

# PLAT OF SURVEY

### TRACT 4 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 54.46 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Thirty-two (32), said corner being the point of beginning; thence South 89° 13' 58" East 1532.15' along the North line of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32) to a point in the centerline of County Highway "U"; thence 1160.22' on the arc of a curve to the right having a radius of 3925.00' and a long chord bearing South 05° 25' 36" East 1156.00' along said centerline; thence South 03° 02' 30" West 729.30' along said centerline; thence 471.22' on the arc of a curve to the left having a radius of 816.95' and a long chord bearing South 13° 28' 57" East 464.71' along said centerline; thence South 88° 45' 50" West 289.69'; thence North 66° 41' 02" West 205.66' to a point in the centerline of a township road known as Rattle Snake Road; thence 46.70' on the arc of a curve to the right having a radius of 2921.88' and a long chord bearing South 42° 00' 22" West 46.70' along said centerline; thence 226.59' on the arc of a curve to the left having a radius of 10450.00' and a long chord bearing South 41° 50' 35" West 226.59' along said centerline; thence North 45° 38' 27" West 75.89'; thence North 35° 46' 14" East 392.08'; thence North 01° 24' 34" West 197.31'; thence North 09° 42' 41" West 208.04'; thence North 35° 10' 56" West 170.01'; thence North 44° 28' 58" East 294.03'; thence North 48° 56' 53" West 249.36'; thence North 86° 54' 12" West 46.18'; thence North 37° 39' 30" West 321.59'; thence North 80° 13' 22" East 15.97'; thence North 60° 09' 18" West 1075.91'; thence North 56° 22' 07" West 360.69' to a point on the North line of the Southeast Quarter (SE 1/4) of said Section Thirty-one (31); thence South 89° 31' 29" East 767.16' along said North line to the point of beginning. Tract being subject to any and all easements of record and/or usage.

### TRACT 5 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, Grant County, Wisconsin, containing 42.16 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Thirty-two (32); thence South 89° 13' 58" East 1532.15' along the North line of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32) to a point in the centerline of County Highway "U"; said point being the point of beginning; thence 1160.22' on the arc of a curve to the right having a radius of 3925.00' and a long chord bearing South 05° 25' 36" East 1156.00' along said centerline; thence South 03° 02' 30" West 729.30' along said centerline to the Northwest corner of Tract 2 of a previous survey by Larry Austin dated 7-22-2008; thence North 88° 11' East 309.65' along a line of said Tract 2; thence South 87° 08' 01" East 225.37' along a line of said Tract 2; thence South 81° 27' 29" East 146.15' along a line of said Tract 2; thence South 85° 08' 57" East 269.05' along a line of said Tract 2; thence South 89° 55' 53" East 129.16' along a line of said Tract 2 to the East line of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32); thence North 01° 24' 34" West 197.31' along said East line to the Northeast corner thereof; thence North 89° 13' 58" West 1110.98' along the North line of the Southwest Quarter (SW 1/4) of said Section to the point of beginning. Tract being subject to any and all easements of record and/or usage.

### TRACT 6 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Town Four (4) North, Range Four (4) West of the 4th P.M., Beetown Township, and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5) and the Northeast Quarter (NE 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 Six (6), Town Three (3) North, Range Four (4) West of the 4th P.M., Waterloo Township, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Five (5), said corner being the point of beginning; thence South 89° 19' 49" East 1286.80' along the South line of the Northwest Quarter (NW 1/4) of said Section Five (5) to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) thereof; thence North 00° 14' 56" East 1310.74' along the East line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Five (5) to the Northeast corner thereof; thence South 89° 20' 59" East 395.47' along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Five (5) to a meander corner being located North 89° 20' 59" West 68 feet, more or less from the centerline of the Grant River; thence North 11° 20' 27" East 479.75' along a meander line of the Grant River to a meander corner; thence North 75° 21' 59" East 304.96' along a meander line of the Grant River to a meander corner; thence North 27° 15' 53" East 667.19' along a meander line of the Grant River to a meander corner; thence North 29° 36' 05" West 68.88' along a meander line of said Grant River to a meander corner being located South 42° 49' 02" West 52 feet more or less from the centerline of the Grant River; thence North 42° 49' 02" East 146.14' to a point in the centerline of County Highway "U"; thence North 47° 10' 57" West 908.90' along said centerline; thence 244.90' on the arc of a curve to the right having a radius of 816.95' and a long chord bearing North 38° 35' 40" West 243.99' along said centerline; thence South 88° 45' 50" West 139.69' to a meander corner being located North 88° 45' 50" East 131 feet more or less from the centerline of Beetown Branch; thence South 12° 05' 56" West 325.00' along the Easterly meander line of Beetown Branch to a meander corner; thence South 31° 50' 50" West 375.00' along the Easterly meander line of Beetown Branch to a meander corner; thence South 43° 18' 44" East 180.00' along the Easterly meander line of Beetown Branch to a meander corner; thence South 22° 06' 43" West 390.00' along the Easterly meander line of Beetown Branch to a meander corner being located 98 feet Southerly of the Grant River; thence South 83° 00' 07" West 300.00' along the meander line of the Grant River to a meander corner; thence South 03° 18' 44" East 415.00' along the meander line of the Grant River to a meander corner; thence South 60° 34' 14" East 430.00' along the meander line of the Grant River to a meander corner; thence South 35° 11' 27" West 290.00' along the meander line of the Grant River to a meander corner; thence South 78° 29' 06" West 350.00' along the meander line of the Grant River to a meander corner; thence North 42° 21' 30" West 75.00' along the meander line of the Grant River to a meander corner; thence North 01° 59' 32" West 165.00' along the meander line of the Grant River to a meander corner; thence North 84° 47' 20" West 90.00' along the meander line of the Grant River to a meander corner; thence South 02° 31' 40" West 405.00' along the meander line of the Grant River to a meander corner; thence South 39° 12' 46" East 385.00' along the meander line of the Grant River to a meander corner; thence South 23° 45' 54" West 610.19' along the meander line of the Grant River to a meander corner; thence South 53° 18' 28" West 335.00' along the meander line of the Grant River to a meander corner; thence North 58° 15' 31" West 190.00' along the meander line of the Grant River to a meander corner; thence South 45° 22' 00" West 125.00' along the meander line of the Grant River to a meander corner; thence South 04° 49' 33" East 95.00' along the meander line of the Grant River to a meander corner being located South 89° 13' 48" East 52 feet more or less from the centerline of the Grant River; thence South 89° 13' 48" East 645.10' along the East-West Quarter (E-W 1/4) line of said Section Six (6) to a point of beginning, INCLUDING ALL LANDS between the above described meander lines and the centerlines of the Grant River and Beetown Branch.

### INGRESS-EGRESS EASEMENT:

A Sixty-six foot (66') wide ingress-egress easement being located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5), Town Three (3) North, Range Four (4) West of the 4th P.M., Waterloo Township, Grant County, Wisconsin, said easement being located Thirty-three feet (33') on each side of the following described centerline:

Commencing at the Northwest corner of said Section Five (5); thence South 00° 12' 20" West 1167.71' along the West line of said Section Five to a point in the centerline of a township road known as Rattle Snake Road; thence 44.99' on the arc of a curve to the left having a radius of 1196.50' and a long chord bearing North 33° 15' 16" East 44.99' along said centerline; thence North 32° 50' 38" East 296.28' along said centerline; thence 253.09' on the arc of a curve to the left having a radius of 1760.00' and a long chord bearing North 28° 43' 27" East 253.09' along said centerline; thence North 24° 36' 16" East 147.72' along said centerline; thence 129.03' on the arc of a curve to the right having a radius of 695.00' and a long chord bearing North 29° 55' 24" East 128.85' along said centerline to the point of beginning;

### EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of the easement.

### SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify: That the descriptions hereon 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 John Ragatz. 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 2nd day of March, 2009.

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

### MONUMENTATION WAIVER:

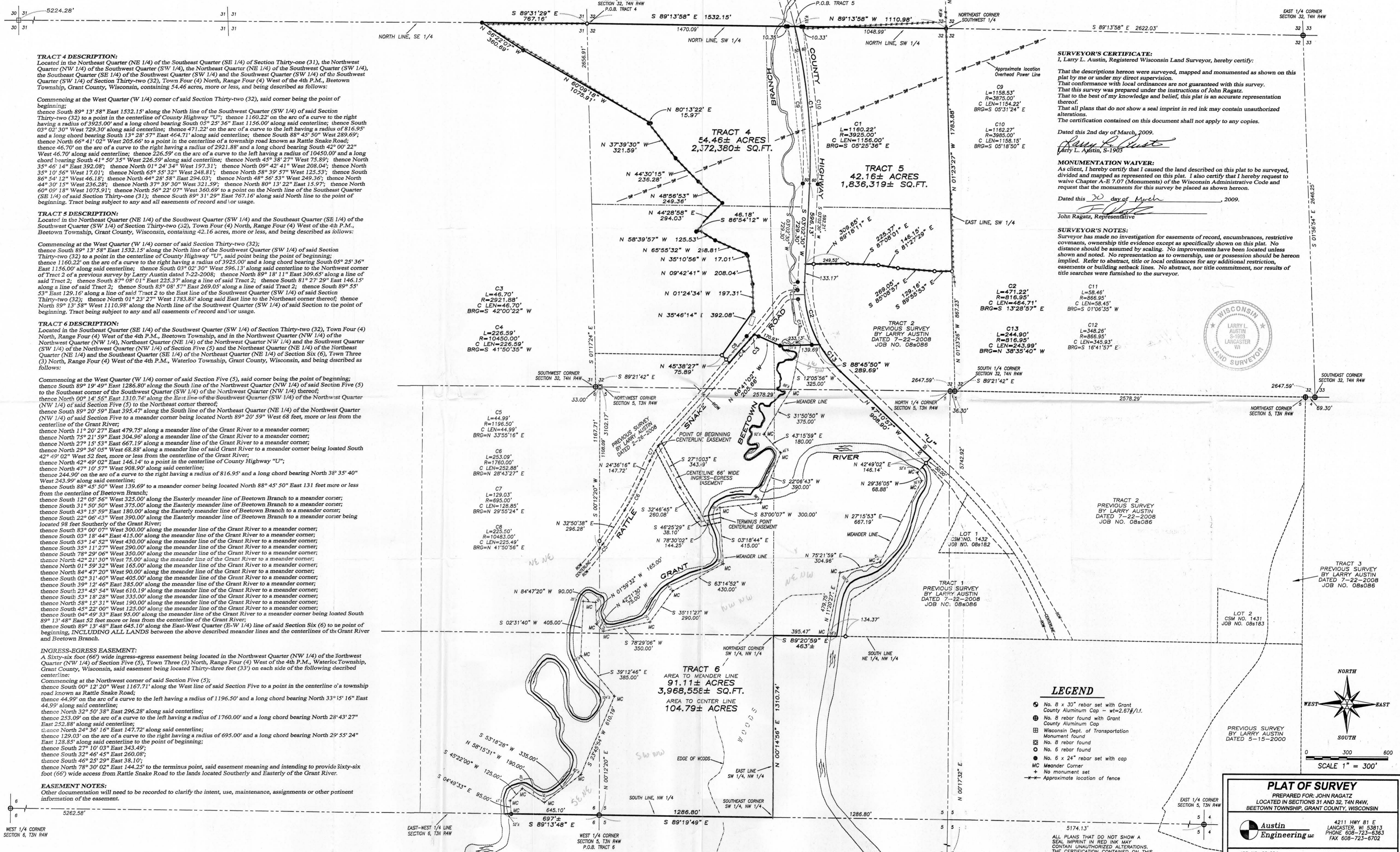
As client, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. I also certify that I hereby request to waive Chapter A-8.07 (Monuments) of the Wisconsin Administrative Code and request that the monuments for this survey be placed as shown hereon.

Dated this 20 day of March, 2009.

*John Ragatz*  
John Ragatz, Representative

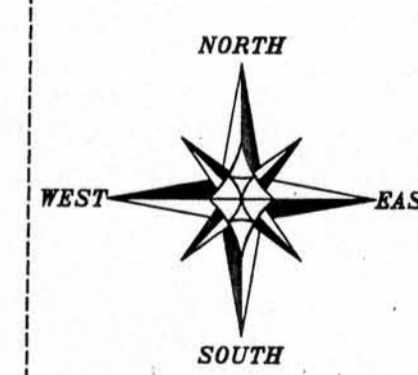
### SURVEYOR'S NOTES:

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 to the surveyor.



### LEGEND

- ⊙ No. 8 x 30" rebar set with Grant County Aluminum Cap - wt=2.67#/1.1
- ⊙ No. 8 rebar found with Grant County Aluminum Cap
- ⊙ Wisconsin Dept. of Transportation Monument found
- ⊙ No. 8 rebar found
- ⊙ No. 6 rebar found
- ⊙ No. 6 x 24" rebar set with cap
- MC Meander Corner
- + No monument set
- - - Approximate location of fence



**PLAT OF SURVEY**  
PREPARED FOR: JOHN RAGATZ  
LOCATED IN SECTIONS 31 AND 32, T4N R4W, BEETOWN TOWNSHIP, GRANT COUNTY, WISCONSIN

**Austin Engineering Inc.**  
4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE: 608-723-6363  
FAX: 608-723-6702

JOB NO: 08e294  
FIELDBOOK: TDSR  
C:\1484\HW 33  
H:\PLAT\T4N R4W\32\08e294-RAGATZ

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

DATE: MARCH 2, 2009  
SHEET 1 OF 1