

# PLAT OF SURVEY

NORTH 1/4 CORNER SECTION 26, T1N R2W



N 89°45'04" W 2649.09'

N 52°42' 89°45'04" W (WEST 52.0')

NORTHEAST CORNER SECTION 26, T1N R2W

1" IRON PIPE FOUND N 00°00'05" W 5.81'

NO. 6 REBAR FOUND N 01°40'08" E 0.64'



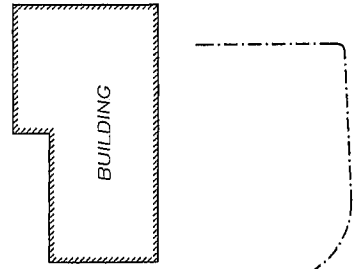
9.59± ACRES  
417,915± SQ.FT.

PREVIOUS SURVEY BY LARRY AUSTIN DATED 7-21-1999

PREVIOUS SURVEY BY HOMER RALPH JR. DATED 7/18/1974-7/23/1974

C.S.M. #272  
VOL. 2 OF CSM, PAGE 44, DOC. NO. 523008

(N 01°00'12" W 926.37')  
(S 01°03'20" E 934.01')  
S 00°00'05" E 927.58'



THE NORTH LINE OF THE NE 1/4 OF SECTION 26 IS ASSUMED TO BEAR N 89°45'04" W.



LEGEND LOCATED ON SHEET 2

C1  
L=129.81'  
R=5939.00'  
C LEN=129.81'  
BRG=N 62°13'55" E  
(L=129.55')

S 89°31'19" W 61.45'  
N 00°43'27" E 29.79'  
N 89°50'04" W 27.85'

S 27°43'05" E 117.67'  
EXISTING DRIVE (N 64°03'03" E)  
N 63°38'40" E 381.89'

HIGHWAY

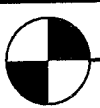
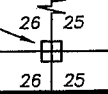
R.O.W. 100'

CENTERLINE

R.O.W.

[1094-735]

EAST 1/4 CORNER SECTION 26, T1N R2W



**Austin Engineering** *uc*

Prepared For: DAN ROSELIEP

JOB NO: 07s013  
FIELDBOOK: TDS RANGER  
G:\T1NR2W\23  
H:\PLAT\T1NR2W\26\07s013-ROSELIEP

DRAWN BY: AJ AUSTIN  
APPROVED: LL AUSTIN  
CREW: BS-SB-BD

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

SHEET 1 OF 2

FAIRPLAY  
VILLAGE OF  
PILLAGE

OUTLOT 3

OUTLOT 4

OUTLOT 8

(UNIMPROVED) NORTH STREET (40')

[1061-404]

[513-361]

(SOUTHEASTERLY 209.0')

(NORTHEASTERLY 341.5')

(812 LINKS)

(387 LINKS)

(530 LINKS)

(NORTH 546.0')

(NORTH 256.00')

(NORTH 359.12')

S 00°43'27" W

(N 02°07'56" E 289.26')

N 01°40'08" E 547.06'

258.50'

(NORTH 256.00')

N 02°32'22" E 223.82'

(NORTH 359.12')

(387 LINKS)

(530 LINKS)

(530 LINKS)

(530 LINKS)

(530 LINKS)

(530 LINKS)

# PLAT OF SURVEY

**DESCRIPTION PROVIDED:**

Property described in Warranty Deed recorded in Volume 705, Page 118 as Document No. 556392, Grant County Registry and being described as follows:  
 A tract of land in the Northeast Quarter (N.E. 1/4) of Section Twenty-six (26) and in the Northwest Quarter (N.W. 1/4) of Section Twenty-five (25), all in Township One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follow, to-wit:

Commencing at the Northeast corner of said Section Twenty-six (26); thence West 52.0 feet on East-West Section line between Sections 26 and 23 to point of beginning of property being described, thence continuing West 449.59 feet on said East-West Section Line, thence South 1° 03' 20" East 934.01 feet, thence Northeasterly on a line parallel to the centerline of a 1° 00' curve, concave to the South, having a radius of 5,730 feet and State Highway No. 11 as now laid out, 129.55 feet, thence Southeasterly and normal to the centerline of said State Highway No. 11 as now laid out, 209.0 feet, thence Northeasterly along said curve 341.5 feet to the easterly line of the property being described, thence North 359.12 feet, thence West 76.41 feet, thence North 546.0 feet to the point of beginning.

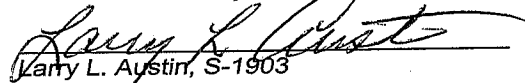
**Property being Redescribed as follows:**

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25) and part of Outlot 4 of the Village of Fair Play, according to the recorded map or plat thereof, all being located in Town One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, containing 9.59 acres, more or less and being described as follows:

Commencing at the Northeast corner of said Section Twenty-six (26);  
 thence North 89° 45' 04" West 52.42' along the North line of said Section to the point of beginning  
 thence North 89° 45' 04" West 448.74' along said North line;  
 thence South 00° 00' 05" East 927.58' along the East line of Certified Survey Map No. 272, recorded in Volume 2 of Certified Survey Maps on Page 44 as Document No. 523008, Grant County Registry;  
 thence 129.81' on the arc of a curve to the right having a radius of 5939.00' and a long chord bearing North 62° 13' 55" East 129.81' along the North line of that property as described in Volume 1061, Page 404, Grant County Registry;  
 thence South 27° 43' 05" East 117.67' along the East line of said property described in volume 1061, Page 404 to the North right of way of Highway #11;  
 thence North 63° 38' 40" East 381.89' along said right of way;  
 thence North 02° 32' 22" East 223.82' to the South right of way of North Street, Village of Fair Play, according to the recorded map or plat thereof;  
 thence North 89° 50' 04" West 27.85' along the South line of said North Street to the East line of said Section Twenty Six (26);  
 thence North 00° 43' 27" East 29.79' along the East line of said Section Twenty-six (26);  
 thence South 89° 31' 19" West 61.45' along the South line of a previous survey by Homer Ralph Jr. dated 7/18/1974 - 7/23/1974 to the Southwest corner thereof;  
 thence North 01° 40' 08" East 547.06' 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 Dan Roseliep.  
 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 23rd day of January, 2007.

  
 Larry L. Austin, S-1903



**SURVEYOR'S REPORT:**

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.

The description provided appears to include a portion of North Street which was platted on the Original Plat of the Village of Fair Play. No evidence was provided or found regarding the vacation of North Street.

The right of way of Highway #11 was established from Plat of Right of Way Project No. 1702-01-21. The description provided did not exclude the right of way.

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.

**LEGEND**

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ⊞ Bernsten Cast Aluminum Monument found
- △ 1" diameter iron pipe found
- No. 6 rebar found
- No. 6 x 24" rebar set with cap
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- x-x-x- Approximate location of fence



**Austin Engineering LLC**

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

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