

36 31 N 89°46'29" E  
1 6 NORTHWEST CORNER SECTION 6, T4N R2W

2506.22' 31 31  
NORTHWEST CORNER SECTION 6, T4N R2W

**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.

**SURVEYOR'S NOTE:**

The cross hatched area shows a difference between the right of way established from the traveled centerline utilizing [384-178] which coincides with Project S 0574(S) and the location of the right of way established by Lot 1 of C.S.M. No. 544. Lot 1 of the C.S.M. showed the intent of Lot 1 to follow the way. I retraced the location of the right of way in this area based upon found monumentation of said Lot 1.

TRACT 3  
PREVIOUS SURVEY  
BY AARON AUSTIN  
REVISED 10-15-2013  
JOB NO. 13s116

TRACT 1  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 6-3-2006  
JOB NO. 06s110  
BOOK 19, PAGE 57

TRACT 2  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 6-3-2006  
JOB NO. 06s110  
BOOK 19, PAGE 57

LOT 1  
C.S.M. NO. 1434

TRACT 3  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 7-30-2008  
JOB NO. 08s178  
BOOK 23, PAGE 51

C2  
L=803.45'  
R=1965.00'  
C LEN=797.86'  
BRG=N 57°19'35" E

C1  
L=86.72'  
R=1965.00'  
C LEN=86.72'  
BRG=S 44°20'55" W

C3  
L=33.44'  
R=2154.17'  
C LEN=33.44'  
BRG=S 46°05'49" W

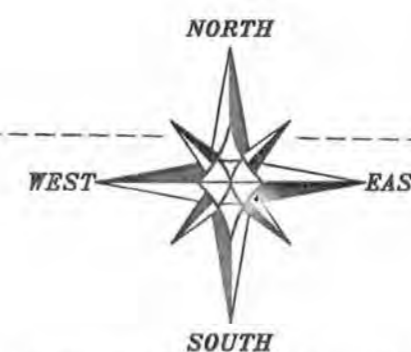
TRACT 1  
0.41± ACRE  
17,771± SQ.FT.



*Aaron J. Austin*  
10-23-13

**LEGEND**

- No. 6 x 18" rebar set with cap
- No. 6 rebar found
- ⊠ No. 8 rebar found
- + No monument set
- 1/2" x 1" x 4' Wood lath set
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry



The North line of the NW 1/4 of Section 6 bears N 89°46'29" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

0 80 160  
SCALE 1" = 80'

COUNTY

HIGHWAY

TRACT 2  
1.42± ACRE  
61,722± SQ.FT.

LOT 1  
C.S.M. NO. 544

LOT 1  
C.S.M. NO. 544

**PLAT OF SURVEY**  
PREPARED FOR: JOE ZENZ AND JOHN BRANDEMUEHL  
LOCATED IN SECTION 6, T4N R2W, TOWN OF ELLENBORO, GRANT COUNTY, WISCONSIN

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

JOB NO: 13s151  
G:\13s151  
H:\PLAT\4nr2w\06\13s151-ZENZ

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SWA - AJA

SHEET 1 OF 3

# PLAT OF SURVEY

## **TRACT 1 DESCRIPTION: (GRANT COUNTY TO JOHN BRANDEMUEHL)**

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Six (6), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 0.41 acre, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 6;  
thence North 89° 46' 29" East 1184.18 feet along the North line of said Section 6;  
thence South 01° 30' 42" East 548.82 feet along the East line of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4) to the point of beginning;  
thence South 42° 27' 54" West 519.00 feet;  
thence 86.72 feet on the arc of a curve to the right having a radius of 1965.00 feet and a long chord bearing South 44° 20' 55" West 86.72 feet;  
thence South 34° 35' 07" East 62.74 feet to the Southerly right of way of County Highway "A";  
thence North 37° 05' 27" East 622.46 feet along said right of way to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## **TRACT 2 DESCRIPTION: (GRANT COUNTY TO JOE ZENZ)**

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Six (6), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 1.42 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 6;  
thence North 89° 46' 29" East 1184.18 feet along the North line of said Section 6;  
thence South 01° 30' 42" East 548.82 feet along the East line of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4);  
thence South 42° 27' 54" West 519.00 feet;  
thence 86.72 feet on the arc of a curve to the right having a radius of 1965.00 feet and a long chord bearing South 44° 20' 55" West 86.72 feet to the point of beginning;  
thence South 34° 35' 07" East 62.74 feet to the Southerly right of way of County Highway "A";  
thence South 37° 05' 27" West 116.72 feet along said right of way;  
thence South 50° 28' 40" West 274.93 feet along said right of way;  
thence South 08° 44' 36" East 23.49 feet along said right of way to a corner of Lot 1 of Certified Survey Map No. 544 recorded in Volume 4 of Certified Survey Maps on Page 110 as Document No. 608718;  
thence continuing South 08° 44' 36" East 38.56 feet along a line of Lot 1 of said Certified Survey Map No. 544;  
thence South 83° 28' 23" West 437.02 feet along a line of said Lot 1;  
thence 803.45 feet on the arc of a curve to the left having a radius of 1965.00 feet and a long chord bearing North 57° 19' 35" East 797.86 feet to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.



*Aaron J. Austin*  
10-23-13



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

PREPARED FOR: JOE ZENZ AND JOHN BRANDEMUEHL

JOB NO: 13s151  
G:\13s151  
H:\PLAT\T4NR2W\06\13s151-ZENZ

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SWA - AJA

SHEET 2 OF 3

# PLAT OF SURVEY

## EASEMENT #1 DESCRIPTION:

A Sixty-six foot (66') wide access easement for ingress-egress being located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Six (6), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:  
Commencing at the Northwest corner of said Section 6;  
thence North 89° 46' 29" East 1184.18 feet along the North line of said Section 6;  
thence South 01° 30' 42" East 548.82 feet along the East line of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4);  
thence South 42° 27' 54" West 519.00 feet;  
thence 86.72 feet on the arc of a curve to the right having a radius of 1965.00 feet and a long chord bearing South 44° 20' 55" West 86.72 feet to the point of beginning;  
thence South 34° 35' 07" East 62.74 feet to the terminus point.

## EASEMENT NOTES:

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

## EASEMENT #2 DESCRIPTION:

An access easement for ingress-egress being located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Six (6), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, said Easement being bound and described as follows:  
Commencing at the Northwest corner of said Section 6;  
thence North 89° 46' 29" East 1184.18 feet along the North line of said Section 6;  
thence South 01° 30' 42" East 548.82 feet along the East line of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4);  
thence South 42° 27' 54" West 519.00 feet;  
thence 86.72 feet on the arc of a curve to the right having a radius of 1965.00 feet and a long chord bearing South 44° 20' 55" West 86.72 feet to the point of beginning;  
thence South 34° 35' 07" East 62.74 feet to the Southerly right of way of County Highway "A";  
thence South 37° 05' 27" West 116.72 feet along said right of way;  
thence South 50° 28' 40" West 274.93 feet along said right of way;  
thence South 08° 44' 36" East 23.49 feet along said right of way to a corner of Lot 1 of Certified Survey Map No. 544 recorded in Volume 4 of Certified Survey Maps on Page 110 as Document No. 608718;  
thence continuing South 08° 44' 36" East 38.56 feet along a line of Lot 1 of said Certified Survey Map No. 544;  
thence South 83° 28' 23" West 40.03 feet along a line of said Lot 1;  
thence North 08° 44' 36" West 83.23 feet;  
thence North 50° 28' 40" East 292.97 feet;  
thence North 37° 05' 27" East 90.51 feet;  
thence North 34° 35' 03" West 26.12 feet;  
thence 33.44 feet on the arc of a curve to the left having a radius of 1965.01 feet and a long chord bearing North 46° 06' 02" East 33.44 feet 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 descriptions hereon 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 Joe Zenz and John Brandemuehl.

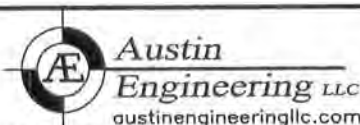
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 23rd day of October, 2013.

  
Aaron J. Austin, S-2922



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

PREPARED FOR: JOE ZENZ AND JOHN BRANDEMUEHL

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SHEET 3 OF 3