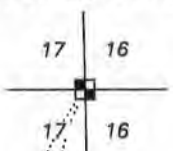


# PLAT OF SURVEY

WEST 1/4 CORNER  
SECTION 16, T5N R6W



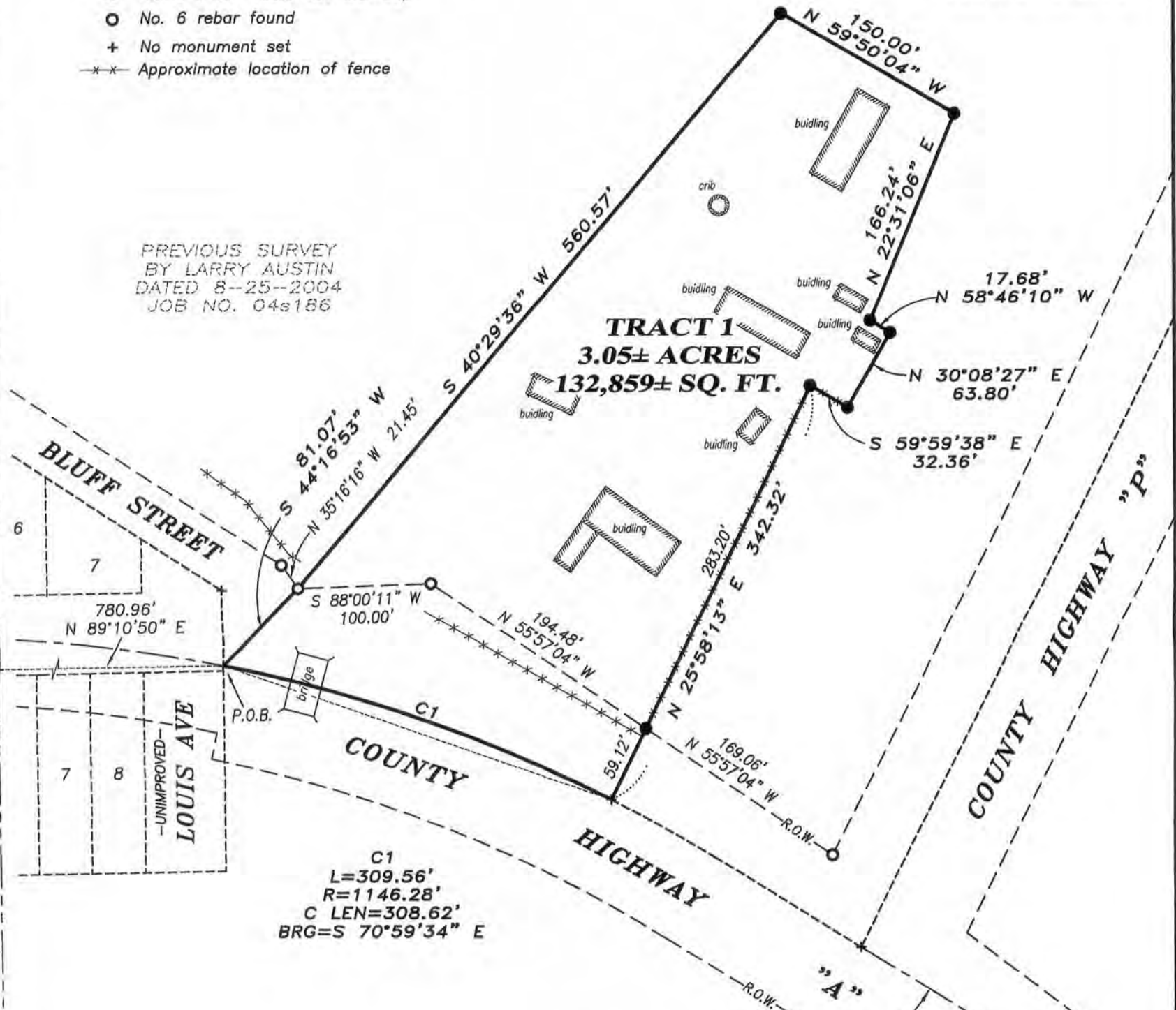
## LEGEND

- ☒ Stone monument found
- ☑ Aluminum Monument found with Grant County Aluminum Cap
- No. 6 x 24" rebar set with cap
- No. 6 rebar found
- + No monument set
- \*- Approximate location of fence

PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 8-25-2004  
JOB NO. 04s186

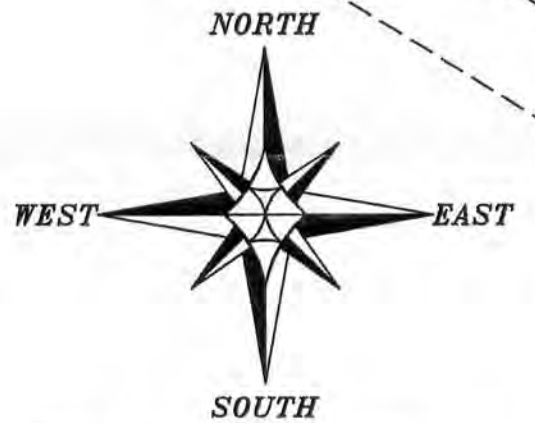
PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 8-25-2004  
JOB NO. 04s186

**TRACT 1**  
3.05± ACRES  
132,859± SQ. FT.

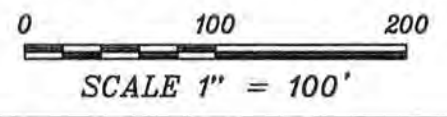


CENTERLINE PREVIOUSLY ESTABLISHED  
BY LARRY AUSTIN DATED 8-25-2004

*Aaron J. Austin*  
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: 12-18-2012.



BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 16 WHICH IS ASSUMED TO BEAR S 00°49'10" E.



SOUTHWEST CORNER  
SECTION 16, T5N R6W



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

Prepared for: **BRYAN BEATY**

JOB NO: 12s131  
G:\T5NR6W\14  
H:\PLAT\T5NR6W\16\12s131-BEATY

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

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Five (5) North, Range Six (6) West of the 4th P.M., Village of Bagley, Grant County, Wisconsin, containing 3.05 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;  
thence South 00° 49' 10" East 1015.21 feet along the West line of said Section;  
thence North 89° 10' 50" East 780.96 feet to a point at the intersection of Bluff Street and County Highway "A";  
thence 309.56 feet on the arc of a curve to the right having a radius of 1146.28 feet and a long chord bearing South 70° 59' 34" East 308.62 feet along said centerline;  
thence North 25° 58' 13" East 342.32 feet;  
thence South 59° 59' 38" East 32.36 feet;  
thence North 30° 08' 27" East 63.80 feet;  
thence North 58° 46' 10" West 17.68 feet;  
thence North 22° 31' 06" East 166.24 feet;  
thence North 59° 50' 04" West 150.00 feet;  
thence South 40° 29' 36" West 560.57 feet;  
thence South 44° 16' 53" West 81.07 feet 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 description was 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.

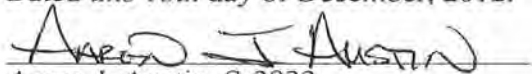
That this survey was prepared under the instructions of Bryan Beaty.

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.

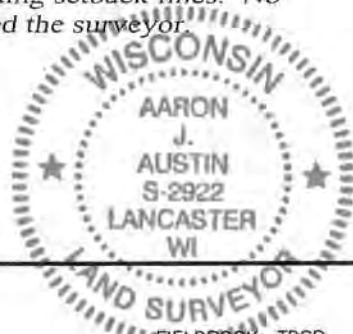
Dated this 18th day of December, 2012.



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 the surveyor.



Austin  
Engineering LLC  
austinengineeringllc.com

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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: BRYAN BEATY

JOB NO: 12s131  
G:\T5NR6W\14  
H:\PLAT\T5NR6W\16\12s131-BEATY

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