

# PLAT OF SURVEY

## DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Eight (8) North, Range Two (2) West of the 4th P.M., Town of Watterstown, Grant County, Wisconsin, containing 2.00 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section Twenty-eight (28);  
 thence North 88° 52' 03" East 1327.51 feet along the North line of said Section to the Northwest corner of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section;  
 thence South 00° 20' 08" East 1287.04 feet along the West line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) to a point in the centerline of County Highway "M", said point being the point of beginning;  
 thence North 88° 43' 32" East 303.82 feet along said centerline;  
 thence 94.97 feet on the arc of a curve to the right with a radius of 498.00 feet and a long chord bearing South 85° 48' 41" East 94.83 feet along said centerline;  
 thence South 23° 11' 21" West 346.84 feet to a point in an existing fence line as described in Volume 941, Page 63 recorded as Document No. 646593, Grant County Registry;  
 thence North 60° 15' 57" West 300.29 feet along an existing fence as described in said Volume 941, Page 63 to the West line of the East Half (E 1/2) of said Northwest Quarter (NW 1/4);  
 thence North 00° 20' 08" West 170.06 feet along the West line of the East Half (E 1/2) of said Northwest Quarter (NW 1/4) to the point of beginning.  
 Tract being subject to any and all easements fo record and/or usage.

## 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 the field work was completed on 3-13-2017.  
 That this survey was prepared under the instructions of Kyle Bennett.  
 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 13th day of March, 2017.

*Aaron J. Austin*  
 Aaron J. Austin, S-2922

## SURVEYOR'S NOTES:

No Right of Way plan was found for County Highway "M" in this area. Right of Way was established at 33 feet from the existing centerline per the Grant County Highway Commissioner. Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. 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.



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

Prepared for: KYLE BENNETT

JOB NO: 17s028  
 H:\CRD\17s028  
 H:\PLAT\T8NR2W\28\17s028-BENNETT

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

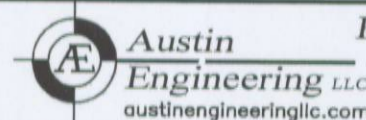
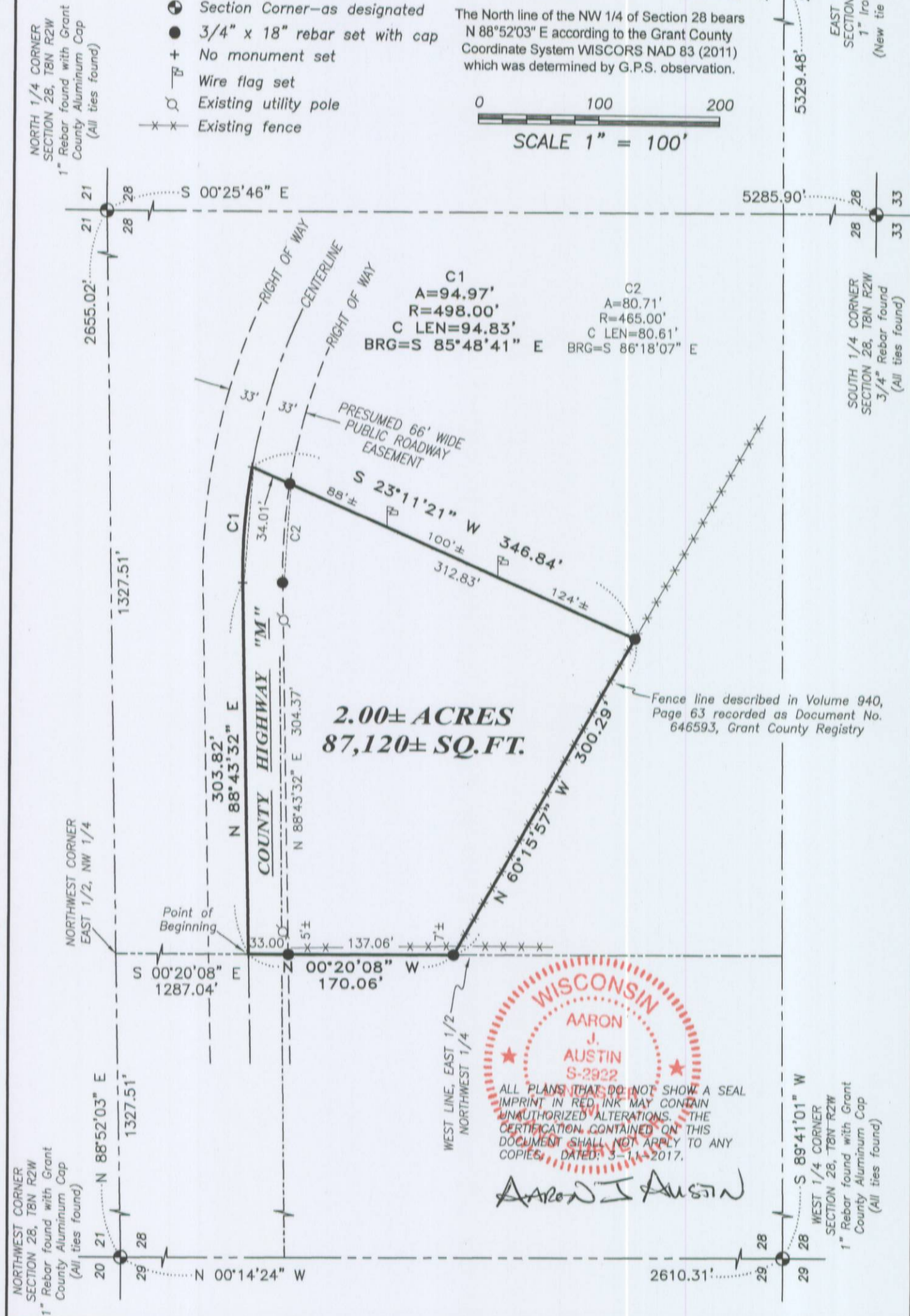
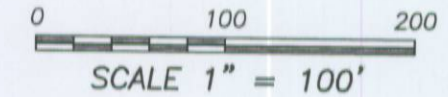
SHEET 2 OF 2

# PLAT OF SURVEY

## LEGEND

- ⊙ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- + No monument set
- ⊕ Wire flag set
- ⊖ Existing utility pole
- Existing fence

The North line of the NW 1/4 of Section 28 bears N 88°52'03" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



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

Prepared for: KYLE BENNETT

JOB NO: 17s028  
 H:\CRD\17s028  
 H:\PLAT\T8NR2W\28\17s028-BENNETT

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

SHEET 1 OF 2