

PLAT OF SURVEY

NORTH 1/4 CORNER SECTION 2, T2N R1W

EAST 1/4 CORNER SECTION 2, T2N R1W

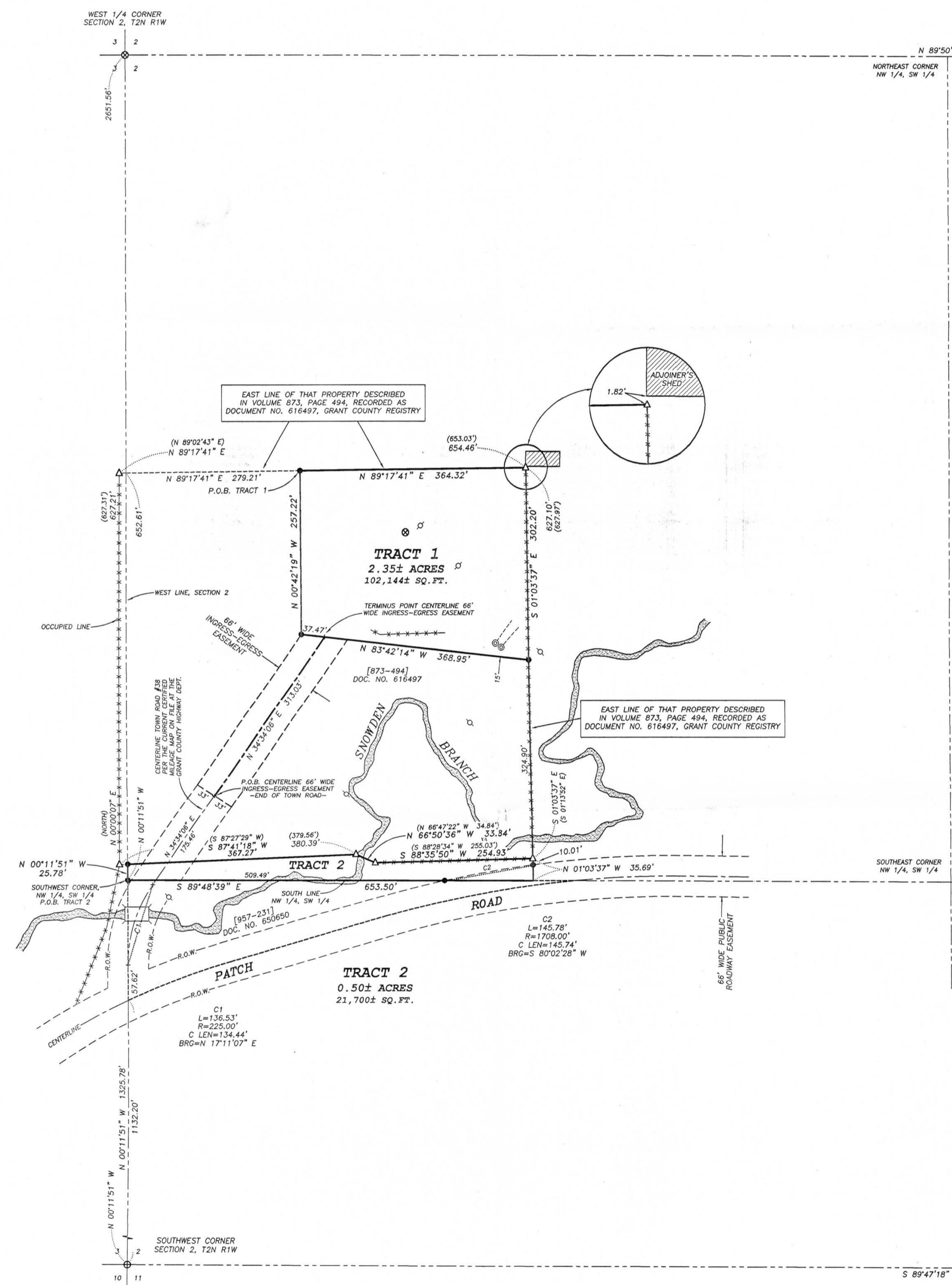
WEST 1/4 CORNER SECTION 2, T2N R1W

N 89°50'01" W
NORTHWEST CORNER NW 1/4, SW 1/4

SOUTHEAST CORNER NW 1/4, SW 1/4

SOUTH 1/4 CORNER SECTION 2, T2N R1W

S 89°47'18" E 2652.65'



TRACT 1 DESCRIPTION:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Town Two (2) North, Range One (1) West of the 4th P.M., Smelser Township, Grant County, Wisconsin, containing 2.35 acres, more or less, and being described as follows:
Commencing at the Southwest corner of said Section;
thence North 00° 11' 51" West 1325.78' along the West line of said Section to a No. 6 rebar marking the Southwest corner of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence North 00° 11' 51" West 652.61' along the West line of said Section;
thence North 89° 17' 41" East 279.21' along the North line of that property as described in Volume 873, Page 494, recorded as Document No. 616497, Grant County Registry to a No. 6 rebar marking the point of beginning;
thence North 89° 17' 41" East 364.32' along the North line of said property to a 1" iron pipe;
thence South 01° 03' 37" East 302.20' along the East line of said property to a No. 6 rebar;
thence North 83° 42' 14" West 368.95' to a No. 6 rebar;
thence North 00° 42' 19" West 257.22' to the point of beginning.

TRACT 2 DESCRIPTION:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Town Two (2) North, Range One (1) West of the 4th P.M., Smelser Township, Grant County, Wisconsin, containing 0.50 acres, more or less, and being described as follows:
Commencing at the Southwest corner of said Section;
thence North 00° 11' 51" West 1325.78' along the West line of said Section to a No. 6 rebar marking the Southwest corner of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4), said corner being the point of beginning;
thence South 89° 48' 39" East 653.50' along the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence North 01° 03' 37" West 35.69' to 1" iron pipe marking the Southeast corner of that property as described in Volume 873, Page 494, recorded as Document No. 616497, Grant County Registry;
thence South 88° 35' 50" West 254.93' along the South line of said property to a 1" iron pipe;
thence North 66° 50' 36" West 33.84' along the South line of said property to a 1" iron pipe;
thence South 87° 41' 18" West 367.27' along the South line of said property to a No. 6 rebar located on the West line of said Section Two (2);
thence South 00° 11' 51" East 25.78' along the West line of said Section Two (2) to the point of beginning.

EASEMENT DESCRIPTION:

A Sixty-six foot (66') wide ingress-egress easement being located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Town Two (2) North, Range One (1) West of the 4th P.M., Smelser Township, Grant County, Wisconsin, said easement being located Thirty-three feet (33') on each side of the following described centerline:
Commencing at the Southwest corner of said Section;
thence North 00° 11' 51" West 1132.20' along the West line of said Section to a point in the intersection of a township road known as Patch Road and a township road designated as Town Road #38 per the current Certified Mileage Map on file at the Grant County Highway Department;
thence North 00° 11' 51" West 57.62' along the West line of said Section Two to a point in the centerline of said Town Road #38;
thence 136.53' on the arc of a curve to the right having a radius of 225.00' and a long chord bearing North 17° 11' 07" East 134.44' to a point in the centerline of said Town Road #38;
thence North 34° 34' 06" East 175.46' to a point marking the end of Town Road #38 and the point of beginning of this easement;
thence North 34° 34' 06" East 313.03' to point on the South line of the above described Tract 1, said point being the terminus point. It is the intent of this easement to provide access from the end of the town road designated as Town Road #38 to Tract 1.

EASEMENT NOTES:

The use, maintenance, assignments or other pertinent information of this 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 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 Jeff Marshall.
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 1st day of February, 2005.

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

SURVEYOR'S NOTES:

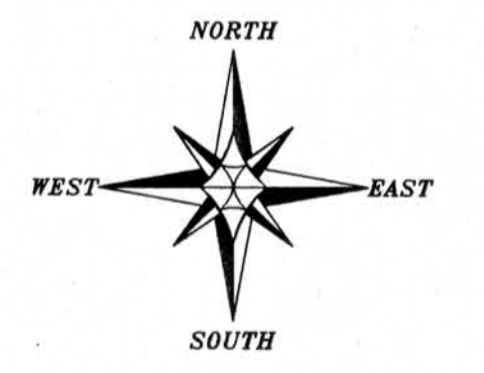
No description was provided for the ownership of Tract 2. Tract 2 was surveyed to acquire Title to land being occupied by the client. Other documentation will need to be recorded to clarify ownership. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership 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.



LEGEND

- ⊗ No. 6 rebar found with Grant County Aluminum Cap
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- △ 1" diameter iron pipe found
- No. 6 x 24" rebar set with cap
- ⊙ Existing Septic Vent
- ⊚ Existing Utility Pole
- ⊠ Existing Bridge (not to scale)
- + No monument set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- 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.



BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 2 WHICH IS ASSUMED TO BEAR N 00°11'51" W.

0 100 200
SCALE 1" = 100'

PLAT OF SURVEY
PREPARED FOR: JEFF MARSHALL
LOCATED IN SECTION 2, T2N R1W, SMELSER TOWNSHIP, GRANT COUNTY, WISCONSIN

Austin Engineering 4211 HWY 81 E
LANCASTER, WI 53013
PHONE 608-723-6263 FAX 608-723-6702

JOB NO: 045287 DRAWN BY: AJ AUSTIN
FIELDBOOK: 2414 APPROVED: LL AUSTIN
G:\T3NR1W\23
H:\PLAT\T2NR1W\02\045287-MARSHALL.CRW: BS-SE-BD SHEET 1 OF 1

Book 25 Page 7