

# PLAT OF SURVEY

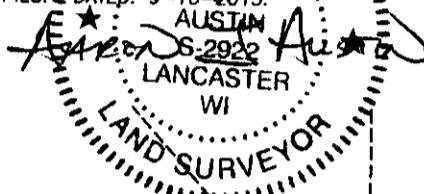
CENTERLINE  
**AIRPORT ROAD**

## LEGEND

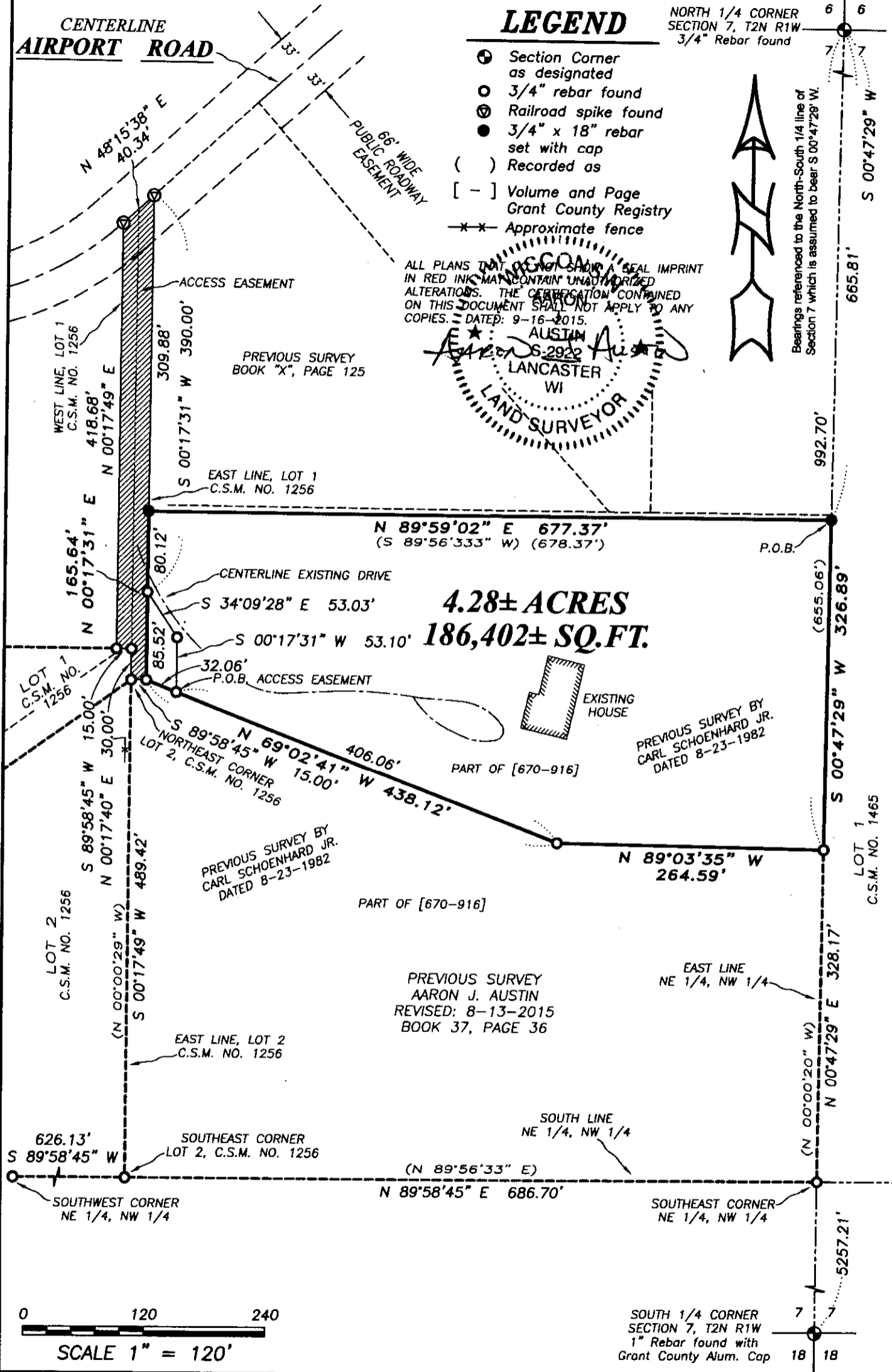
NORTH 1/4 CORNER  
SECTION 7, T2N R1W  
3/4" Rebar found

- ⊙ Section Corner as designated
- 3/4" rebar found
- ⊙ Railroad spike found
- 3/4" x 18" rebar set with cap
- ( ) Recorded as
- [ - ] Volume and Page Grant County Registry
- \*- Approximate fence

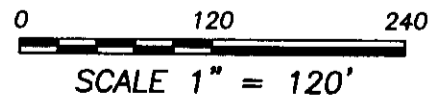
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 9-16-2015.



Bearings referenced to the North-South 1/4 line of Section 7 which is assumed to bear S 00°47'29" W.



**4.28± ACRES**  
**186,402± SQ. FT.**



Prepared for: **JANET KEEL**

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

JOB NO: 15s100  
H:CRD\15s100  
H:PLAT\T2NR1W\07\15s100-DROESSLER

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN

SHEET 1 OF 2

SEP 22 2015

# PLAT OF SURVEY

## DESCRIPTION OF PROPERTY:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, containing 4.28 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 7;  
thence South 00° 47' 29" West 665.81 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to the Northeast corner of that property as described in Volume 670, Page 916 recorded as Document No. 538863, said corner being the point of beginning;  
thence South 00° 47' 29" West 326.89 feet along the East line of said Northwest Quarter (NW 1/4);  
thence North 89° 03' 35" West 264.59 feet;  
thence North 69° 02' 41" West 438.12 feet to a corner of Lot 1 of Certified Survey Map No. 1256 recorded in Volume 11 of Certified Survey Maps on Page 250 as Document No. 690068, Grant County Registry;  
thence North 00° 17' 31" East 165.64 along a line of Lot 1 of said Certified Survey Map No. 1256 to the Northwest corner of that property as described in said Volume 670, Page 916;  
thence North 89° 59' 02" East 677.37 feet along the North line of said property described in Volume 670, Page 916 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 easement:

## ACCESS EASEMENT:

An Access Easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, said easement being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 7;  
thence South 00° 47' 29" West 992.70 feet along the East line of the Northwest Quarter (NW 1/4) of said Section 7;  
thence North 89° 03' 35" West 264.59 feet;  
thence North 69° 02' 41" West 406.06 feet to the point of beginning;  
thence North 69° 02' 41" West 32.06 feet to a corner of Lot 1 of Certified Survey Map No. 1256, recorded in Volume 11 of Certified Survey Maps on Page 250 as Document No. 690068, Grant County Registry;  
thence South 89° 58' 45" West 15.00 feet along a line of Lot 1 of said Certified Survey Map No. 1256;  
thence North 00° 17' 40" East 30.00 feet;  
thence South 89° 58' 45" West 15.00 feet to the West line of Lot 1 of said Certified Survey Map No. 1256;  
thence North 00° 17' 49" East 418.68 feet along a line of said Lot 1;  
thence North 48° 15' 38" East 40.34 feet along a line of said Lot 1;  
thence South 00° 17' 31" West 390.00 feet along a line of said Lot 1;  
thence South 34° 09' 28" East 53.03 feet;  
thence South 00° 17' 31" West 53.10 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, Professional 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 Janet Keel.

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 16th day of September, 2015.

  
Aaron J. Austin, S-2022

## SURVEYOR'S NOTES:

Part of this survey was retraced from a previous survey by Carl Schoenhard Jr. dated 8-23-1982. Differences may exist between the description provided (which was recorded in Volume 670, Page 916 as Document No. 538863, Grant County Registry) and the dimensions of this survey due to the fact that it did not appear that the Carl Schoenhard Jr. subdivided Section 7. This property was retraced based upon calls located within the description provided and adjoining Certified Survey Maps. 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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Prepared for: JANET KEEL

JOB NO: 15s196-KEEL  
H:CRD\15s100  
H:PLAT\T2NR1W\07\15s196-KEEL

FIELDBOOK: TDSR  
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SHEET 2 OF 2