

PLAT OF SURVEY

C2
L=195.86'
R=421.10'
C LEN=194.10'
BRG=S 60°12'09" W

C1
L=13.25'
R=1876.86'
C LEN=13.25'
BRG=S 46°40'45" W

INGRESS-EGRESS
EASEMENT
[1114-342]

MCADAM ROAD

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 3-21-2007
JOB NO. 07s073

NORTHWEST CORNER
SOUTHEAST 1/4

EAST 1/4 CORNER
SECTION 22, T2N R2W

EAST 1/4 CORNER
SECTION 23, T2N R2W



TRACT 1
19.73± ACRES
859,218± SQ.FT.

TRACT 2
0.29± ACRES
12,683± SQ.FT.

LAND OCCUPIED BY CLIENT
NOT IN DESCRIPTION PROVIDED
OR IN ADJOINER'S DESCRIPTION

LOT 1
C.S.M. NO. 1309

PARCEL 3 - [764-682]
(76.6 RODS)

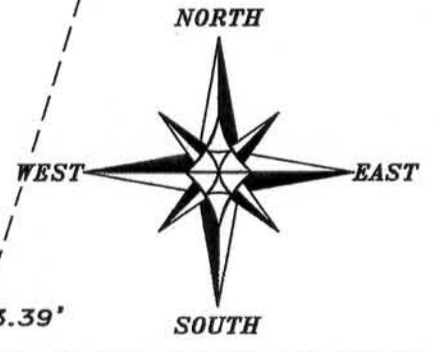
#151
U.S.H.

R.O.W. ESTABLISHED FROM
R/W PROJECT NO. 1209-02-26

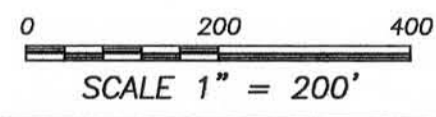
Aaron J. Austin
WISCONSIN
AARON
LAND SURVEYOR
ALL PLANS THAT DO NOT SHOW A
SEAL IMPRINT IN RED INK MAY IN
CONTAIN UNAUTHORIZED ALTERATIONS.
THE CERTIFICATION CONTAINED ON THIS
DOCUMENT SHALL NOT APPLY TO ANY
COPIES. DATED 6-18-2012.

LEGEND

- No. 6 x 24" rebar set with cap
- No. 6 rebar found
- Aluminum Monument found
- ▣ WISDOT Aluminum Cap found
- ▲ 1" diameter iron pipe found
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- x-x- Approximate fence



The West line of the NW 1/4 of Section 23 is assumed to bear S 00°38'29" E.



S 22°41'58" W 205.91'
(N 22°42'28" E)

SOUTHWEST CORNER
SECTION 23, T2N R2W

Prepared for: ROBERT BROESSEL

Austin Engineering LLC
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 12s102
G:\T2NR2W\26DOT
H:\PLAT\T2NR2W\23\12s102-BRADLEY

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22) and in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 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 Twenty-three (23), Township Two (2) North, Range Two (2) West of the 4th P.M., Town of Paris and Village of Dickeyville, Grant County, Wisconsin, containing 19.73 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 22;
thence South 89° 29' 59" East 54.35 feet along the East-West Quarter (E-W 1/4) line of said Section 23 to the point of beginning;
thence South 26° 26' 30" East 28.65 feet along the right of way of McAdam Road;
thence South 89° 32' 58" West 214.17 feet along said right of way;
thence South 00° 33' 06" East 1235.25 feet along a line of that property as described in Parcel 3 of Volume 764, Page 682 recorded as Document No. 582582, Grant County Registry;
thence South 89° 41' 09" East 149.32 feet along a line of said property described in Parcel 3 of Volume 764, Page 682;
thence South 00° 38' 29" East 958.83 feet along the West line of said Section 23 to the Westerly right of way of U.S.H. #151;
thence North 22° 41' 58" East 93.39 feet along said right of way;
thence North 17° 15' 47" East 396.69 feet along said right of way;
thence North 12° 39' 53" East 397.74 feet along said right of way;
thence North 11° 55' 35" East 197.86 feet along said right of way;
thence North 13° 58' 29" East 765.10 feet along said right of way;
thence North 14° 53' 22" East 79.48 feet along said right of way;
thence North 10° 27' 10" West 375.69 feet along said right of way;
thence North 01° 57' 35" East 106.49 feet along said right of way;
thence 13.25 feet on the arc of a curve to the right having a radius of 1876.88 feet and a long chord bearing South 46° 40' 45" West 13.25 feet along a line of that property as described in Volume 1131, Page 376 recorded as Document No. 696935, Grant County Registry;
thence South 46° 52' 41" West 23.18 feet along a line of said property described in Volume 1131, Page 376;
thence 195.86 feet on the arc of a curve to the right having a radius of 421.10 feet and a long chord bearing South 60° 12' 09" West 194.10 feet along a line of said property described in Volume 1131, Page 376;
thence North 89° 29' 59" West 198.07 feet along a line of said property described in Volume 1131, Page 376 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



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Prepared for: ROBERT BROESSEL

JOB NO: 12s102
G:\T2NR2W\26DOT
H:\PLAT\T2NR2W\23\12s102--BRADLEY

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

SHEET 2 OF 3

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22), Township Two (2) North, Range Two (2) West of the 4th P.M., Village of Dickeyville, Grant County, Wisconsin, containing 0.29 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 22;
thence South 89° 29' 59" East 54.35 feet along the East-West Quarter (E-W 1/4) line of Section 23;
thence South 26° 26' 30" East 28.65 feet along the Southerly right of way of McAdam Road;
thence South 89° 32' 58" West 214.17 feet along said right of way;
thence South 00° 33' 06" East 1235.25 feet along a line of that property as described in Parcel 3 of Volume 764, Page 682 recorded as Document No. 582582, Grant County Registry to the point of beginning;
thence South 89° 41' 09" East 149.32 feet a line of said property described in Parcel 3 of Volume 764, Page 682;
thence South 00° 38' 29" East 77.42 feet to the North line of that property as described in Volume 1222, Page 189 recorded as Document No. 721081, Grant County Registry;
thence South 84° 34' 56" West 149.96 feet along a line of said property described in Volume 1222, Page 189 to the Southeast corner of Lot 1 of Certified Survey Map No. 1309 recorded in Volume 11 of Certified Survey Maps on Page 396 as Document No. 695548, Grant County Registry;
thence North 00° 33' 06" West 92.40 feet along a line of Lot 1 of said Certified Survey Map No. 1309 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

EASEMENT:

Including an ingress-egress easement which is recorded in Volume 1114, Page 342 as Document No. 692254, Grant County Registry.

SURVEYOR'S CERTIFICATE:

I, Aaron J. 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 Jim Bradley.

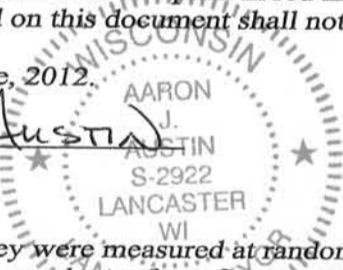
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 June, 2012.


Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

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.

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.



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SHEET 3 OF 3