



# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Town Three (3) North, Range Four (4) West of the 4th P.M., Waterloo Township, Grant County, Wisconsin, containing 1.04 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;  
thence North 89° 28' 57" West 493.55' along the East-West Quarter (E-W 1/4) line of said Section;  
thence North 00° 31' 03" East 229.24' to a No. 6 rebar marking the Northerly right of way of Highway #133, said rebar being the point of beginning;  
thence North 59° 20' 01" West 284.47' along said right of way to a No. 6 rebar;  
thence North 73° 37' 40" West 85.19' along said right of way to a No. 6 rebar;  
thence North 21° 51' 16" East 142.24' to a No. 6 rebar;  
thence South 68° 50' 14" East 183.50' to a No. 6 rebar;  
thence South 38° 07' 44" East 47.28' to a No. 6 rebar;  
thence South 15° 28' 57" West 25.03' to a No. 6 rebar;  
thence South 47° 02' 49" East 158.75' to a No. 6 rebar;  
thence South 29° 04' 07" West 74.82' to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## INGRESS-EGRESS EASEMENT:

A thirty-three foot (33') wide ingress-egress easement being located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Town Three (3) North, Range Four (4) West of the 4th P.M., Waterloo Township, Grant County, Wisconsin, said easement being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;  
thence North 89° 28' 57" West 493.55' along the East-West Quarter (E-W 1/4) line of said Section;  
thence North 00° 31' 03" East 229.24' to a No. 6 rebar marking the Northerly right of way of Highway #133;  
thence North 59° 20' 01" West 220.63' along said right of way to the point of beginning;  
thence North 59° 20' 01" West 33.00' along said right of way;  
thence North 31° 15' 32" East 142.41';  
thence South 68° 50' 14" East 33.52';  
thence South 31° 15' 32" West 147.95' to the point of beginning.

## EASEMENT NOTES:

The use, maintenance, assignments or other pertinent information of this easement should be addressed between the individuals affected by this easement. This Plat of Survey provides only the description of the easement. Other documentation will need to be recorded to clarify the intention of the easement.

## 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.

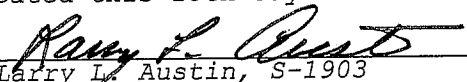
That this survey was prepared under the instructions of Mark Walter.

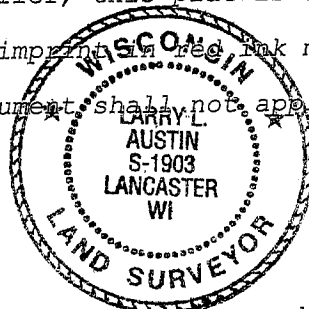
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

That all plans that do not show a seal impression may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 15th day of February, 2005.

  
Larry L. Austin, S-1903



## 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.



**Austin  
Engineering LLC**

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PHONE 608-723-6363 FAX 608-723-6702

Prepared For: **MARK WALTER**

JOB NO: 05S004-WALTER  
FIELDBOOK: TDS RANGER  
G:\T3NR4W\35  
H:\PLAT\T3NR4W\35\05S004-WALTER

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

SHEET 2 OF 2