

# PLAT OF SURVEY

### TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 4.00 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 30;  
thence North 89° 32' 09" West 674.85 feet along the East-West Quarter (E-W 1/4) line of said Section 30;  
thence North 00° 27' 51" East 907.63 feet to a point in the centerline of Dutch Hollow Road as previously described in Volume 1295, Page 5, recorded as Document No. 739670, Grant County Registry;  
thence North 89° 11' 33" West 148.10 feet along said previously described centerline;  
thence 137.72 feet on the arc of a curve to the left with a radius of 689.15 feet and a long chord bearing South 85° 04' 55" West 137.49 feet along said centerline to the point of beginning;  
thence North 00° 36' 30" West 622.18 feet;  
thence North 89° 21' 27" West 254.22 feet;  
thence South 00° 36' 30" East 575.19 feet;  
thence South 36° 56' 55" West 144.86 feet;  
thence South 22° 09' 41" East 36.71 feet to a point in said centerline;  
thence 69.20 feet on the arc of a curve to the right with a radius of 799.48 feet and a long chord bearing North 70° 19' 05" East 69.17 feet along said centerline;  
thence North 72° 47' 51" East 194.98 feet along said centerline;  
thence 78.90 feet on the arc of a curve to the right with a radius of 689.15 feet and a long chord bearing North 76° 04' 38" East 78.85 feet along said centerline to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

### TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 4.00 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 30;  
thence North 89° 32' 09" West 674.85 feet along the East-West Quarter (E-W 1/4) line of said Section 30;  
thence North 00° 27' 51" East 907.63 feet to a point in the centerline of Dutch Hollow Road as previously described in Volume 1295, Page 5, recorded as Document No. 739670, Grant County Registry, said point being the point of beginning;  
thence North 89° 11' 33" West 148.10 feet along said previously described centerline;  
thence 137.72 feet on the arc of a curve to the left with a radius of 689.15 feet and a long chord bearing South 85° 04' 55" West 137.49 feet along said centerline;  
thence North 00° 36' 30" West 622.18 feet;  
thence South 89° 21' 27" East 285.23 feet;  
thence South 00° 36' 30" East 609.28 feet to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

### PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF TRACT 2:

An Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, said easement being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 30;  
thence North 89° 32' 09" West 674.85 feet along the East-West Quarter (E-W 1/4) line of said Section 30;  
thence North 00° 27' 51" East 907.63 feet to a point in the centerline of Dutch Hollow Road as previously described in Volume 1295, Page 5, recorded as Document No. 739670, Grant County Registry;  
thence North 89° 11' 33" West 148.10 feet along said previously described centerline;  
thence 137.72 feet on the arc of a curve to the left with a radius of 689.15 feet and a long chord bearing South 85° 04' 55" West 137.49 feet along said centerline to the point of beginning;  
thence North 00° 36' 30" West 112.24 feet;  
thence South 68° 40' 23" West 313.95 feet;  
thence South 36° 56' 55" West 80.07 feet;  
thence South 22° 09' 41" East 36.71 feet to a point in the centerline of said township road;  
thence 69.20 feet on the arc of a curve to the right with a radius of 799.48 feet and a long chord bearing North 70° 19' 05" East 69.17 feet along said centerline;  
thence North 72° 47' 51" East 194.98 feet along said centerline;  
thence 78.90 feet on the arc of a curve to the right with a radius of 689.15 feet and a long chord bearing North 76° 04' 38" East 78.85 feet along said centerline to the point of beginning.

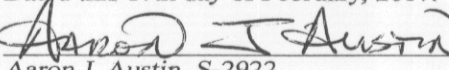
### EASEMENT NOTES:

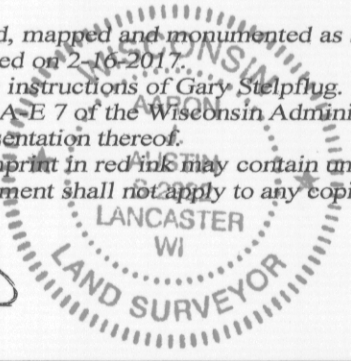
Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

### SURVEYOR'S CERTIFICATE:

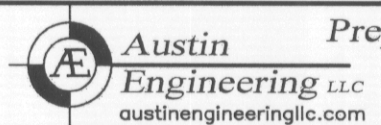
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 2-16-2017.  
That this survey was prepared under the instructions of Gary Stelpflug.  
That this survey complies with Chapter A.E 7 of the Wisconsin Administrative Code and 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 February, 2017.  
  
Aaron J. Austin, S-2922



FEB 28 2017



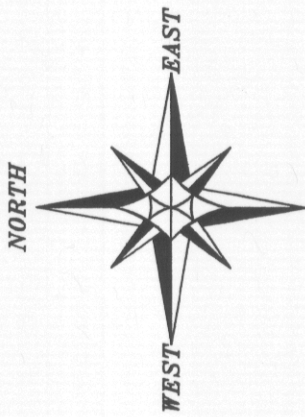
Prepared for: GARY STELPFLUG

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

JOB NO: 15s221  
H:\CRD\15s221  
H:\PLAT\T3NR3W\30\15s221-STEPLFLUG

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SWA - AJA

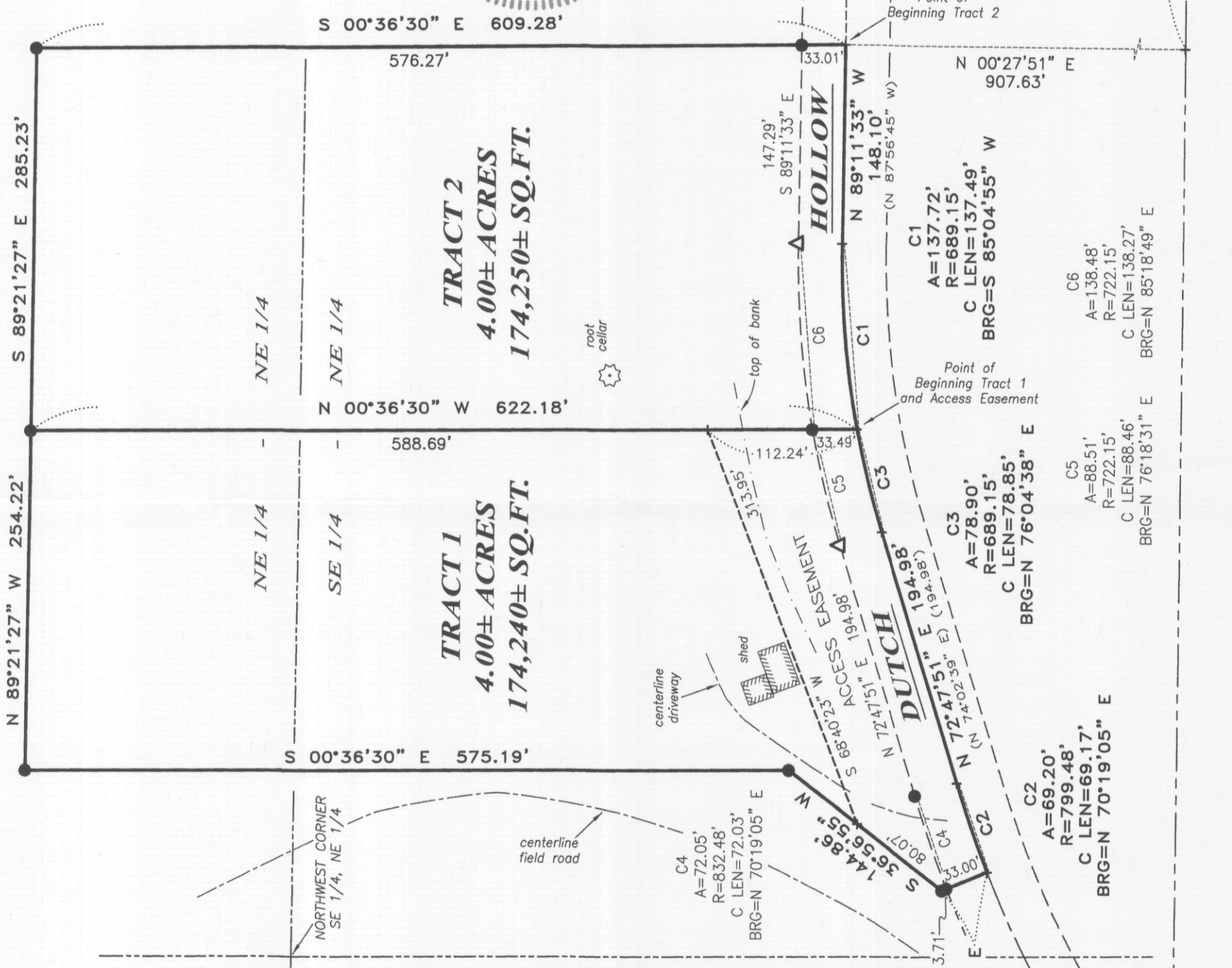
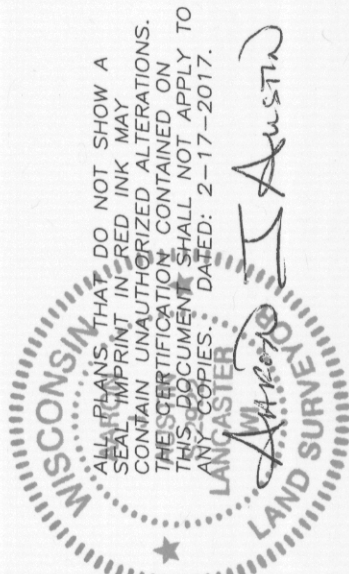
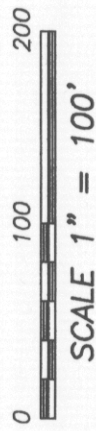
# PLAT OF SURVEY



NORTH

SOUTH

The East-West line of Section 30 bears N 89°32'09" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



## LEGEND

- 1" x 24" rebar set with Grant
- 3/4" x 18" rebar set with cap
- △ 1" diameter iron pipe found
- + No monument set
- ( ) Recorded as

## 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.

FEB 28 2017

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

Prepared for: **GARY STELPFLUG**

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 H:\PLAT\T3NR3W\30\15s221-STEPLFLUG

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