

TRACT 1 DESCRIPTION:

Located in 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-three (33), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, containing 7.25 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;
 thence North 89° 46' 59" West 774.41 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
 thence North 00° 13' 01" East 216.33 feet to a No. 6 rebar marking the point of beginning;
 thence North 27° 23' 03" East 109.70 feet along a line of that property as described in Volume 743, Page 549 recorded as Document No. 573631, Grant County Registry to a No. 6 rebar;
 thence North 03° 58' 55" East 277.96 feet to a No. 6 rebar;
 thence North 19° 06' 22" East 67.23 feet to a No. 6 rebar;
 thence North 01° 19' 28" West 51.58 feet to a No. 6 rebar;
 thence North 61° 26' 09" West 63.05 feet to a No. 6 rebar;
 thence North 03° 55' 33" West 285.07 feet to a No. 6 rebar marking a corner of said property as described in Volume 743, Page 549;
 thence South 44° 46' 01" West 125.92 feet along a line of said property to a No. 6 rebar;
 thence North 78° 22' 48" West 562.58 feet along a line of said property to a No. 6 rebar;
 thence South 61° 38' 38" West 280.09 feet along a line of said property to a No. 6 rebar;
 thence South 04° 38' 56" East 160.77 feet along a line of said property to a No. 6 rebar;
 thence North 84° 30' 26" East 321.81 feet along a line of said property to a No. 6 rebar;
 thence South 83° 18' 39" East 463.50 feet along a line of said property to a No. 6 rebar;
 thence South 01° 48' 44" West 221.85 feet along a line of said property to a No. 6 rebar;
 thence South 23° 27' 21" East 152.87 feet along a line of said property to a No. 6 rebar;
 thence South 36° 29' 18" West 240.19 feet along a line of said property to a No. 6 rebar;
 thence South 62° 10' 50" East 224.53 feet along a line of said property to the point of beginning.
 Tract being subject to any and all easements of record and/or usage, including, but not limited to the following described easements:

EASEMENT #1 - INGRESS-EGRESS EASEMENT:

A Thirty-three foot (33') wide ingress-egress easement being located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, said easement being bound and described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;
 thence North 89° 46' 59" West 774.41 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
 thence North 00° 13' 01" East 216.33 feet to a No. 6 rebar;
 thence North 27° 23' 03" East 109.70 feet along a line of that property as described in Volume 743, Page 549 recorded as Document No. 573631, Grant County Registry to a No. 6 rebar;
 thence North 03° 58' 55" East 277.96 feet to a No. 6 rebar;
 thence North 19° 06' 22" East 67.23 feet to a No. 6 rebar;
 thence North 01° 19' 28" West 51.58 feet to a No. 6 rebar;
 thence North 61° 26' 09" West 63.05 feet to a No. 6 rebar;
 thence North 03° 55' 33" West 285.07 feet to a No. 6 rebar marking the point of beginning;
 thence North 12° 28' 58" West 151.67 feet to a No. 6 rebar marking a corner of said property as described in Volume 743, Page 549;
 thence North 36° 33' 08" West 76.84 feet along a line of said property to a No. 6 rebar;
 thence North 50° 52' 01" West 386.69 feet along a line of said property to a No. 6 rebar;
 thence North 30° 55' 53" West 1385.41 feet along a line of said property to a Railroad Spike;
 thence South 89° 34' 16" East 38.64 feet along the North line of said Section to a No. 6 rebar;
 thence South 30° 55' 53" East 1359.50 feet to a No. 6 rebar;
 thence South 50° 52' 01" East 385.03 feet;
 thence South 36° 33' 08" East 88.02 feet;
 thence South 12° 28' 58" East 161.17 feet;
 thence South 81° 47' 44" West 33.09 feet to the point of beginning.

EASEMENT #2 - SEPTIC SYSTEM EASEMENT:

An easement for an existing septic system, said easement being located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, said easement being bound and described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;
 thence North 89° 46' 59" West 774.41 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
 thence North 00° 13' 01" East 216.33 feet to a No. 6 rebar;
 thence North 27° 23' 03" East 109.70 feet along a line of that property as described in Volume 743, Page 549 recorded as Document No. 573631, Grant County Registry to a No. 6 rebar;
 thence North 03° 58' 55" East 277.96 feet to a No. 6 rebar;
 thence North 19° 06' 22" East 19.62 feet to the point of beginning;
 thence North 19° 06' 22" East 17.35 feet;
 thence North 54° 18' 16" East 21.51 feet;
 thence North 22° 13' 27" East 19.13 feet;
 thence North 03° 12' 17" West 91.81 feet;
 thence North 78° 34' 12" East 54.40 feet;
 thence North 05° 17' 21" West 64.94 feet;
 thence North 84° 42' 39" East 33.00 feet;
 thence South 05° 17' 21" East 75.00 feet;
 thence South 84° 42' 39" West 33.00 feet;
 thence South 78° 34' 12" West 44.67 feet;
 thence South 03° 12' 17" East 85.41 feet;
 thence South 22° 13' 27" West 24.26 feet;
 thence South 54° 18' 16" West 38.56 feet 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 this easement.

PREVIOUS SURVEY
 BY LARRY AUSTIN
 DATED 5-13-1993

PART OF PREVIOUS SURVEY
 BY DOUGLAS MALLIE
 DATED 12-2-1988
 [743-549]

SEE DETAIL "A"
 FOR EASEMENT #2

TRACT 1
 7.25± ACRES
 315,731± SQ.FT.

PART OF PREVIOUS SURVEY
 BY DOUGLAS MALLIE
 DATED 12-2-1988
 [743-549]

LEGEND

- No. 6 x 24" rebar set with cap
- Aluminum Monument found with Grant County Aluminum Cap
- No. 6 rebar found
- ⊙ Concrete post found
- ⊙ Railroad spike found
- + 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 the fence corners and is shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence was intended to mark the boundary or if it is a fence of convenience. This survey was prepared with the intent of following the lines shown and described herein.

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 Peter Winch.
 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 16th day of June, 2010.

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

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.



The South line of the NE 1/4 of Section 33 is assumed to bear N 89°46'59" W.

0 100 200
 SCALE 1" = 100'

PLAT OF SURVEY

PREPARED FOR: PETER WINCH
 LOCATED IN SECTION 33, T6N R2W, TOWN OF FENNIMORE, GRANT COUNTY, WISCONSIN

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

JOB NO: 10s109
 FIELDSBOOK: TDSR
 G:\T6NR2W\29
 H:\PLAT\T6NR2W\33\10s109-WINCH
 DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: BS-SA-BD
 SHEET 1 OF 1