

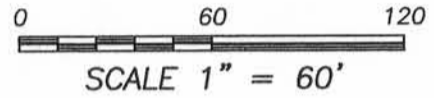
# PLAT OF SURVEY

## LEGEND

- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- x-x- Existing fence



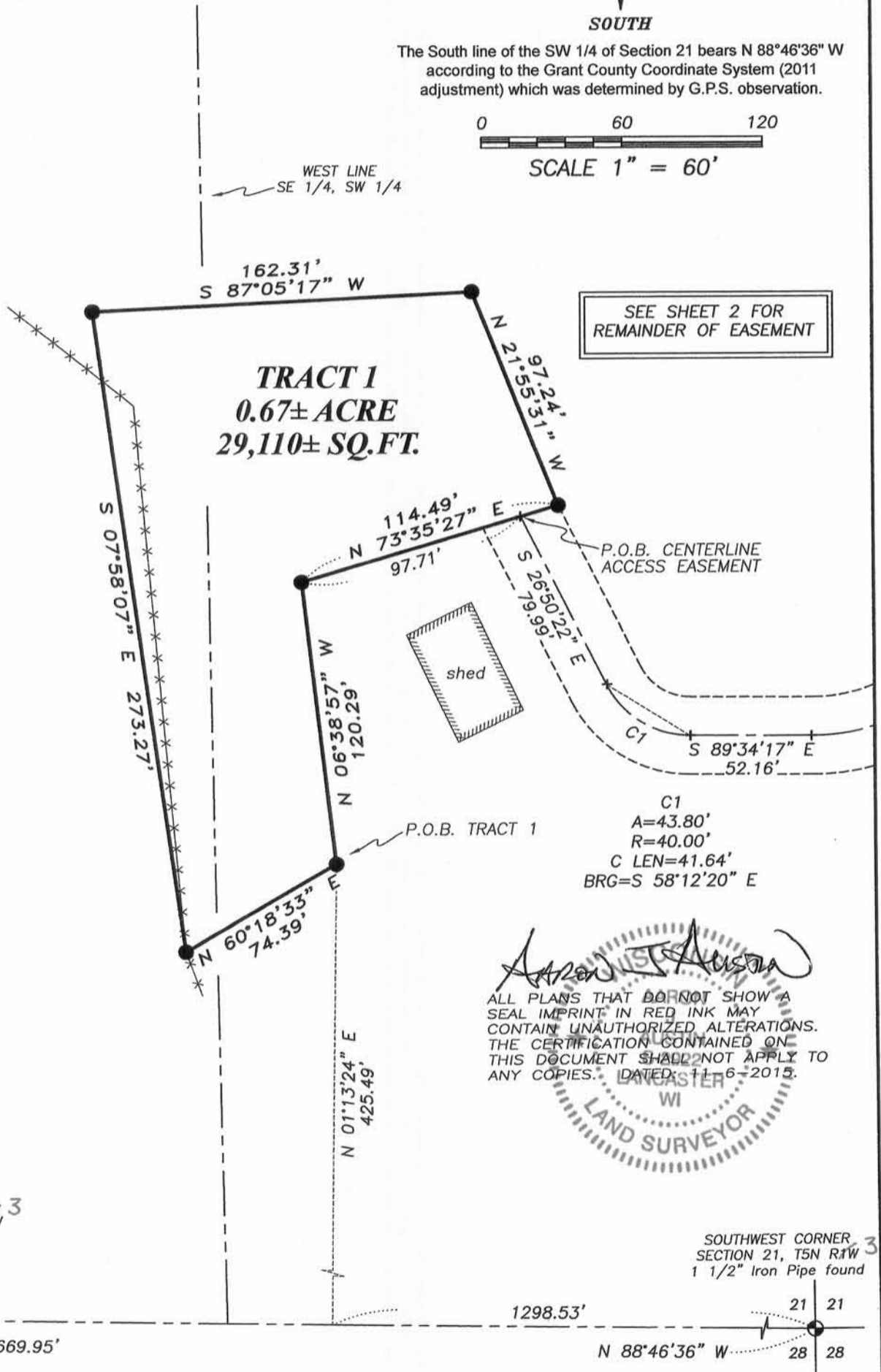
The South line of the SW 1/4 of Section 21 bears N 88°46'36" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



WEST LINE  
SE 1/4, SW 1/4

SEE SHEET 2 FOR  
REMAINDER OF EASEMENT

**TRACT 1**  
0.67± ACRE  
29,110± SQ.FT.

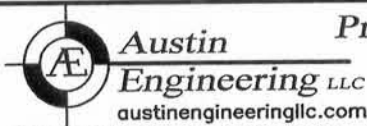
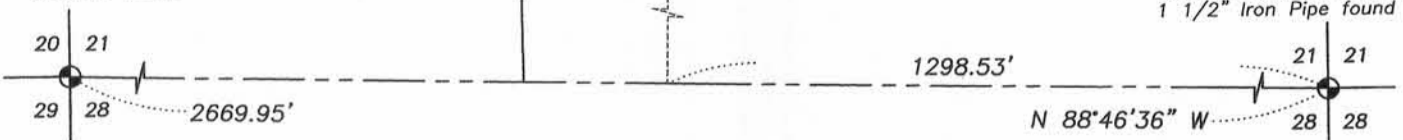


C1  
A=43.80'  
R=40.00'  
C LEN=41.64'  
BRG=S 58°12'20" E

*Austin Engineering*  
 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: 11-6-2015.  
 LAND SURVEYOR  
 WI

SOUTHWEST CORNER, 3  
SECTION 21, T5N R1W  
2" Pipe Post in  
Concrete found

SOUTHWEST CORNER, 3  
SECTION 21, T5N R1W  
1 1/2" Iron Pipe found



**Austin Engineering LLC**  
austinengineeringllc.com

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

Prepared for: PEGGY VAASSEN

JOB NO: 15s212  
H:CRD\15s212-VAASSEN  
H:PLAT\T5NR3W\21\15s212-VAASSEN

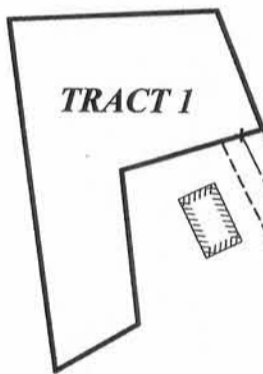
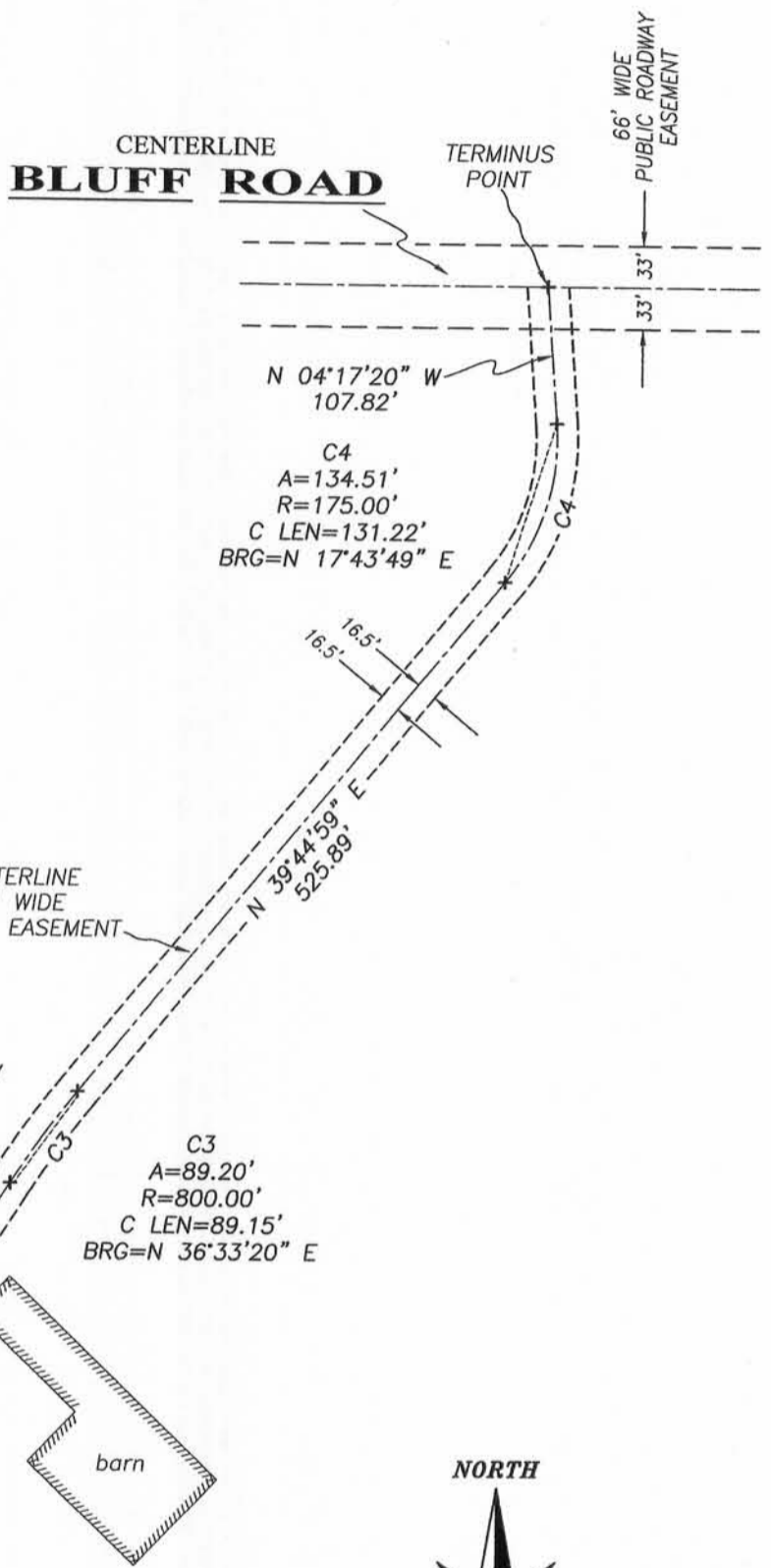
FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN

SHEET 1 OF 3

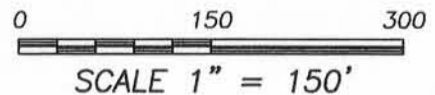
NOV 16 2015

# PLAT OF SURVEY


  
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SHEET 2 OF 3

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 0.67 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 21;  
thence North 88° 46' 36" West 1298.53 feet along the South line of said Section;  
thence North 01° 13' 24" East 425.49 feet to the point of beginning;  
thence North 06° 38' 57" West 120.29 feet;  
thence North 73° 35' 27" East 114.49 feet;  
thence North 21° 55' 31" West 97.24 feet;  
thence South 87° 05' 17" West 162.31 feet;  
thence South 07° 58' 07" East 273.27 feet;  
thence North 60° 18' 33" East 74.39 feet to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## ACCESS EASEMENT:

A Thirty-three foot (33') wide access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, said easement being located 16 1/2 feet on each side of the following described centerline:

Commencing at the South Quarter (S 1/4) corner of said Section 21;  
thence North 88° 46' 36" West 1298.53 feet along the South line of said Section;  
thence North 01° 13' 24" East 425.49 feet;  
thence North 06° 38' 57" West 120.29 feet;  
thence North 73° 35' 27" East 97.71 feet to the point of beginning;  
thence South 26° 50' 22" East 79.99 feet;  
thence 43.80 feet on the arc of a curve to the left with a radius of 40.00 feet and a long chord bearing South 58° 12' 20" East 41.64 feet;  
thence South 89° 34' 17" East 52.16 feet;  
thence 84.66 feet on the arc of a curve to the left with a radius of 85.00 feet and a long chord bearing North 61° 53' 42" East 81.20 feet;  
thence North 33° 21' 41" East 96.21 feet;  
thence 89.20 feet on the arc of a curve to the right with a radius of 800.00 feet and a long chord bearing North 36° 33' 20" East 89.15 feet;  
thence North 39° 44' 59" East 525.89 feet;  
thence 134.51 feet on the arc of a curve to the left with a radius of 175.00 feet and a long chord bearing North 17° 43' 49" East 131.22 feet;  
thence North 04° 17' 20" West 107.82 feet to a point in the centerline of a township road known as Bluff Road, said point being 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.

## 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 Peggy Vaassen.

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 6th day of November, 2015.

  
Aaron J. Austin, S-2922

## SURVEYOR'S NOTES:

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. .5



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SHEET 3 OF 3