

SURVEY PLAT

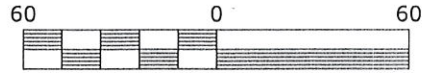
A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 28, T2N, R1W, Town of Smelser, Grant County, Wisconsin.

Bearings are referenced to the North line of the Northeast 1/4 of Section 28, T2N, R1W, Town of Smelser, Grant County, Wisconsin assumed as bearing S89°43'07"W.

Prepared for: _____

Ken Coates
1359 Saint Rose Road
Cuba City WI, 53807

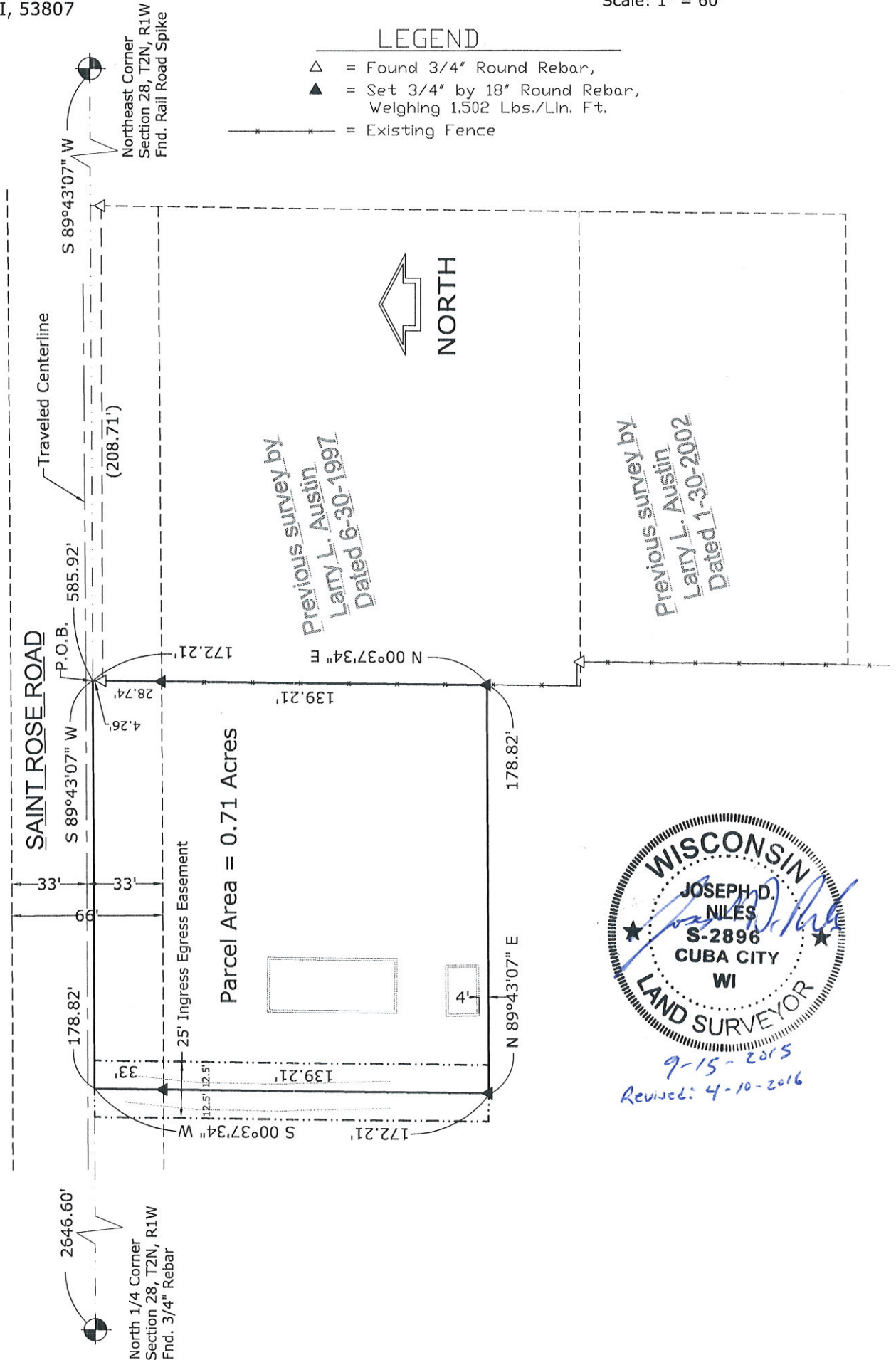
September 15, 2015



Scale: 1" = 60'

LEGEND

- △ = Found 3/4" Round Rebar,
- ▲ = Set 3/4" by 18" Round Rebar, Weighing 1.502 Lbs./Lin. Ft.
- *—*— = Existing Fence



9-15-2015
Revised: 4-10-2016

SURVEY PLAT

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 28, T2N, R1W,
Town of Smelser, Grant County, Wisconsin.

DESCRIPTION:

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 28, T 2 N, R 1 W,
Town of Smelser, Grant County, Wisconsin described as follows:

Commencing at the Northeast corner of said Section 28; thence S89°43'07"W, 585.92' along
the North line of the Northeast 1/4 of said section 28 to the Point of Beginning; thence
continuing S89°43'07"W, 178.82'; thence S00°37'34"W, 172.21'; thence N89°43'07"E, 178.82'
to a point on the West line of a Previous survey by Larry Austin; thence N00°37'34"E, 172.21' to
the Point of Beginning.

Said parcel contains 0.71 acres more or less and is subject to an easement described below and
benefits from an easement described below and is subject to any other easements and
right-of-ways of record.

The above described parcel benefits from a 12.50' ingress egress easement described as follows:

Commencing at the Northeast corner of said Section 28; thence S89°43'07"W, 764.74' along
the North line of the Northeast 1/4 of said section 28 to the Point of Beginning; thence
continuing S89°43'07"W, 12.50'; thence S00°37'34"W, 172.21'; thence N89°43'07"E, 12.50';
thence N00°37'34"E, 172.21' to the Point of Beginning.


The above described parcel is subject to a 12.50' ingress egress easement described as follows:

Commencing at the Northeast corner of said Section 28; thence S89°43'07"W, 764.74' along
the North line of the Northeast 1/4 of said section 28 to the Point of Beginning; thence
S00°37'34"W, 172.21'; thence N89°43'07"E, 12.50'; thence N00°37'34"E, 172.21'; thence
S89°43'07"W, 12.50'to the Point of Beginning.

SURVEYOR'S CERTIFICATE:

I, Joseph D. Niles, Wisconsin Professional Land Surveyor, S-2896, do hereby certify that I have
surveyed, divided and mapped the above described parcel and that this map is a true
representation thereof in accordance to the information provided. I further certify that this
survey is correct to the best of my knowledge and belief.

Dated this 15 day of September, 20 15.



Joseph D. Niles, S-2896
Professional Land Surveyor

