

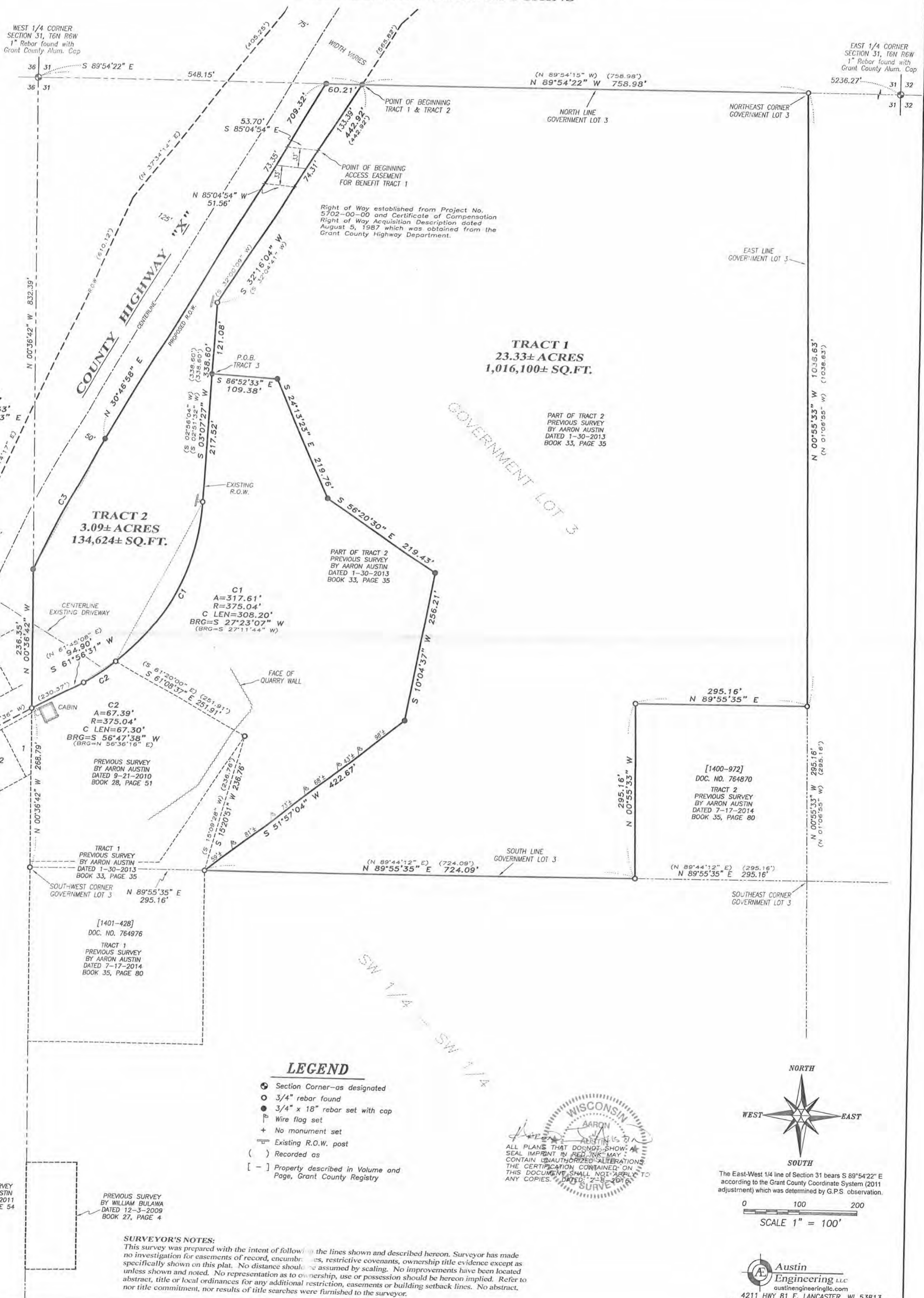
PLAT OF SURVEY

PREPARED FOR: TODD CUTCHINS

H:\PLAT\16NR6W\31\16s008-CUTCHINS
CREW: SW AUSTIN, AJ AUSTIN DRAWN BY: AJ AUSTIN

WEST 1/4 CORNER
SECTION 31, T6N R6W
1" Rebar found with
Grant County Alum. Cap

EAST 1/4 CORNER
SECTION 31, T6N R6W
1" Rebar found with
Grant County Alum. Cap



Right of Way established from Project No. 5702-00-00 and Certificate of Compensation Right of Way Acquisition Description dated August 5, 1987 which was obtained from the Grant County Highway Department.

TRACT 1
23.33± ACRES
1,016,100± SQ.FT.

TRACT 2
3.09± ACRES
134,624± SQ.FT.

C3
A=250.76'
R=2241.83'
C LEN=250.63'
BRG=N 27°34'43" E

C1
A=317.61'
R=375.04'
C LEN=308.20'
BRG=S 27°23'07" W
(BRG=S 27°11'44" W)

C2
A=67.39'
R=375.04'
C LEN=67.30'
BRG=S 56°47'38" W
(BRG=N 56°36'16" E)

TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 1-30-2013
BOOK 33, PAGE 35

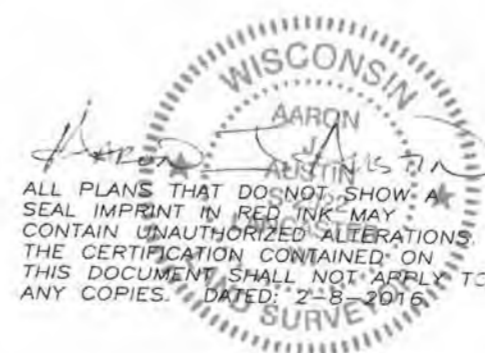
[1401-428]
DOC. NO. 764976
TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 7-17-2014
BOOK 35, PAGE 80

PREVIOUS SURVEY
BY AARON AUSTIN
DATED 7-12-2011
BOOK 30, PAGE 54

PREVIOUS SURVEY
BY WILLIAM BULAWA
DATED 12-3-2009
BOOK 27, PAGE 4

LEGEND

- ⊙ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊕ Wire flag set
- + No monument set
- ⊖ Existing R.O.W. post
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry



The East-West 1/4 line of Section 31 bears S 89°54'22" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

0 100 200
SCALE 1" = 100'

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.

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of Government Lot Three (3) of Section Thirty-one (31), Township Six (6) North, Range Six (6) West of the 4th P.M., Town of Wyalusing, Grant County, Wisconsin, containing 23.33 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 31;
thence South 89° 54' 22" East 548.15 feet along the East-West Quarter (E-W 1/4) line of said Section to the Easterly right of way of County Highway "X" and the point of beginning;
thence South 32° 16' 04" West 442.92 feet along said right of way;
thence South 03° 07' 27" West 121.08 feet along said right of way;
thence South 86° 52' 33" East 109.38 feet;
thence South 24° 13' 23" East 219.76 feet;
thence South 56° 20' 30" East 219.43 feet;
thence South 10° 04' 37" West 256.21 feet;
thence South 51° 57' 04" West 422.67 feet to the South line of said Government Lot 3;
thence North 89° 55' 35" East 724.09 feet along said South line;
thence North 00° 55' 33" West 295.16 feet along a line of that property as described in Volume 1400, Page 972 recorded as Document No. 764870, Grant County Registry;
thence North 89° 55' 35" East 295.16 feet along a line of said property to the East line of said Government Lot 3;
thence North 00° 55' 33" West 1038.63 feet along said East line to the Northeast corner thereof;
thence North 89° 54' 22" West 758.98 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT FOR TRACT 1:

A Sixty-six foot (66') wide access easement for ingress-egress which is located in Government Lot Three (3) of Section Thirty-one (31), Township Six (6) North, Range Six (6) West of the 4th P.M., Town of Wyalusing, Grant County, Wisconsin, said easement being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 31;
thence South 89° 54' 22" East 548.15 feet along the East-West Quarter (E-W 1/4) line of said Section to the Easterly right of way of County Highway "X";
thence South 32° 16' 04" West 133.39 feet along said right of way to the point of beginning;
thence South 32° 16' 04" West 74.31 feet along said right of way;
thence North 85° 04' 54" West 51.56 feet to a point located 50 feet Easterly of and perpendicular to the centerline of County Highway "X";
thence North 30° 46' 58" East 73.35 feet parallel with the centerline of County Highway "X";
thence South 85° 04' 54" East 53.70 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.

TRACT 2 DESCRIPTION:

(DESCRIPTION OF EXCESS RIGHT OF WAY)

Part of Government Lot Three (3) of Section Thirty-one (31), Township Six (6) North, Range Six (6) West of the 4th P.M., Town of Wyalusing, Grant County, Wisconsin, containing 3.09 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 31;
thence South 89° 54' 22" East 548.15 feet along the East-West Quarter (E-W 1/4) line of said Section to the Easterly right of way of County Highway "X" and the point of beginning;
thence South 32° 16' 04" West 442.92 feet along said right of way;
thence South 03° 07' 27" West 338.60 feet along said right of way;
thence 317.61 feet on the arc of a curve to the right with a radius of 375.04 feet and a long chord bearing South 27° 23' 07" West 308.20 feet along said right of way;
thence continuing 67.39 feet on the arc of a curve to the right with a radius of 375.04 feet and a long chord bearing South 56° 47' 38" West 67.30 feet along said right of way;
thence South 61° 56' 31" West 94.90 feet along said right of way to the West line of said Section 31;
thence North 00° 36' 42" West 236.35 feet along the West line of said Section 31 to a point 50 feet Easterly of and perpendicular to the centerline of County Highway "X";
thence 250.76 feet on the arc of a curve to the right with a radius of 2241.83 feet and a long chord bearing North 27° 34' 43" East 250.63 feet parallel with said centerline;
thence North 30° 46' 58" East 709.32 feet parallel with said centerline 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, 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 Todd Cutchins.

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 8th day of February, 2016.


Aaron J. Austin, S-2922



Austin
Engineering LLC
austinengineeringllc.com

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

Prepared for: TODD CUTCHINS

JOB NO: 16s008
H:CRD\16s008
H:PLAT\T6NR6W\31\16s008-CUTCHINS

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

SHEET 2 OF 2