

# PLAT OF SURVEY

Book 20 Page 80

NORTHEAST CORNER SECTION 36, T4N R3W  
30  
36  
31 NORTHWEST CORNER SECTION 31, T4N R2W

NORTH 1/4 CORNER SECTION 31, T4N R2W P.O.B. TRACT 1

NORTHEAST CORNER SECTION 31, T4N R2W

**TRACT 1 DESCRIPTION:**

Located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty (30) and in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Town Four (4) North, Range Two (2) West of the 4th P.M., Ellenboro Township, Grant County, Wisconsin, containing 162.48 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section Thirty-one (31), said corner being the point of beginning;

thence South 89° 18' 20" East 1393.60' along the North line of said Section;

thence 117.17' on the arc of a curve to the right having a radius of 551.00' and a long chord bearing South 73° 30' 56" East 116.95';

thence South 67° 25' 25" East 37.86';

thence 142.26' on the arc of a curve to the left having a radius of 310.00' and a long chord bearing South 80° 34' 15" East 141.02';

thence North 86° 16' 56" East 86.44';

thence 141.80' on the arc of a curve to the right having a radius of 495.00' and a long chord bearing South 85° 30' 41" East 141.31';

thence North 02° 04' 22" East 110.29';

thence South 60° 13' 46" East 196.52';

thence South 06° 22' 32" East 178.90';

thence South 72° 12' 46" East 99.32';

thence North 56° 21' 21" East 548.36' to the East line of said Section Thirty (30);

thence South 01° 20' 53" East 242.59' along the East line of said Section Thirty (30) to the Northeast corner of Section Thirty-one (31);

thence South 00° 30' 32" East 2653.13' along the East line of said Section Thirty-one (31) to the East Quarter (E 1/4) corner thereof;

thence North 89° 36' 06" West 2644.47' along the South line of the Northeast Quarter (NE 1/4) of said Section Thirty-one (31) to the Southwest corner thereof;

thence North 00° 48' 00" West 2667.13' along the West line of the Northeast Quarter (NE 1/4) of said Section Thirty-one (31) to the point of beginning.

Tract being subject to any and all easements of record and/or usage, including, but not limited to a Sixty-six foot (66') wide ingress-egress easement being described as follows:

**EASEMENT DESCRIPTION:**

A Sixty-six foot (66') wide ingress-egress easement being located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Town Four (4) North, Range Two (2) West of the 4th P.M., Ellenboro Township, Grant County, Wisconsin, said easement being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section Thirty-one (31);

thence South 89° 18' 20" East 342.67' along the North line of said Section to the point of beginning;

thence South 89° 18' 20" East 1050.93' along the North line of said Section;

thence 117.17' on the arc of a curve to the right having a radius of 551.00' and a long chord bearing South 73° 30' 56" East 116.95';

thence South 67° 25' 25" East 37.86';

thence 142.26' on the arc of a curve to the left having a radius of 310.00' and a long chord bearing South 80° 34' 15" East 141.02';

thence South 03° 43' 04" East 66.00';

thence North 67° 25' 25" West 37.86';

thence 172.55' on the arc of a curve to the right having a radius of 376.00' and a long chord bearing North 80° 34' 15" West 171.04';

thence North 67° 25' 25" West 37.86';

thence 97.71' on the arc of a curve to the left having a radius of 485.00' and a long chord bearing North 73° 11' 43" West 97.54';

thence North 89° 18' 20" West 1045.15';

thence North 00° 41' 40" East 66.00' 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 the easement. This 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 descriptions were 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 Dave Nyhof.

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 22nd day of February, 2007. (MAP ONLY) *LL*

Revised this 29th day of February, 2007. (MAP ONLY) *LL*

*Larry L. Austin*  
Larry L. Austin, S-1903



EAST 1/4 CORNER SECTION 36, T4N R3W  
36  
31 WEST 1/4 CORNER SECTION 31, T4N R2W  
N 01°39'37" W 22.44'

N 89°36'06" W 2489.17'

SOUTHWEST CORNER NORTHWEST 1/4

N 89°36'06" W 2644.47'

EAST 1/4 CORNER SECTION 31, T4N R2W

SOUTH 1/4 CORNER SECTION 31, T4N R2W

NORTH 1/4 CORNER SECTION 31, T4N R2W

N 00°48'00" W 2667.13'

S 00°30'32" E 2653.13'

S 01°20'53" E 242.59'

S 07°20'53" E 2657.47'

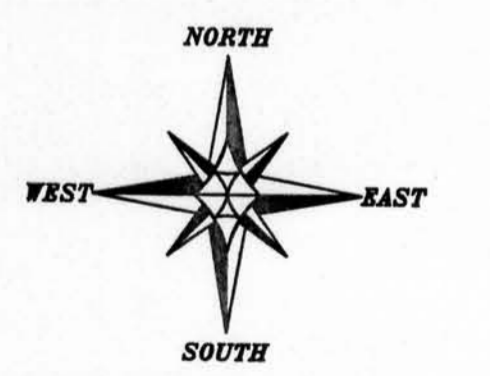
**TRACT 1**  
**162.48± ACRES**  
**7,077,731± SQ. FT.**

**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.

AREA TABLE	
SECTION 30:	SE-SE = 1.39± ACRE
SECTION 31:	NW-NE = 40.57± ACRES
	NE-NE = 39.68± ACRES
	SE-NE = 40.37± ACRES
	SW-NE = 40.47± ACRES

**LEGEND**

- ⊙ No. 8 x 30" rebar set with Grant County Aluminum Cap
  - No. 6 x 24" rebar set with cap
  - ⊠ Aluminum Monument found with Grant County Aluminum Cap
  - ⊕ No. 8 rebar found with Grant County Aluminum Cap
  - ⊖ No. 8 rebar found
  - ⊗ Utility pole
  - + No monument set
  - - - Approximate location of fence
- Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon.

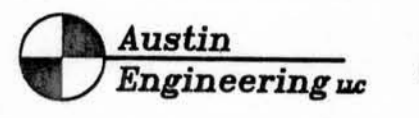


THE NORTH LINE OF THE NE 1/4 OF SECTION 31 IS ASSUMED TO BEAR S 89°18'20" E.

SCALE 1" = 200'

**PLAT OF SURVEY**

PREPARED FOR: DAVID NYHOF  
LOCATED IN SECTIONS 30 AND 31, T4N R2W,  
ELLENBORO TOWNSHIP, GRANT COUNTY, WISCONSIN



4211 HWY 81 E  
LANCASTER, WI 53613  
PHONE 608-723-6363  
FAX 608-723-6702

JOB NO: 07-042  
FIELDBOOK: T5SR  
G:\T4NR2W\T4NR2W  
H:\PLAT\T4NR2W\31\07s042-NYHOF

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

SHEET 1 OF 1