

PLAT OF SURVEY

NORTH 1/4 CORNER
SECTION 35, T5N R2W

LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- ⊙ No. 8 x 30" rebar set with Grant County Aluminum Cap
- No. 6 x 24" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- + No monument set
- *- Approximate fence

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 2-9-2012.



PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 8-14-200

WEST 1/4 CORNER

N 89°54'55" E
2661.07'

N 00°09'37" W
2652.59'

N 00°09'37" W
632.13'

S 00°09'37" E
695.50'

N 00°09'37" W
1327.63'

N 00°09'37" W

N 89°54'55" E 1327.87'

229.32' 231.42' 867.13'

S 00°11'45" E 76.37'

S 01°52'47" W 210.37'

N 89°53'48" W 459.30'

168.03' S 89°11'23" E

474.13' S 86°24'09" E

110.31' S 82°57'05" W

N 89°53'48" W 994.34'

954.42'

N 89°42'33" W 2659.10'

S 00°01'18" E 843.67'

S 00°13'51" E 2672.69'

SOUTH 1/4 CORNER SECTION 35, T5N R2W

SOUTH 1/4 CORNER SECTION 35, T5N R2W

CENTERLINE
MARTIN LANE

TRACT 2
34.04± ACRES
1,482,571± SQ.FT.

CENTERLINE
OAKRIDGE ROAD

TRACT 1
5.78± ACRES
251,577± SQ.FT.

P.O.B.
CENTERLINE
ACCESS EASEMENT

C3
L=218.89'
R=4500.00'
C LEN=218.87'
BRG=S 87°47'46" E

TERMINUS
POINT CENTERLINE
ACCESS EASEMENT

66' WIDE
INGRESS-EGRESS
EASEMENT

66' WIDE
PUBLIC ROADWAY
EASEMENT

C1
L=195.50'
R=135.00'
C LEN=178.86'
BRG=S 41°27'53" W

C2
L=112.34'
R=145.00'
C LEN=109.55'
BRG=S 60°45'21" W



The North-South 1/4 line of Section 35 is assumed to bear N 00°09'37" W.

0 200 400

SCALE 1" = 200'

Prepared for: STEVE ARGALL

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JOB NO: 12s143
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H:\PLAT\T5NR2W\35\12s143-ARGALL

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

SEP 13 2012

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Five (5) North, Range Two (2) West of the 4th P.M., Town of Liberty, Grant County, Wisconsin, containing 5.78 acres, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 35;
thence North 00° 09' 37" West 1327.63 feet along the West line of the Southeast Quarter (SE 1/4) of said Section to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), said corner being the point of beginning;
thence North 57° 16' 13" East 545.00 feet;
thence North 00° 09' 37" West 400.00 feet;
thence North 89° 53' 48" West 459.30 feet to the West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section;
thence South 00° 09' 37" East 695.50 feet along the West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage, including, but not limited to a Sixty-six foot (66') wide ingress-egress easement being described below:

ACCESS EASEMENT

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Five (5) North, Range Two (2) West of the 4th P.M., Town of Liberty, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the South Quarter (S 1/4) corner of said Section 35;
thence North 00° 09' 37" West 1327.63 feet along the West line of the Southeast Quarter (SE 1/4) of said Section to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4);
thence North 57° 16' 13" East 545.00 feet;
thence North 00° 09' 37" West 242.10 feet to the point of beginning;
thence South 89° 11' 23" East 168.03 feet;
thence 218.89 feet on the arc of a curve to the right having a radius of 4500.00 feet and a long chord bearing South 87° 47' 46" East 218.87 feet;
thence South 86° 24' 09" East 474.13 feet to a point in the centerline of a township road known as Oakridge Road, said point being the terminus point. This easement is intended to provide 66 feet of access from Oakridge Road and the above described Tract 1.

EASEMENT NOTES:

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



Aaron J Austin

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Prepared for: STEVE ARGALL

JOB NO: 12s143
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

SHEET 2 OF 3

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Five (5) North, Range Two (2) West of the 4th P.M., Town of Liberty, Grant County, Wisconsin, containing 34.04 acres, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 35;
thence North 00° 09' 37" West 1327.63 feet along the West line of the Southeast Quarter (SE 1/4) of said Section to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), said corner being the point of beginning;
thence North 57° 16' 13" East 545.00 feet;
thence North 00° 09' 37" West 400.00 feet;
thence North 89° 53' 48" West 459.30 feet to the West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section;
thence North 00° 09' 37" West 632.13 feet along the West line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to the Northwest corner thereof;
thence North 89° 54' 55" East 1327.87 feet along the North line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to the Northeast corner thereof;
thence South 00° 11' 45" East 76.37 feet along the East line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to a point in the centerline of a township road known as Oakridge Road;
thence South 01° 52' 47" West 210.37 feet along said centerline;
thence South 00° 01' 18" East 843.67 feet along said centerline;
thence 195.50 feet on the arc of a curve to the right having a radius of 135.00 feet and a long chord bearing South 41° 27' 53" West 178.86 feet along said centerline;
thence South 82° 57' 05" West 110.31 feet along said centerline;
thence 112.34 feet on the arc of a curve to the left having a radius of 145.00 feet and a long chord bearing South 60° 45' 21" West 109.55 feet along said centerline to a point on the South line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4);
thence North 89° 53' 48" West 994.34 feet along the South line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

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.

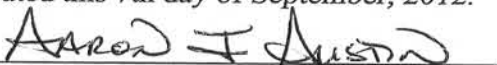
That this survey was prepared under the instructions of Steve Argall.

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.

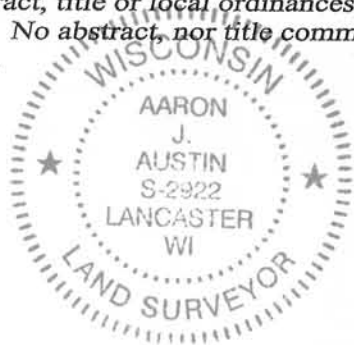
The certification contained on this document shall not apply to any copies.

Dated this 7th day of September, 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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