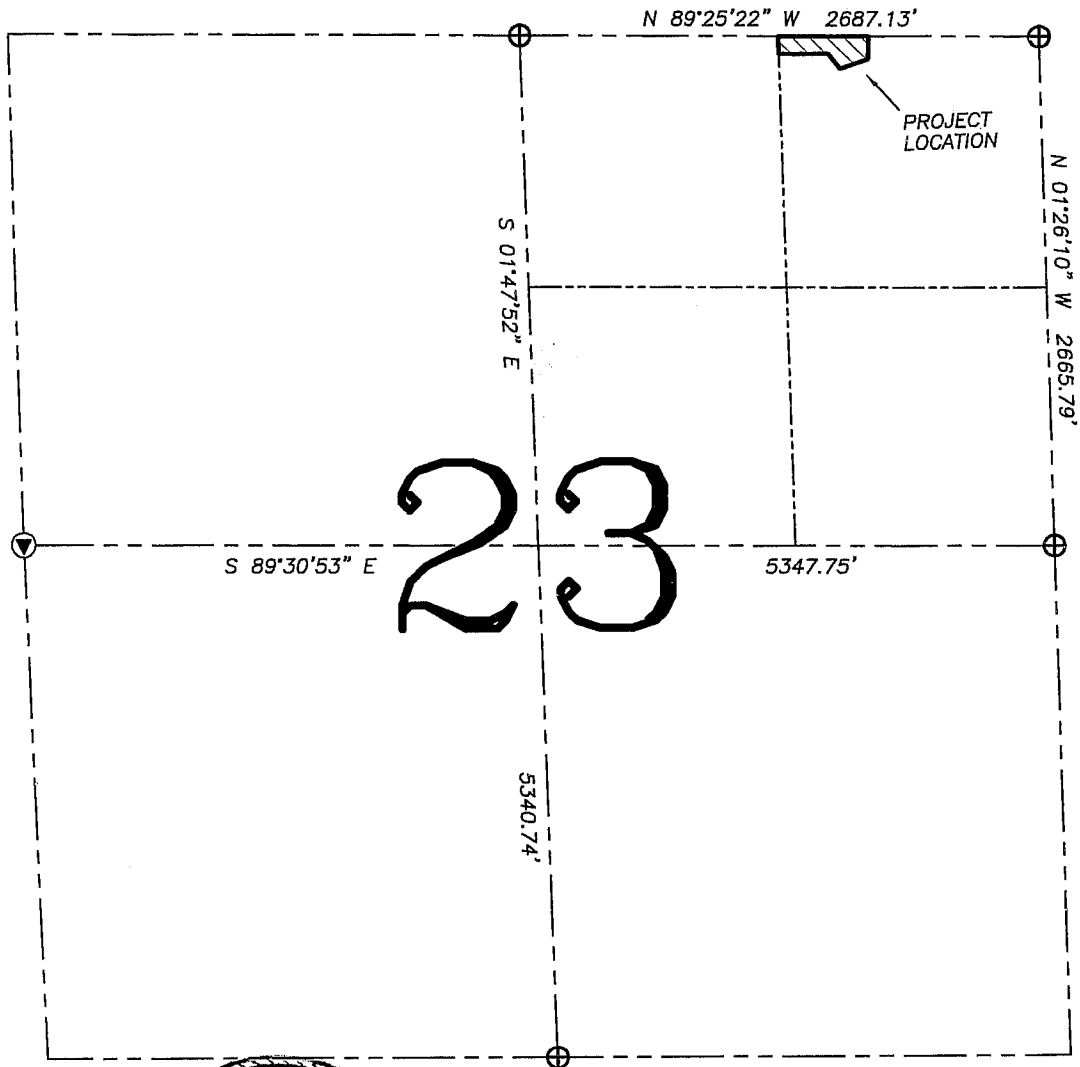




# PLAT OF SURVEY

## SECTION 23, T4N R4W

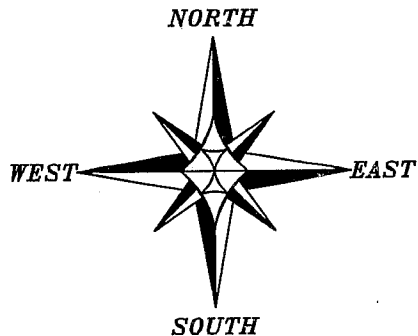


ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED 6-7-05

*Larry L. Austin*

### LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- Ⓧ Pipe post in concrete found
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry



BEARINGS REFERENCED TO THE NORTH LINE OF SECTION 23, WHICH IS ASSUMED TO BEAR N 89°25'22" W.



**Austin  
Engineering LLC**

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

Prepared For: **LORRAINE E. SCHURMAN**

JOB NO: 05S110  
FIELDBOOK: 23-11  
G:\T4NR4W\22  
H:\PLAT\T4NR4W\23\  
05S110-SCHURMAN

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

SHEET 2 OF 3

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 0.79 acres, more or less, being more particularly described as follows:

Commencing at the Northeast Corner of said Section Twenty-three (23), thence North 89° 25' 22" West 880.72' along the North line of said Section Twenty-three (23) to the point of beginning; thence North 89° 25' 22" West 273.18' along said North line; thence South 09° 23' 56" East 93.85' to a point on the South line of that property described in Volume 828, Page 337, Grant County Registry; thence South 89° 25' 22" East 50.53' along said South line; thence South 37° 27' 10" East 99.49'; thence North 71° 08' 05" East 153.27'; thence North 00° 51' 15" East 119.78' to the point of beginning, being subject to any and all easements of record and/or usage.

## TRACT 2 DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 0.42 acres, more or less, being more particularly described as follows:

Commencing at the Northeast Corner of said Section Twenty-three (23), thence North 89° 25' 22" West 880.72' along the North line of said Section Twenty-three (23); thence North 89° 25' 22" West 273.18' along said North line to the point of beginning; thence South 09° 23' 56" East 93.85' to a point on the South line of that property described in Volume 828, Page 337, Grant County Registry; thence North 89° 25' 22" West 202.38' along said South line to a point on the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-three (23); thence North 01° 37' 01" West 92.50' along said West line to the Northwest Corner thereof; thence South 89° 25' 22" East 189.66' along the North line of said Section Twenty-three (23) 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 easement.

## EASEMENT DESCRIPTION:

A 20' wide ingress-egress easement being located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin; Commencing at the Northeast Corner of said Section Twenty-three (23), thence North 89° 25' 22" West 880.72' along the North line of said Section Twenty-three (23); thence North 89° 25' 22" West 273.18' along said North line to the point of beginning; thence South 09° 23' 56" East 93.85' to a point on the South line of that property described in Volume 828, Page 337, Grant County Registry; thence North 89° 25' 22" West 20.31' along said South line; thence North 09° 23' 56" West 93.85' to a point on the North line of said Section Twenty-three (23); thence South 89° 25' 22" East 20.31' along said North line to the point of beginning.

## EASEMENT NOTES:

The use, maintenance, assignments or other pertinent information of these easements 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 LORRAINE E. SCHURMAN.

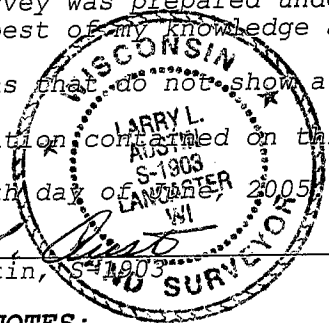
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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.

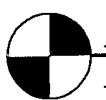
Dated this 7th day of JANUARY, 2005.

  
Larry L. Austin, Registered Wisconsin Land 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 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.



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

SHEET 3 OF 3