

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 1.30 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 16;
thence South 01° 34' 05" East 40.00 feet along the East line of said Section;
thence South 89° 18' 10" West 2086.15 feet along a line as described in Volume 1170, Page 841 recorded as Document No. 707901, Grant County Registry, to the point of beginning;
thence continuing South 89° 18' 10" West 293.27 feet along a line of said property;
thence North 00° 50' 40" East 196.59 feet to a 1" iron pipe;
thence South 89° 13' 44" East 293.17 feet to a No. 6 rebar;
thence South 00° 50' 40" West 189.08 feet 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:

ACCESS EASEMENT:

A One Rod wide (16.5 feet) wide easement being located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, said easement being located 8.25 feet on each side of the following described centerline:

Commencing at the East Quarter (E 1/4) corner of said Section 16;
thence South 01° 34' 05" East 40.00 feet along the East line of said Section;
thence South 89° 18' 10" West 1810.40 feet along the a line as described in Volume 1170, Page 841 recorded as Document No. 707901, Grant County Registry, to the point of beginning;
thence North 11° 50' 46" West 32.44 feet;
thence 32.98 feet on the arc of a curve to the left having a radius of 25.00 feet and a long chord bearing North 49° 38' 13" West 30.64 feet;
thence North 87° 25' 40" West 198.62 feet;
thence 45.88 feet on the arc of a curve to the right having a radius of 60.00 feet and a long chord bearing North 65° 31' 24" West 44.77 feet;
thence North 43° 37' 07" West 7.63 feet to the East line of the above described tract and the terminus point. This easement is intended to provide 16.50 feet of access from Kingsford Road to 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.

ALSO subject to a Septic System easement recorded in Volume 1170, Page 841 as Document No. 707901, 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.

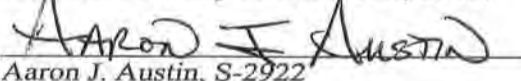
That this survey was prepared under the instructions of Dave Nihles.

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 3rd day of December, 2012.


Aaron J. Austin, S-2922

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.



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Prepared for: DAVE NIHLES

JOB NO: 12s234
G:\T4NR2W\T4NR2W
H:\PLAT\T4NR2W\16\12s234-NIHLES

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

SHEET 2 OF 2

