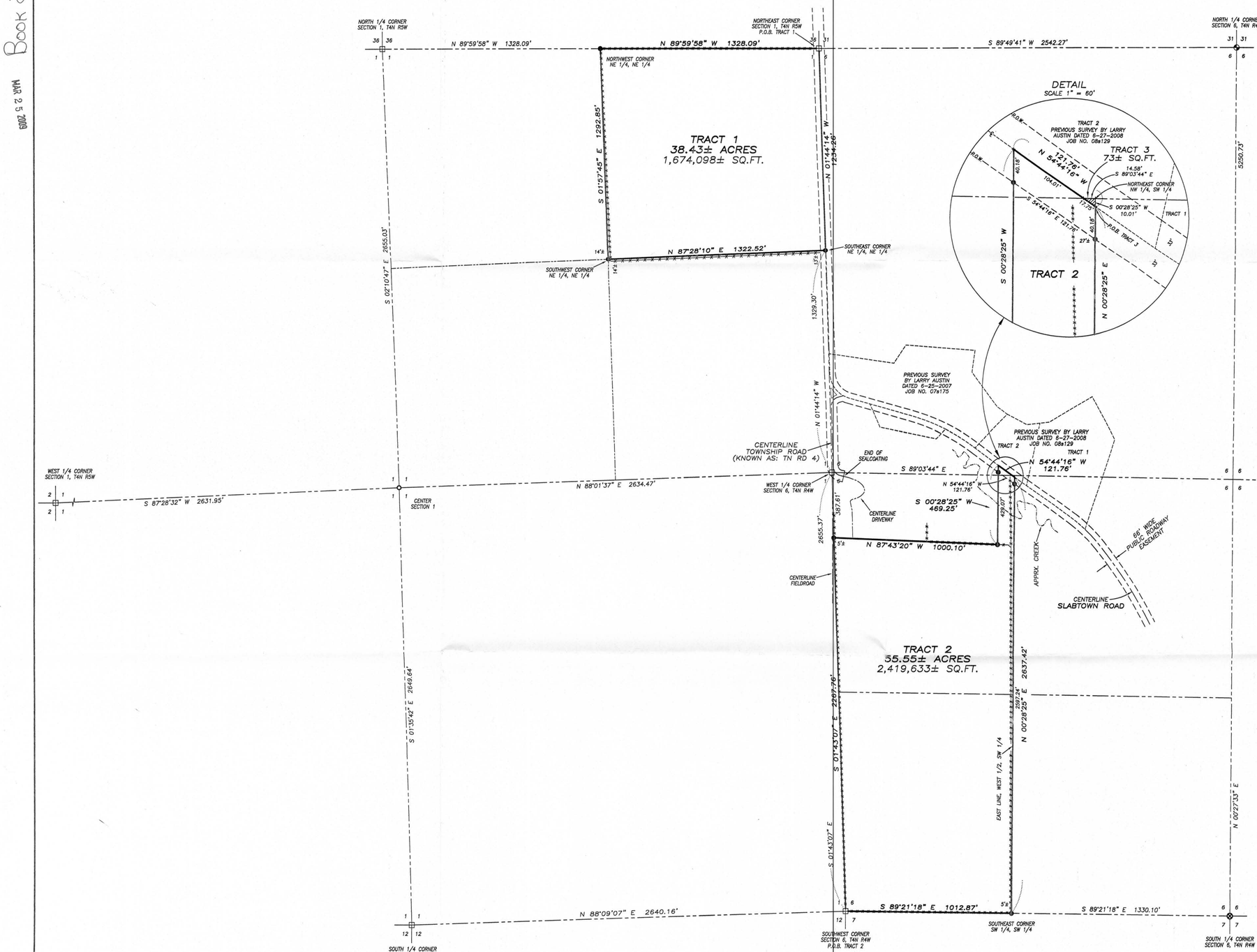
BOOK 34 PAGE 68
MAR 25 2009

PLAT OF SURVEY



TRACT 1 DESCRIPTION:
The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section One (1), Town Four (4) North, Range Five (5) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 38.43 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section One (1), said corner being the point of beginning;
thence North 89° 59' 58" West 1328.09' along the North line of said Section to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence South 01° 57' 45" East 1292.85' along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence North 87° 28' 10" East 1322.52' along the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the Southeast corner thereof;
thence North 01° 44' 14" West 1234.26' along the East line of said Section One (1) to the point of beginning. Tract being subject to any and all easements of record and\or usage.

TRACT 2 DESCRIPTION:
Located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Six (6), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 55.55 acres, more or less, and being described as follows:

Commencing at the Southwest corner of said Section, said corner being the point of beginning;
thence South 89° 21' 18" East 1012.87' along the South line of said Section to the Southeast corner of the Southwest Quarter (SW 1/4) of said Southwest Quarter (SW 1/4);
thence North 00° 28' 25" East 2637.42' along the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) to a point in the centerline of a township road known as Slabtown Road;
thence North 54° 44' 16" West 121.76' along said centerline;
thence South 00° 28' 25" West 469.25';
thence North 87° 43' 20" West 1000.10' to a point on the West line of said Section;
thence South 01° 43' 07" East 2267.76' along the West line of said Section to the point of beginning.
Tract being subject to any and all easements of record and\or usage.

TRACT 3 DESCRIPTION: (SEE NOTE BELOW)
Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Six (6), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 73 square feet, more or less, and being described as follows:

Commencing at the Southwest corner of said Section;
thence South 89° 21' 18" East 1012.87' along the South line of said Section to the Southeast corner of the Southwest Quarter (SW 1/4) of said Southwest Quarter (SW 1/4);
thence North 00° 28' 25" East 2637.42' along the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) to a point in the centerline of a township road known as Slabtown Road, said point being the point of beginning;
thence North 54° 44' 16" West 17.75' along said centerline to the North line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence South 89° 03' 44" East 14.58' along the North line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4) to the Northeast corner thereof;
thence South 00° 28' 25" West 10.01' along the East line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4) to the point of beginning.
Tract being subject to any and all easements of record and\or usage.

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 Ken Bisarek of RE/MAX Ridge N River.
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 18th day of March, 2009.

Larry L. Austin, S-1903

WISCONSIN LARRY L. AUSTIN S-1903 LANCASTER WI LAND SURVEYOR

SURVEYOR'S NOTES:
-Tract 2 of this survey was surveyed to the centerline of Slabtown Road. This survey adjoins the Tract 2 of a previous Survey by Larry Austin dated 6-27-2008. This previous survey was also surveyed to the centerline of the township road, which included lands in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4). Tract 3 is that portion of land aforementioned. It is recommended that a Quit Claim Deed utilizing Tract 3 (of this survey) be prepared for the exchange of land to the adjoiner being located North of the centerline of Slabtown Road.
-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 to the surveyor.

LEGEND

- ⊗ No. 6 rebar found with Grant County Aluminum Cap
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ⊞ Bernsten Cast Aluminum Monument found
- ⊙ No. 8 x 30" rebar set with Grant County Aluminum Cap
- ● No. 6 x 24" rebar set with cap
- \+ No monument set
- -x-x- 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.

NORTH
WEST EAST
SOUTH

The West line of the SW 1/4 of Section 6 is assumed to bear N 01°43'07" W.

0 300 600
SCALE 1" = 300'

PLAT OF SURVEY

PREPARED FOR: RE/MAX RIDGE N RIVER
LOCATED IN SECTION 6, T4N R4W AND SECTION 1, T4N R5W, BEETOWN TOWNSHIP, GRANT COUNTY, WISCONSIN

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

JOB NO: 09s034
FIELDBOOK: TDSR
G:\T4NR5W\01
H:\PLAT\T4NR4W\06\09s034-OSTER
DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS-SB
SHEET 1 OF 1