

PLAT OF SURVEY

DESCRIPTION OF SURVEY:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Sixteen (16), Township Seven (7) North, Range One (1) West of the 4th P.M., Town of Castle Rock, Grant County, Wisconsin, containing 25.00 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 16, said corner being the point of beginning;
thence South 00° 01' 13" West 358.38 feet along the West line of said Section 16;
thence South 54° 33' 55" East 107.02 feet along a line of that property as described in Volume 1233, Page 541 recorded as Document No. 724039, Grant County Registry;
thence South 58° 19' 10" East 65.93 feet along a line of said property;
thence South 67° 09' 22" East 58.90 feet along a line of said property;
thence South 75° 33' 10" East 212.22 feet along a line of said property;
thence South 72° 42' 44" East 80.78 feet along a line of said property;
thence South 53° 48' 01" East 49.62 feet along a line of said property to a point in the centerline of a township road known as Biba Road;
thence North 28° 12' 43" East 38.26 feet along said centerline;
thence 140.25 feet on the arc of a curve to the left with a radius of 300.00 feet and a long chord bearing North 14° 49' 08" East 138.98 feet along said centerline;
thence North 01° 25' 33" East 250.78 feet along said centerline;
thence 181.84 feet on the arc of a curve to the right with a radius of 400.00 feet and a long chord bearing North 14° 26' 58" East 180.28 feet along said centerline;
thence North 27° 28' 22" East 279.83 feet along said centerline;
thence North 26° 25' 32" East 243.62 feet along said centerline;
thence 49.18 feet on the arc of a curve to the right with a radius of 750.00 feet and a long chord bearing North 28° 18' 16" East 49.18 feet along said centerline;
thence North 72° 16' 11" West 506.10 feet;
thence North 14° 18' 31" East 664.92 feet to the North line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4);
thence North 89° 31' 58" West 567.64 feet along said North line to the Northwest corner thereof;
thence South 00° 01' 14" West 1321.96 feet along the West line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT:

A Sixty-six foot (66') wide ingress-egress easement which is located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Sixteen (16), Township Seven (7) North, Range One (1) West of the 4th P.M., Town of Castle Rock, Grant County, Wisconsin, said easement being located 66' Northerly of and adjacent to the following described South line:

Commencing at the West Quarter (W 1/4) corner of said Section 16;
thence South 00° 01' 13" West 358.38 feet along the West line of said Section 16 to the point of beginning;
thence South 54° 33' 55" East 107.02 feet along a line of that property as described in Volume 1233, Page 541 recorded as Document No. 724039, Grant County Registry;
thence South 58° 19' 10" East 65.93 feet along a line of said property;
thence South 67° 09' 22" East 58.90 feet along a line of said property;
thence South 75° 33' 10" East 212.22 feet along a line of said property;
thence South 72° 42' 44" East 80.78 feet along a line of said property;
thence South 53° 48' 01" East 49.62 feet along a line of said property to a point in the centerline of a township road known as Biba 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.

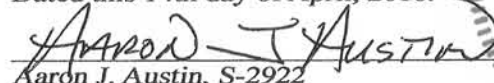
That this survey was prepared under the instructions of Janet Biba.

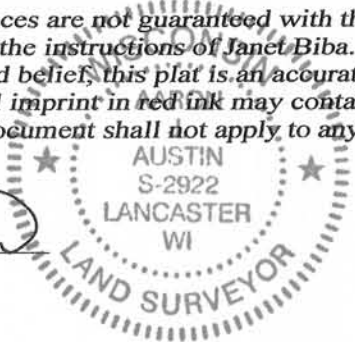
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 14th day of April, 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: JANET BIBA

JOB NO: 16s032
H:CRD\16s032
H:PLAT\T7NR1W\16\16s032-BIBA

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

SHEET 2 OF 2