

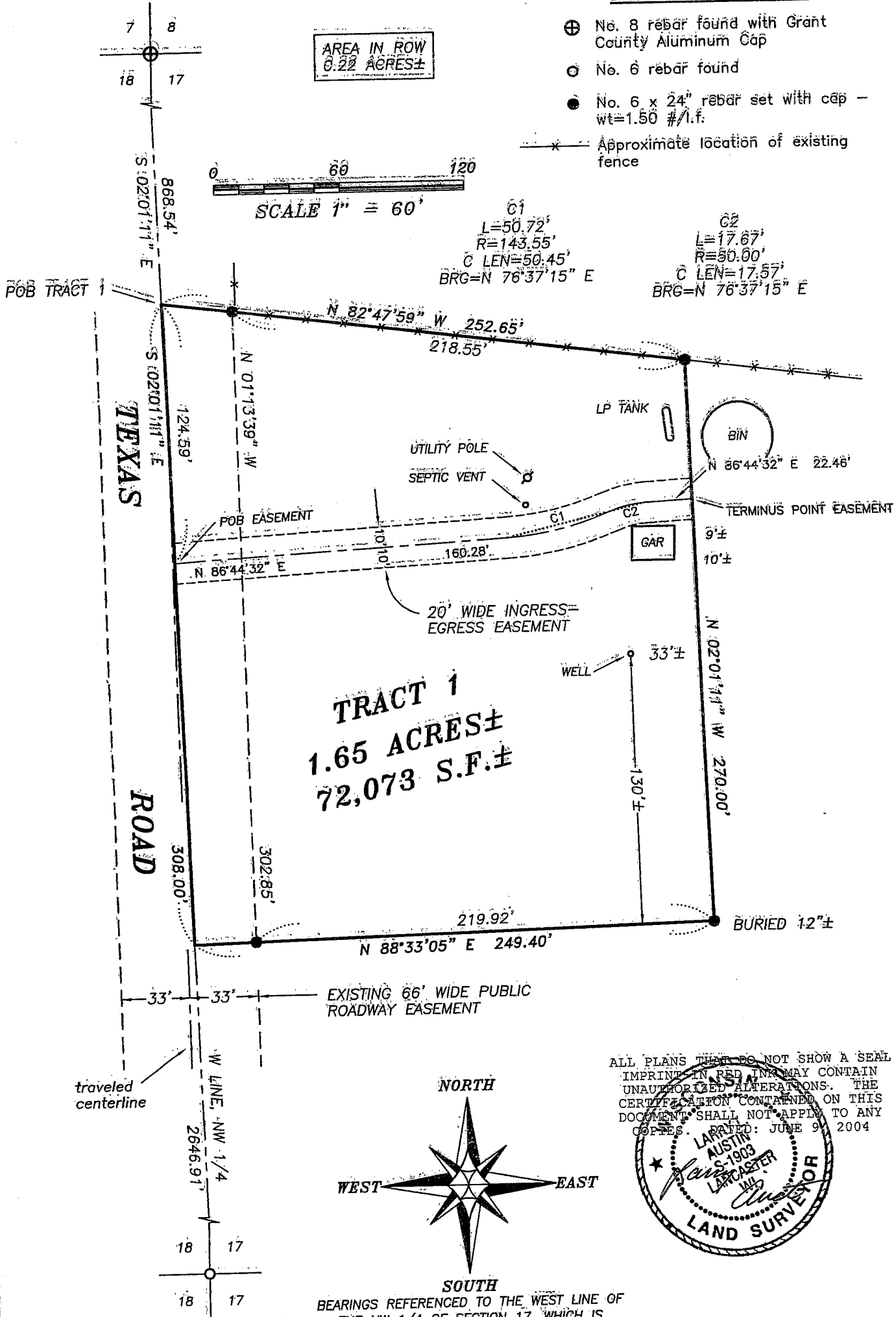
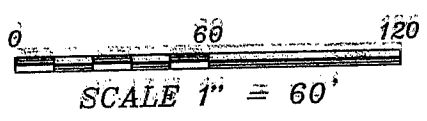
PLAT OF SURVEY

NORTHWEST CORNER
SECTION 17, T4N R5W

LEGEND

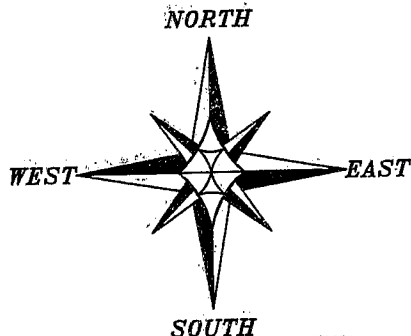
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- *--- Approximate location of existing fence

AREA IN ROW
0.22 ACRES±

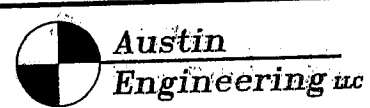


TRACT 1
1.65 ACRES±
72,073 S.F.±

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 9, 2004



BEARINGS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 17, WHICH IS ASSUMED TO BEAR S 02°01'11" E.



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

Prepared For: Ed Breuer

JOB NO: 04S120
FIELDBOOK: TDSR
G:\T4NR5W\17
H:\PLAT\T4NR5W\17\04S120-BREUER

DRAWN BY: SW AUSTIN
APPROVED: LL AUSTIN
CREW: BS - SA - BH

SHEET 1 OF 2

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Four (4) North, Range Five (5) West, Glen Haven Township, Grant County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest Corner of said Section Seventeen (17);
thence South 02° 01' 11" East 868.54' along the West line of the Northwest Quarter (NW 1/4) of said Section Seventeen (17) to the point of beginning;
thence South 02° 01' 11" East 308.00' along said West line;
thence North 88° 33' 05" East 249.40';
thence North 02° 01' 11" West 270.00';
thence North 82° 47' 59" West 252.65' to the point of beginning, containing 1.65 acres, more or less, being to subject to any and all easements of record and/or usage, including, but not limited the following described 20' wide ingress-egress easement.

EASEMENT DESCRIPTION:

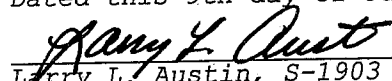
A 20' wide ingress-egress easement being located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Four (4) North, Range Five (5) West, Glen Haven Township, Grant County, Wisconsin, the centerline of which is described as follows:


Commencing at the Northwest Corner of said Section Seventeen (17);
thence South 02° 01' 11" East 868.54' along the West line of the Northwest Quarter (NW 1/4) of said Section Seventeen (17);
thence South 02° 01' 11" East 124.59' along said West line to the point of beginning;
thence North 86° 44' 32" East 160.28';
thence 50.72' on the arc of a curve to the left, having a radius of 143.55' and a long chord bearing North 76° 37' 15" East 50.45';
thence 17.67' on the arc of a curve to the right, having a radius of 50.00' and a long chord bearing North 76° 37' 15" East 17.57';
thence North 86° 44' 32" East 22.46' to the terminus point.

The side margins of the easement strip are lengthened or shortened to terminate at the Landowner's property lines that are intersected by the above described reference line.

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 Ed Breuer.
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 9th day of June, 2004.


Larry L. Austin, S-1903

Rev. 7/14/2004 (Description Only) 

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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SHEET 2 OF 2