 2004

TRAVELED CENTERLINE MILLSTREAM ROAD

EXISTING 66' WIDE PUBLIC ROADWAY EASEMENT

TRACT 1
25.28 ACRES±
1,101,197 SQ. FT.±

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	23000.00'	665.38'	665.36'	N 00°29'45" W
C2	23000.00'	559.99'	559.98'	N 00°21'53" W
C3	5000.00'	180.10'	180.09'	N 00°10'49" W
C4	1100.00'	68.81'	68.80'	N 00°47'26" W
C5	22967.00'	665.47'	665.45'	N 00°29'50" W
C6	23033.00'	560.79'	560.78'	N 00°21'53" W
C7	4967.00'	178.91'	178.90'	N 00°01'49" W
C8	1133.00'	72.65'	72.64'	N 00°50'07" W



Bearings referenced to the North line of the NW 1/4 of Section 22 which is assumed to bear N 89°59'44" E.



SCALE 1" = 300'

WEST 1/4 CORNER SECTION 21, T3N R5W

LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- No. 10 rebar found
- △ 1" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- + No monument set
- ⊠ Aluminum Monument found with Grant County Aluminum Cap
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- x-x-x- Approximate location of fence

R.O.W. AREA
1.03 ACRES±

SOUTH 1/4 CORNER SECTION 22, T3N R5W



Austin Engineering LLC

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

Prepared For: James Ley

JOB NO: 04S002
FIELDBOOK: 2004
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DRAWN BY: C RUTER
APPROVED: LL AUSTIN
CREW: BS - SA - SB

SHEET 1 OF 2

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), Section Twenty-one (21), also part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), Section Twenty-two (22), Town Three (3) North, Range Five (5) West of the 4th P.M., Cassville Township, Grant County, Wisconsin, containing 25.28 acres, more or less, and being described as follows:
Commencing at the West Quarter (W 1/4) corner of said Section Twenty-two (22), said corner being the point of beginning;
thence North 89° 13' 36" West 21.27' along the East-West Quarter (E-W 1/4) line of Section Twenty-one (21) to a point in the centerline of a township road known as Millstream Road;
thence 665.38' on the arc of a curve to the right having a radius of 23000.00' and a long chord bearing North 00° 29' 45" West 665.36' to a point in said centerline;
thence 559.99' on the arc of a curve to the left having a radius of 23000.00' and a long chord bearing North 00° 21' 53" West 559.98' to a point in said centerline;
thence 180.10' on the arc of a curve to the right having a radius of 5000.00' and a long chord bearing North 00° 01' 49" West 180.09' to a point in said centerline;
thence North 01° 00' 06" East 549.89' to a point in said centerline;
thence 68.81' on the arc of a curve to the left having a radius of 1100.00' and a long chord bearing North 00° 47' 26" West 68.80' to a point in said centerline;
thence North 84° 20' 58" East 930.53';
thence South 23° 07' 49" West 197.52';
thence South 27° 11' 03" West 645.76';
thence South 15° 46' 39" West 460.02';
thence South 87° 39' 33" East 176.01';
thence South 11° 26' 52" West 580.22';
thence South 02° 24' 19" East 341.31' to the East-West Quarter (E-W 1/4) line of Section Twenty-two (22);
thence South 89° 58' 04" West 481.32' along said East-West Quarter (E-W 1/4) line to the point of beginning. **EXCEPTING THEREFROM THAT PROPERTY AS DESCRIBED IN VOL. 647, PG. 979, RECORDED AS DOCUMENT NO. 525779, GRANT COUNTY REGISTRY, AND BEING DESCRIBED AS FOLLOWS:**

Commencing at the NW corner of Section 22, T 3 N, R 5 W of the 4th P.M., Cassville Township, Grant County, Wisconsin; thence S 00° 00' 18" E 1418.95' along the westerly line of said Section 22 to the point of beginning; Thence N 83° 39' 14" E 196.00'; Thence S 00° 00' 18" E 670.74'; Thence S 83° 39' 14" W 196.00' to the Westerly line of said Section 22; Thence N 00° 00' 18" W 670.74' along the Westerly line of said Section 22 to the point of beginning, containing 3.000 acres, more or less and being subject to any and all easements of record.

SURVEYOR'S CERTIFICATE:

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

That this tract is subject to any and all easements of record and/or usage.
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 Ley.
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 certifications contained on this document shall not apply to any copies.

Dated this 14th day of July, 2004.

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 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.

Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon.



**Austin
Engineering LLC**

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