

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Town Two (2) North, Range One (1) West of the 4th P.M., Smelser Township, Grant County, Wisconsin, containing 2.13 acres, more or less, being more particularly described as follows; Commencing at the East Quarter (E 1/4) corner of said Section Seventeen (17); thence South 00° 09' 38" East 889.14' along the East line of said Section Seventeen (17) to the point of beginning; thence South 00° 09' 38" East 432.18' along said East line to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Seventeen (17); thence South 89° 21' 52" West 246.74' along the South line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence North 07° 52' 12" West 148.95'; thence North 84° 41' 27" East 81.12'; thence North 02° 41' 03" West 277.98'; thence North 89° 21' 52" East 198.17' to the point of beginning, being subject to any and all easements of record and/or usage, including, but not limited to the following described easements.

INGRESS-EGRESS EASEMENT DESCRIPTION:

A twenty foot (20') wide ingress-egress easement being located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Town Two (2) North, Range One (1) West of the 4th P.M., Smelser Township, Grant County, Wisconsin, the centerline of which is described as follows: Commencing at the East Quarter (E 1/4) corner of said Section Seventeen (17); thence South 00° 09' 38" East 1181.95' along the East line of said Section Seventeen (17) to the point of beginning; thence North 84° 18' 09" West 122.51'; thence 124.26' on the arc of a curve to the left having a radius of 250.00' and a long chord bearing South 81° 27' 29" West 122.99'; thence South 67° 13' 07" West 22.16' to the terminus point.

UTILITY EASEMENT

A utility easement being located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Town Two (2) North, Range One (1) West of the 4th P.M., Smelser Township, Grant County, Wisconsin, the centerline of which is described as follows: Commencing at the East Quarter (E 1/4) corner of said Section Seventeen (17); thence South 00° 09' 38" East 1123.08' along the East line of said Section Seventeen (17) to the point of beginning; thence South 69° 38' 00" West 211.87' to the terminus point. Easement width to be determined by others at a later date.

EASEMENT NOTES:

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

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 David Spink. 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

Larry L. Austin

SURVEYOR

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
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Prepared For: DAVID SPINK

JOB NO: 05S043
FIELD BOOK: TDSR, 2510
G:\T2NR1W\17
H:\PLAT\T2NR1W\17\05S043-SPINK

DRAWN BY: SW AUSTIN
APPROVED: LL AUSTIN
CREW: BD - SA

SHEET 2 OF 2