

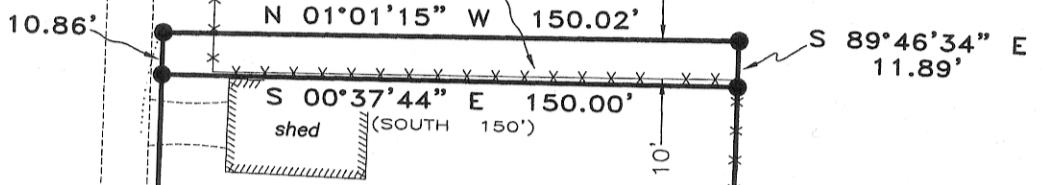
PLAT OF SURVEY

LEGEND

- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- + No monument set
- () Recorded as
- x-x- Approximate fence
- Centerline
- - - Right of Way

Volume 1239, Page 628
 recorded as Document No.
 725663, Grant County Registry

TRACT 2
0.04± ACRE
1,706± SQ.FT.



TRACT 1
0.96± ACRE
41,995± SQ.FT.

Volume 1414, Page 362
 recorded as Document No.
 768068, Grant County Registry

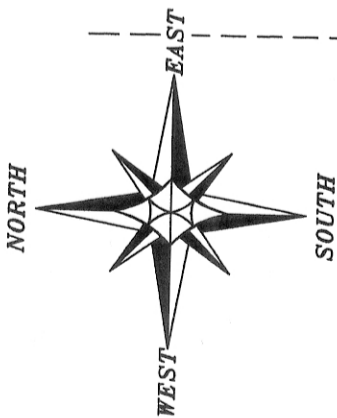
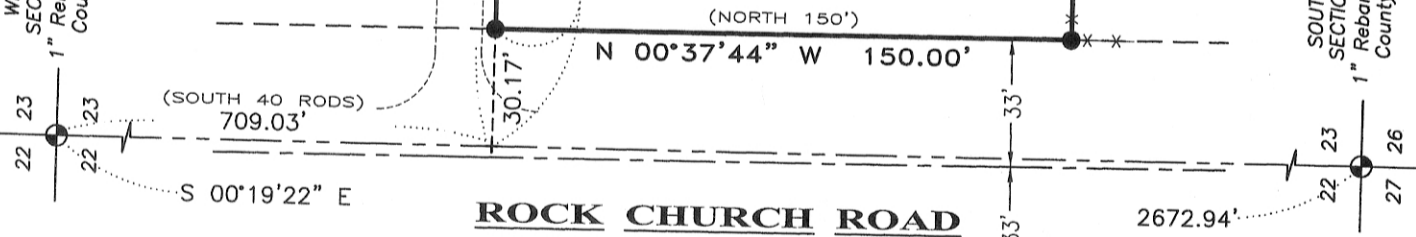
existing driveway

Right of Way for ingress and egress
 over driveway as described in Volume
 1239, Page 628 recorded as Document
 No. 725663, Grant County Registry

Volume 1239, Page 628
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WEST 1/4 CORNER
 SECTION 23, T5N R1W
 1" Rebar found with Grant
 County Aluminum Cap

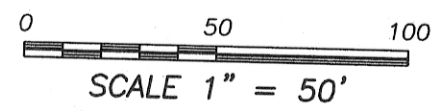
SOUTHWEST CORNER
 SECTION 23, T5N R1W
 1" Rebar found with Grant
 County Aluminum Cap



WISCONSIN
 AARON
 J.
 AUSTIN
 S-2222
 LANCASTER
 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: 8-24-2016.

66' WIDE
 PUBLIC ROADWAY
 EASEMENT

The West line of the SW 1/4 of Section 23 bears S 00°19'22" E
 according to the Grant County Coordinate System WISCORS
 NAD83 (2011) which was determined by G.P.S. observation.



Austin Engineering LLC
 austinengineeringllc.com

Prepared for: **DENISE VACHA**

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

JOB NO: 16s135
 H:CRD\16s135
 H:PLAT\T5NR1W\23\16s135-VACHA

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Property previously described in Volume 1414, Page 362 recorded as Document No. 768068, Grant County Registry, and being more accurately and redescribed as follows:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-three (23), Township Five (5) North, Range One (1) West of the 4th P.M., Town of Clifton, Grant County, Wisconsin, containing 0.96 acre, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;
 thence South 00° 19' 22" East 709.03 feet along the West line of said Section;
 thence South 89° 46' 34" East 30.17 feet to the Easterly right of way of Rock Church Road and the point of beginning;
 thence South 89° 46' 34" East 280.00 feet;
 thence South 00° 37' 44" East 150.00 feet;
 thence North 89° 46' 34" West 280.00 feet to said right of way;
 thence North 00° 37' 44" West 150.00 feet along said right of way to the point of beginning.

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-three (23), Township Five (5) North, Range One (1) West of the 4th P.M., Town of Clifton, Grant County, Wisconsin, containing 0.04 acre, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;
 thence South 00° 19' 22" East 709.03 feet along the West line of said Section;
 thence South 89° 46' 34" East 30.17 feet to the Easterly right of way of Rock Church Road;
 thence South 89° 46' 34" East 280.00 feet to the point of beginning;
 thence South 00° 37' 44" East 150.00 feet;
 thence South 89° 46' 34" East 11.89 feet;
 thence North 01° 01' 15" West 150.02 feet;
 thence North 89° 46' 34" West 10.86 feet to the point of beginning.

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.

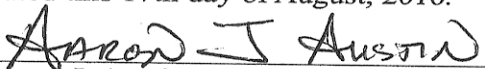
That this survey was prepared under the instructions of Denise Vacha.

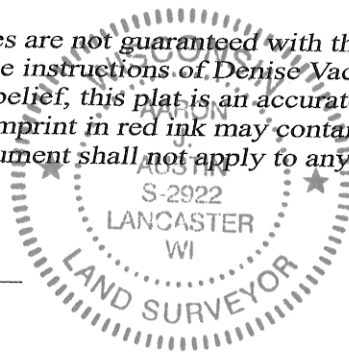
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 17th day of August, 2016.


 Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

The description provided which is recorded in Volume 1414, Page 362 as Document No. 768068, Grant County Registry appears to have an erroneous dimension to the point of beginning. Tract 1 was surveyed and described to more accurately locate that property. Other documentation may need to be recorded to clarify ownership. The adjoining description recorded in Volume 1239, Page 628 recorded as Document No. 725663 excepted out the description provided, as to not create any overlaps or gaps. This description also called for a right-of-way for ingress-egress over the driveway which runs along the North side of the land being excepted. Existing occupation of long standing fence lines along the East and South side, along with the driveway along the North side and the deeded dimensions were accepted as the best evidence of the intent of the original conveyance. 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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SHEET 2 OF 2