

Document recorded in Volume 599, Page 262 as Document No. 499572, Grant County Registry. The description contained in this document did not close. Right of way was established from existing R.O.W. markers and Right of Way Project I.D. 5985-1-00.

PART OF TRACT 1 PREVIOUS SURVEY BY LARRY AUSTIN DATED 11-5-2008 BOOK 24, PAGE 20

TRACT 3 PREVIOUS SURVEY BY LARRY AUSTIN DATED 11-5-2008 BOOK 24, PAGE 20

TRACT 2 PREVIOUS SURVEY BY LARRY AUSTIN DATED 11-5-2008 BOOK 24, PAGE 20

EAST 1/4 CORNER SECTION 20, T3N R3W 1" Rebar found with Grant County Aluminum Cap (All ties found and verified)

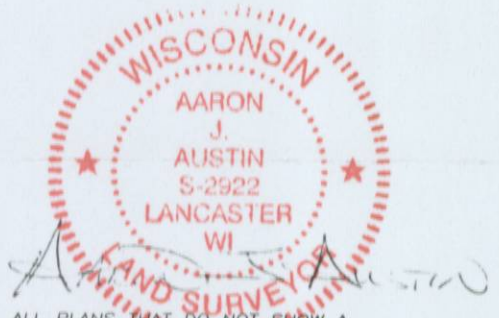
WEST 1/4 CORNER SECTION 20, T3N R3W 1" Rebar found with Grant County Aluminum Cap (All ties found and verified)

NORTHEAST CORNER NW 1/4, SW 1/4 PART OF TRACT 1 PREVIOUS SURVEY BY LARRY AUSTIN DATED 11-5-2008 BOOK 24, PAGE 20

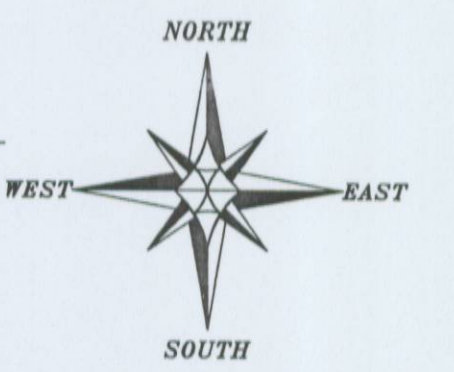
TRACT 1 - RECORDED IN VOLUME 1187, PAGE 160 AS DOCUMENT NO. 712459 GRANT COUNTY REGISTRY

PART OF TRACT 1 PREVIOUS SURVEY BY LARRY AUSTIN DATED 11-5-2008 BOOK 24, PAGE 20

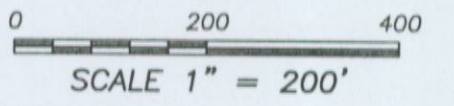
TRACT 1 - RECORDED IN VOLUME 1187, PAGE 160 AS DOCUMENT NO. 712459 GRANT COUNTY REGISTRY



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The East-West 1/4 line of Section 20 bears S 89°49'19" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°47'38" E	25.00'
L2	N 44°12'22" W	80.00'
L3	N 09°16'07" E	60.27'
L4	N 36°08'39" E	39.31'
L5	N 60°49'40" E	168.24'
L6	S 81°54'30" E	61.83'
L7	S 60°43'13" E	43.10'
L8	S 21°01'21" E	30.81'
L9	S 81°54'30" E	47.01'
L10	N 64°14'38" E	75.50'
L11	S 83°10'55" E	128.71'
L12	S 74°52'47" E	448.41'
L13	N 15°07'13" E	25.00'

**LEGEND**

- Section Corner—as designated
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- 3/4" rebar found
- M.C. Meander Corner
- + No monument set
- Boundary line
- - - Right of Way
- Centerline
- - - Proposed Easement
- Existing structure
- x-x- Existing fence
- ( ) Recorded as

**PLAT OF SURVEY**

PREPARED FOR: BRENDA REYNOLDS  
LOCATED IN SECTIONS 19 AND 20, T3N R3W,  
TOWN OF POTOSI, GRANT COUNTY, WISCONSIN



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

JOB NO: 17s010  
H:\CRD\16s209  
H:\PLAT\T3NR3W\20\17s010-REYNOLDS  
FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SHANE AUSTIN  
SHEET 1 OF 3

DESCRIPTION FILE NO. 9962, RECORDED IN VOLUME 1440, PAGE 265 DOCUMENT NO. 774192, GRANT COUNTY REGISTRY

PREVIOUS SURVEY BY LARRY AUSTIN DATED 10-28-1998 BOOK 4, PAGE 25



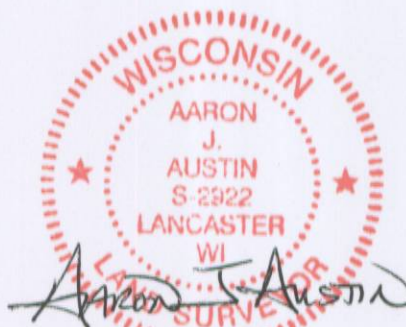
# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19) and in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin and being described as follows:

Commencing at a 1" Rebar with a Grant County Aluminum Cap marking the West Quarter (W 1/4) corner of said Section 20;  
thence North 89° 49' 47" East 809.33 feet along the East-West Quarter (E-W 1/4) line of said Section 20;  
thence North 22° 04' 42" West 177.13 feet along a line of that property as described in Tract 1 of Volume 1187, Page 160 recorded as Document No. 712459, Grant County Registry to a 3/4" rebar marking the point of beginning;  
thence North 71° 13' 49" West 13.83 feet along the Southerly right of way of Reynolds Ridge Road to a 3/4" rebar;  
thence 64.30 feet on the arc of a curve to the right with a radius of 1109.86 feet and a long chord bearing North 72° 21' 28" West 64.29 feet along said right of way to a 3/4" rebar;  
thence North 70° 45' 06" West 75.37 feet along said right of way to a 3/4" rebar;  
thence North 19° 14' 52" East 33.00 feet along said right of way to a 1/2" Steel Cotton Gin spike in the centerline of Reynolds Road;  
thence North 70° 44' 56" West 218.22 feet along said road to a 1/2" Steel Cotton Gin Spike;  
thence North 61° 13' 25" West 378.68 feet along said road to a 1/2" Steel Cotton Gin Spike;  
thence North 74° 52' 47" West 450.22 feet to a 3/4" rebar;  
thence North 83° 10' 55" West 110.26 feet to a 3/4" rebar;  
thence North 81° 54' 30" West 254.86 feet to a 3/4" rebar;  
thence South 60° 49' 40" West 246.35 feet to a 3/4" rebar;  
thence South 10° 31' 51" East 92.66 feet to a 3/4" rebar;  
thence South 44° 12' 22" East 507.00 feet to a 3/4" rebar;  
thence South 62° 59' 51" East 317.01 feet to a 3/4" rebar;  
thence South 87° 46' 56" East 80.13 feet to a 3/4" rebar;  
thence South 70° 27' 42" East 92.12 feet to a 3/4" rebar;  
thence South 64° 51' 38" East 141.18 feet to a 3/4" rebar;  
thence South 49° 41' 21" East 798.78 feet to a 3/4" rebar;  
thence South 65° 32' 18" East 15.30 feet to a 3/4" rebar;  
thence South 38° 23' 39" East 444.90 feet to a 3/4" rebar;  
thence South 40° 44' 05" West 56.32 feet to a point in the centerline of Boice Creek;  
thence continuing South 40° 44' 05" West 40.18 feet to a 3/4" rebar marking a meander corner;  
thence South 10° 50' 40" East 296.70 feet along the Westerly meander line of Boice Creek to a 3/4" rebar marking a meander corner;  
thence South 00° 46' 06" East 282.38 feet along said Westerly meander line to a 3/4" rebar marking a meander corner;  
thence South 52° 41' 56" East 33.78 feet to a point in the centerline of Boice Creek;  
thence continuing South 52° 41' 56" East 483.74 feet along a line as described in File No. 9962 recorded in Volume 1440, Page 265 as Document No. 774192, Grant County Registry to a 3/4" rebar on the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 20;  
thence North 00° 11' 09" East 730.30 feet along said East line to a 3/4" rebar;  
thence North 22° 04' 42" West 1525.71 feet along a line of said property described in Volume 1187, Page 160 to the point of beginning, EXCLUDING ALL LANDS BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE CENTERLINE OF BOICE CREEK.  
Tract being subject to any and all easements of record and/or usage.

MAY 16 2017



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

Prepared for: BRENDA REYNOLDS

JOB NO: 17s010  
H:\CRD\08S219  
H:\PLAT\T3NR3W\20\17s010-REYNOLDS

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

SHEET 2 OF 3

# PLAT OF SURVEY

## PROPOSED ACCESS EASEMENT: (FOR BENEFIT OF ADJOINING LANDS)

A Proposed Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19) and in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), 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 a 1" Rebar with a Grant County Aluminum Cap marking the West Quarter (W 1/4) corner of said Section 20;  
thence North 89° 49' 47" East 809.33 feet along the East-West Quarter (E-W 1/4) line of said Section 20;  
thence North 22° 04' 42" West 177.13 feet along a line of that property as described in Tract 1 of Volume 1187, Page 160 recorded as Document No. 712459, Grant County Registry to a 3/4" rebar;  
thence North 71° 13' 49" West 13.83 feet along the Southerly right of way of Reynolds Ridge Road to a 3/4" rebar;  
thence 64.30 feet on the arc of a curve to the right with a radius of 1109.86 feet and a long chord bearing North 72° 21' 28" West 64.29 feet along said right of way to a 3/4" rebar;  
thence North 70° 45' 06" West 75.37 feet along said right of way to a 3/4" rebar;  
thence North 19° 14' 52" East 33.00 feet along said right of way to a 1/2" Steel Cotton Gin spike in the centerline of Reynolds Road;  
thence North 70° 44' 56" West 218.22 feet along said road to a 1/2" Steel Cotton Gin Spike;  
thence North 61° 13' 25" West 378.68 feet along said road to a 1/2" Steel Cotton Gin Spike marking the point of beginning;  
thence North 74° 52' 47" West 450.22 feet to a 3/4" rebar;  
thence North 83° 10' 55" West 110.26 feet to a 3/4" rebar;  
thence North 81° 54' 30" West 254.86 feet to a 3/4" rebar;  
thence South 60° 49' 40" West 246.35 feet to a 3/4" rebar;  
thence South 10° 31' 51" East 92.66 feet to a 3/4" rebar;  
thence South 44° 12' 22" East 87.57 feet;  
thence North 45° 47' 38" East 25.00 feet;  
thence North 44° 12' 22" West 80.00 feet;  
thence North 09° 16' 07" East 60.27 feet;  
thence North 36° 08' 39" East 39.31 feet;  
thence North 60° 49' 40" East 168.24 feet;  
thence South 81° 54' 30" East 61.83 feet;  
thence South 60° 43' 13" East 43.10 feet;  
thence South 21° 01' 21" East 30.81 feet;  
thence South 81° 54' 30" East 47.01 feet;  
thence North 64° 14' 38" East 75.50 feet;  
thence South 83° 10' 55" East 128.71 feet;  
thence South 74° 52' 47" East 448.41 feet;  
thence North 15° 07' 13" East 25.00 feet to the point of beginning.

MAY 16 2017

## 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:

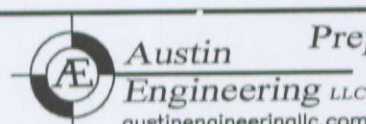
That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 2-28-2017.  
That this survey was prepared under the instructions of Brenda Reynolds.  
That this survey complies with Chapter A-E 7 of the Wisconsin 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 28th day of February, 2017.

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

## SURVEYOR'S NOTES:

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.



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SHEET 3 OF 3