

# PLAT OF SURVEY

EXISTING TOWER

WEST 1/4 CORNER SECTION 16, T5N R6W POINT OF BEGINNING

NORTHEAST CORNER NW 1/4-SW 1/4

CENTER SECTION 16

EAST 1/4 CORNER SECTION 16, T5N R6W

**TRACT 1**  
30.01 ACRES±  
1,307,282± SQ. FT.

**TRACT 1 DESCRIPTION:**

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Town Five (5) North, Range Six (6) West of the 4th P.M., Village of Bagley, Grant County, Wisconsin, containing 30.00 acres, more or less, and being described as follows: Commencing at the West Quarter (W 1/4) corner of said Section, said corner being the point of beginning; thence South 00° 49' 10" East 390.20' along the West line of said Section; thence South 69° 51' 10" East 216.52'; thence 105.52' on the arc of a curve to the left having a radius of 174.50' and a long chord bearing South 87° 10' 38" East 103.92'; thence North 75° 29' 50" East 22.80'; thence 76.54' on the arc of a curve to the right having a radius of 245.70' and a long chord bearing North 84° 25' 17" East 76.23'; thence South 86° 39' 10" East 149.80'; thence 73.97' on the arc of a curve to the right having a radius of 245.70' and a long chord bearing South 78° 01' 43" East 73.69'; thence South 69° 24' 10" East 45.30'; thence 10.11' on the arc of a curve to the left having a radius of 126.70' and a long chord bearing South 71° 41' 18" East 10.10'; thence North 00° 49' 10" West 67.14'; thence North 89° 10' 50" East 115.00'; thence South 00° 49' 10" East 87.31'; thence South 69° 06' 50" West 24.98'; thence 115.65' on the arc of a curve to the right having a radius of 159.70' and a long chord bearing South 89° 51' 08" West 113.14'; thence North 69° 24' 10" East 45.30'; thence 64.03' on the arc of a curve to the left having a radius of 212.70' and a long chord bearing North 78° 01' 43" West 63.79'; thence North 86° 39' 10" West 149.80'; thence 66.26' on the arc of a curve to the left having a radius of 212.70' and a long chord bearing South 84° 25' 17" West 65.99'; thence South 75° 29' 50" West 22.80'; thence 125.49' on the arc of a curve to the right having a radius of 207.50' and a long chord bearing North 87° 10' 38" West 123.57'; thence North 69° 24' 10" West 203.88'; thence South 00° 49' 10" East 18.62'; thence South 57° 21' 29" East 301.47'; thence North 00° 44' 35" West 21.73'; thence South 60° 30' 30" East 60.38'; thence North 32° 38' 31" East 143.53'; thence South 57° 21' 29" East 264.00'; thence South 32° 38' 31" West 165.00'; thence North 87° 10' 38" East 322.40'; thence South 00° 44' 35" East 66.85' to a point in the centerline of County Highway "A"; thence South 88° 45' 43" East 396.81' along said centerline; thence South 58° 47' 30" East 127.47' along said centerline to the intersection of County Highway "P"; thence North 02° 48' 12" West 156.59' along the centerline of County Highway "P"; thence 366.28' on the arc of a curve to the left having a radius of 600.00' and a long chord bearing North 09° 24' 00" East 360.62' along said centerline; thence North 09° 05' 19" West 56.03' along said centerline; thence 156.81' on the arc of a curve to the right having a radius of 850.00' and a long chord bearing North 02° 48' 12" West 156.59' along said centerline to the North line of the Southwest Quarter (SW 1/4) of said Section; thence South 89° 47' 00" West 1622.66' along the North line of the Southwest Quarter (SW 1/4) of said Section to the point of beginning.

**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 Loren Wood. 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 25th day of August, 2004.

*Larry L. Austin*  
Larry L. Austin, S-1503

**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.

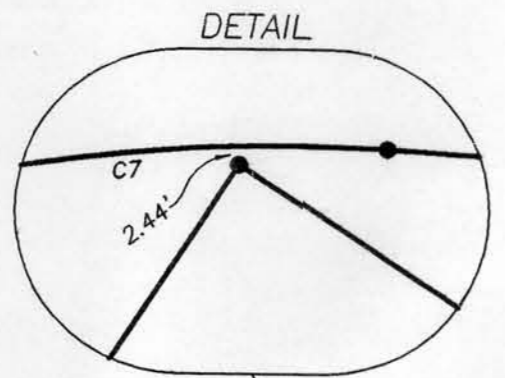
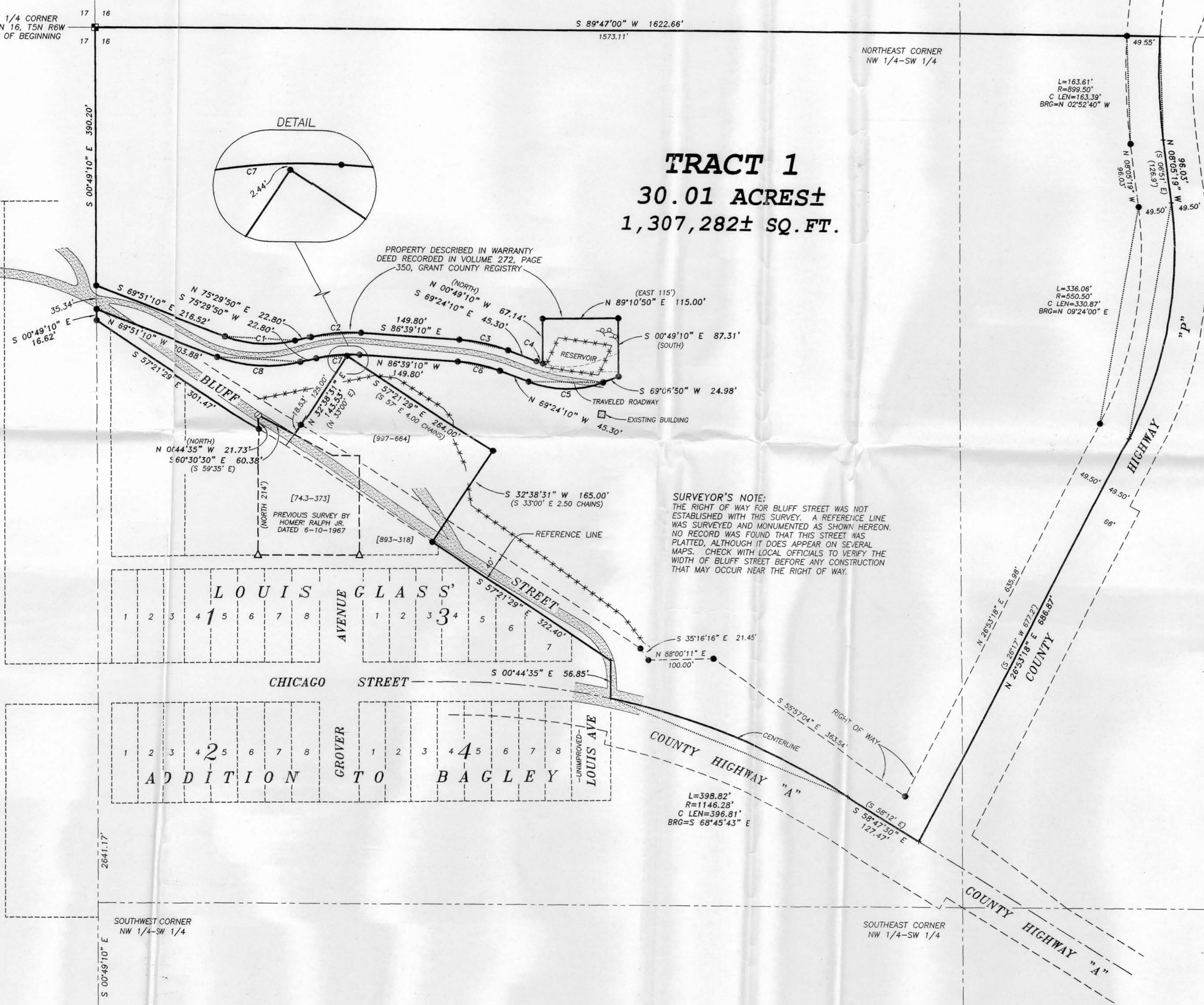


BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 16 WHICH IS ASSUMED TO BEAR S 00°49'10" E  
SCALE 1" = 100'

**LEGEND**

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ⊕ Aluminum Monument found with Grant County Aluminum Cap
- ⊕ Nail found
- ⊕ 1" diameter iron pipe found
- ⊕ Existing Satellite
- ⊕ Existing Tower
- ⊕ No. 6 x 24" rebar set with cap
- ⊕ No monument set
- ( ) Recorded Information
- [ - ] Property described in Volume and Page, Grant County Registry
- Approximate location of fence

1	9
2	10
3	11
4	12
5	13
6	14
7	15
8	16
9	17
10	18
11	19
12	20
13	21



**SURVEYOR'S NOTE:**  
THE RIGHT OF WAY FOR BLUFF STREET WAS NOT ESTABLISHED WITH THIS SURVEY. A REFERENCE LINE WAS SURVEYED AND MONUMENTED AS SHOWN HEREON. NO RECORD WAS FOUND THAT THIS STREET WAS PLATTED, ALTHOUGH IT DOES APPEAR ON SEVERAL MAPS. CHECK WITH LOCAL OFFICIALS TO VERIFY THE WIDTH OF BLUFF STREET BEFORE ANY CONSTRUCTION THAT MAY OCCUR NEAR THE RIGHT OF WAY.

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	105.52'	174.50'	S 87°10'38" E	103.92'
C2	76.94'	245.70'	N 84°25'17" E	76.23'
C3	73.97'	245.70'	S 78°01'43" E	73.69'
C4	10.11'	126.70'	S 71°41'16" E	10.10'
C5	115.65'	159.70'	S 89°51'06" W	113.14'
C6	64.03'	212.70'	N 78°01'43" W	63.79'
C7	66.26'	212.70'	S 84°25'17" W	65.99'
C8	125.48'	207.50'	N 87°10'36" W	123.57'

**PLAT OF SURVEY**  
PREPARED FOR: LOREN WOOD  
LOCATED IN SECTION 16, T5N R6W, VILLAGE OF BAGLEY, GRANT COUNTY, WISCONSIN

**Austin Engineering Inc.**  
4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE 608-723-6363  
FAX 608-723-6702

JOB NO: 04S186  
FIELDBOOK: 2328  
G:\2328\04S186\16\04S186-WOOD  
DRAWN BY: AJ AUSTIN  
APPROVED: LL AUSTIN  
CREW: SS-SA-BD-BH  
SHEET 1 OF 1