

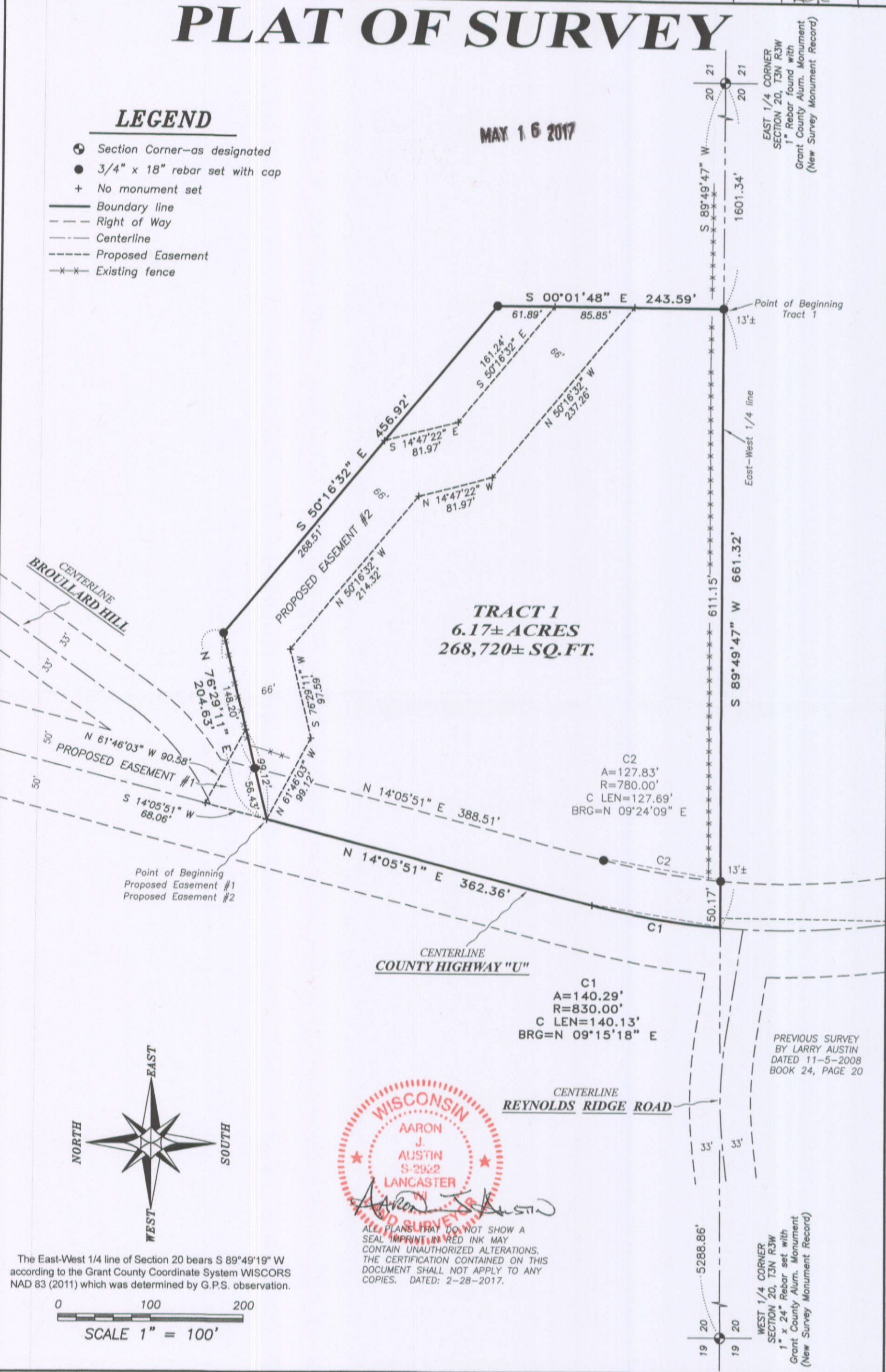
Book 40 Page 9

PLAT OF SURVEY

MAY 16 2017

LEGEND

- Section Corner—as designated
- 3/4" x 18" rebar set with cap
- + No monument set
- Boundary line
- - - Right of Way
- Centerline
- - - Proposed Easement
- x - Existing fence



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: 2-28-2017.

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.

SCALE 1" = 100'

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

Prepared for: **TREVOR UDELHOFEN**

JOB NO: 16s209
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

SHEET 1 OF 2

PLAT OF SURVEY

MAY 16 2017

TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 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, containing 6.17 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 20;
thence South 89° 49' 47" West 1601.34 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning;
thence continuing South 89° 49' 47" West 661.32 feet along said East-West Quarter (E-W 1/4) line to a point in the centerline of County Highway "U";
thence 140.29 feet on the arc of a curve to the right with a radius of 830.00 feet and a long chord bearing North 09° 15' 18" East 140.13 feet along said centerline;
thence North 14° 05' 51" East 362.36 feet along said centerline;
thence North 76° 29' 11" East 204.63 feet;
thence South 50° 16' 32" East 456.92 feet;
thence South 00° 01' 48" East 243.59 feet to the point of beginning.

PROPOSED EASEMENT #1

Access Easement for the benefit of Tract 1:
An Access Easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 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 the East Quarter (E 1/4) corner of said Section 20;
thence South 89° 49' 47" West 1601.34 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence continuing South 89° 49' 47" West 661.32 feet along said East-West Quarter (E-W 1/4) line to a point in the centerline of County Highway "U";
thence 140.29 feet on the arc of a curve to the right with a radius of 830.00 feet and a long chord bearing North 09° 15' 18" East 140.13 feet along said centerline;
thence North 14° 05' 51" East 362.36 feet along said centerline to the point of beginning;
thence North 76° 29' 11" East 99.12 feet;
thence North 61° 46' 03" West 90.58 feet to a point in said centerline;
thence South 14° 05' 51" West 68.06 feet along said centerline to the point of beginning.

PROPOSED EASEMENT #2

Access Easement for the benefit of adjoining lands:
An Access Easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 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 the East Quarter (E 1/4) corner of said Section 20;
thence South 89° 49' 47" West 1601.34 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence continuing South 89° 49' 47" West 661.32 feet along said East-West Quarter (E-W 1/4) line to a point in the centerline of County Highway "U";
thence 140.29 feet on the arc of a curve to the right with a radius of 830.00 feet and a long chord bearing North 09° 15' 18" East 140.13 feet along said centerline;
thence North 14° 05' 51" East 362.36 feet along said centerline to the point of beginning;
thence North 76° 29' 11" East 204.63 feet;
thence South 50° 16' 32" East 268.51 feet;
thence South 14° 47' 22" East 81.97 feet;
thence South 50° 16' 32" East 161.24 feet;
thence South 00° 01' 48" East 85.85 feet;
thence North 50° 16' 32" West 237.26 feet;
thence North 14° 47' 22" West 81.97 feet;
thence North 50° 16' 32" West 214.32 feet;
thence South 76° 29' 11" West 97.59 feet;
thence North 61° 46' 03" West 99.12 feet 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 these easements.

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 and field work was completed on 2-27-2017.
That this survey was prepared under the instructions of Trevor Udelhofen.
That this survey complies with Chapter A-E 2 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:

Right of way for County Highway "U" was established utilizing Project S0573(4) and Conveyance of Lands to County for Highway Purposes recorded in Volume 326, Page 16 as Document No. 266506, Grant County Registry. The original location of the centerline of County Highway "U" is not retracable, therefore the original right of way that was in use at the time of the Highway Conveyance is also questionable. After consulting with the Grant County Highway Commissioner, it was agreed to utilize the 50 feet of right of way which was called for in Volume 326, Page 16 as the right of way in this area. 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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