

PLAT OF SURVEY

NORTH 1/4 CORNER SECTION 25, T3N R3W

24 24
25 25

LEGEND

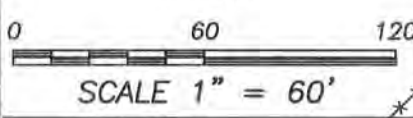
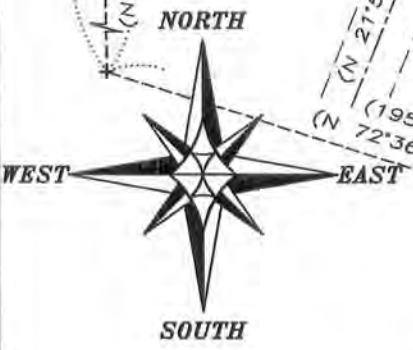
- Aluminum Monument found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 18" rebar set with cap
- ⊙ 3/8" x 12" Steel Spike set
- + No monument set
- () Recorded as
- [-] Property described in Volume & Page, Grant County Registry
- - - Existing fence

The North-South 1/4 line of Section 25 bears N 00°02'33" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

TRACT 1
4.98± ACRES
217,025± SQ.FT.

TRACT 3
0.30± ACRE
12,900± SQ.FT.

TRACT 2
0.52± ACRE
22,663± SQ.FT.



Prepared for: MERV BRENUM

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

JOB NO: 13s159
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

(FINAL DESCRIPTION AFTER EXCHANGES)

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 4.98 acres, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 25;
thence North 00° 02' 33" West 1515.62 feet along the North-South Quarter (N-S 1/4) line of said Section;
thence South 89° 57' 27" West 762.25 feet to the Southeast corner of that property as described in Volume 1232, Page 509 recorded as Document No. 723714, Grant County Registry;
thence North 00° 51' 50" West 122.41 feet along the East line of said property to the point of beginning;
thence continuing North 00° 51' 50" West 329.07 feet along said East line;
thence South 77° 00' 18" East 18.27 feet;
thence South 89° 48' 06" East 64.46 feet;
thence North 04° 24' 32" West 159.35 feet to a point in the previously surveyed centerline of Hippy Hollow Road as established by Herman Hovelsrud on a survey dated 10-26-1977;
thence North 75° 39' 22" West 74.95 feet along said centerline to the Northeast corner of said property described in Volume 1232, Page 509;
thence North 75° 39' 22" West 191.87 feet along the North line of said property;
thence North 75° 39' 22" East 71.40 feet along the North line of said property;
thence North 79° 27' 55" West 118.58 feet along the North line of said property to the Northwest corner thereof;
thence South 00° 51' 50" East 594.70 feet along the West line of said property to the Southwest corner thereof;
thence North 89° 08' 10" East 370.29 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

(KESSIG TO SCHAEFER)

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 0.52 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 25;
thence North 00° 02' 33" West 1515.62 feet along the North-South Quarter (N-S 1/4) line of said Section;
thence South 89° 57' 27" West 762.25 feet to the Southeast corner of that property as described in Volume 1232, Page 509 recorded as Document No. 723714, Grant County Registry said corner being the point of beginning;
thence North 72° 34' 18" West 390.00 feet along the South line of said property to the Southwest corner thereof;
thence North 89° 08' 10" East 370.29 feet to the East line of said property;
thence South 00° 51' 50" East 122.41 feet along the East line of said property to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 3

(SCHAEFER TO KESSIG)

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 0.30 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 25;
thence North 00° 02' 33" West 1515.62 feet along the North-South Quarter (N-S 1/4) line of said Section;
thence South 89° 57' 27" West 762.25 feet to the Southeast corner of that property as described in Volume 1232, Page 509 recorded as Document No. 723714, Grant County Registry;
thence North 00° 51' 50" West 122.41 feet along the East line of said property;
thence continuing North 00° 51' 50" West 329.07 feet along said East line to the point of beginning;
thence South 77° 00' 18" East 18.27 feet;
thence South 89° 48' 06" East 64.46 feet;
thence North 04° 24' 32" West 159.35 feet to a point in the previously surveyed centerline of Hippy Hollow Road as established by Herman Hovelsrud on a survey dated 10-26-1977;
thence North 75° 39' 22" West 74.95 feet along said centerline to the Northeast corner of said property described in Volume 1232, Page 509;
thence South 00° 51' 50" East 173.14 feet along the East line of said property 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.

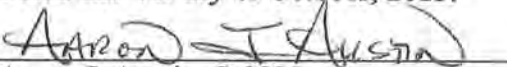
That this survey was prepared under the instructions of Merv Brenum.

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 4th day of October, 2013.


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 to the surveyor.



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