

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, containing 1.00 acre, more or less, and being described as follows:
Commencing at the South Quarter (S 1/4) corner of said Section 3;
thence South 89° 36' 51" West 437.60 feet along the South line of said Section;
thence North 00° 23' 09" West 261.01 feet;
thence North 05° 27' 03" East 66.40 feet along the Westerly right of way of County Highway "D" to the point of beginning;
thence North 78° 15' 15" West 229.04 feet;
thence North 09° 15' 51" East 236.93 feet;
thence South 78° 15' 15" East 172.77 feet to the Westerly right of way of County Highway "D";
thence 22.97 feet on the arc of a curve to the right having a radius of 1525.21 feet and a long chord bearing South 05° 01' 10" West 22.97 feet along said right of way;
thence South 05° 27' 03" West 198.68 feet along said right of way;
thence South 84° 32' 57" East 40.00 feet along said right of way;
thence South 05° 27' 03" West 20.93 feet along said right of way to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT:

A Sixty-six foot (66') wide ingress-egress easement being located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, said easement being bound and described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 3;
thence South 89° 36' 51" West 437.60 feet along the South line of said Section;
thence North 00° 23' 09" West 261.01 feet to the point of beginning;
thence North 05° 27' 03" East 66.40 feet along the Westerly right of way of County Highway "D";
thence North 78° 15' 15" West 229.04 feet;
thence South 14° 22' 43" West 66.07 feet to the Northwest corner of that property as described in Volume 1225, Page 934 recorded as Document No. 722039, Grant County Registry;
thence South 78° 15' 15" East 239.35 feet along the North line of said property 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.

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 Jack Fortney.

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.

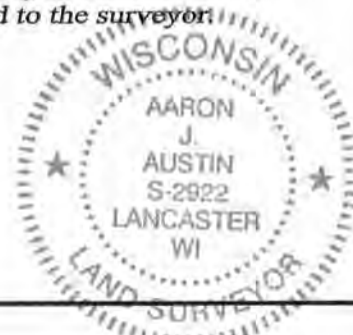
The certification contained on this document shall not apply to any copies.

Dated this 7th day of February, 2013.


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.



Austin
Engineering LLC
austinengineeringllc.com

Prepared for: JACK FORTNEY

JOB NO: 12s219
G:\T2NR1W\03A
H:\PLAT\T2NR1W\03\12s219-FORTNEY

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

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

SHEET 2 OF 2