

PLAT OF SURVEY

H:\PLAT\T4NR3W\12\17s038-GRANEY
CREW: SW AUSTIN DRAWN BY: AJ AUSTIN

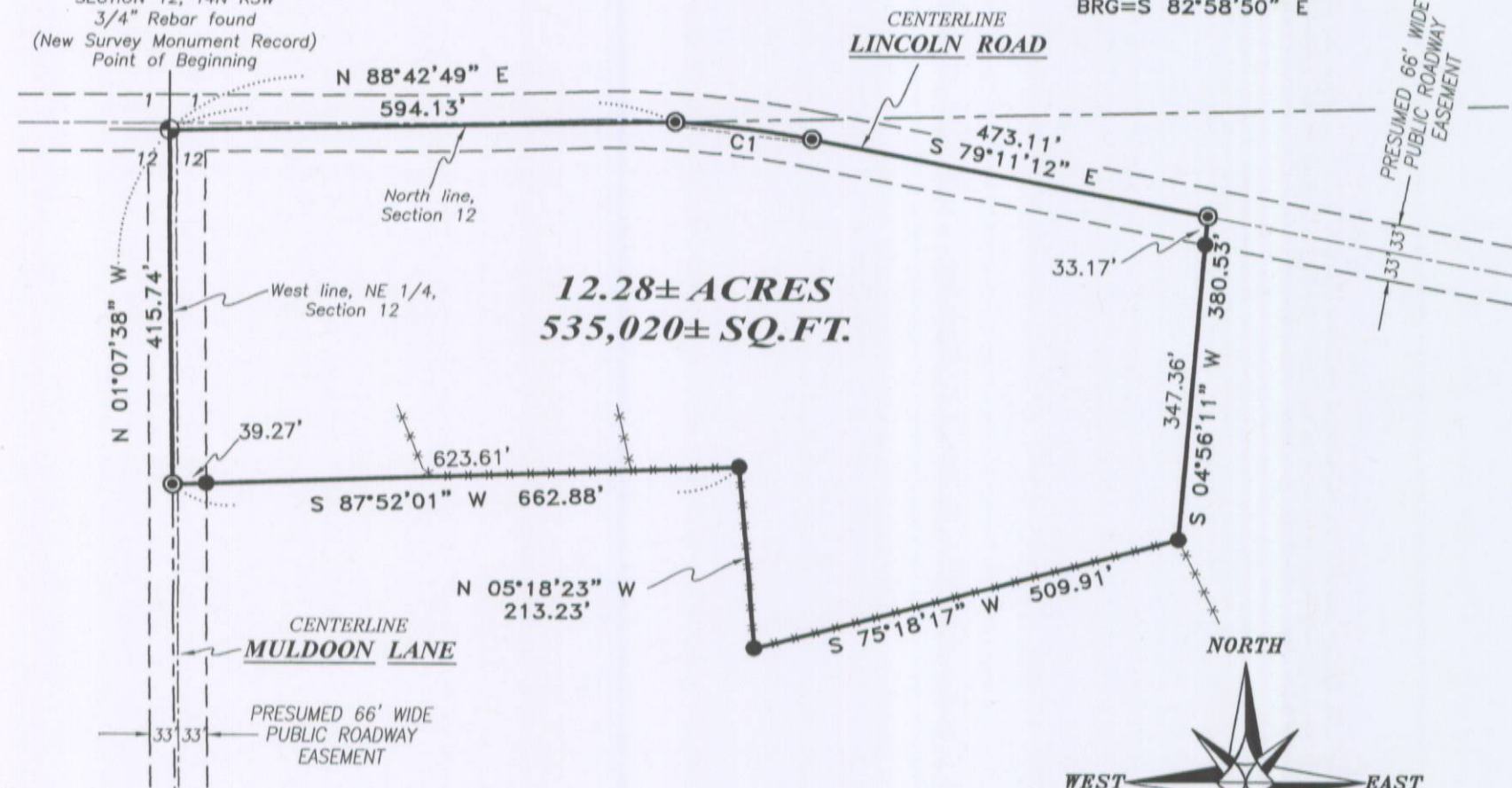
PREPARED FOR: JANET GRANEY

NORTH 1/4 CORNER
SECTION 12, T4N R3W
3/4" Rebar found
(New Survey Monument Record)
Point of Beginning

C1
A=158.91'
R=1200.00'
C LEN=158.80'
BRG=S 82°58'50" E

NORTHEAST CORNER
SECTION 12, T4N R3W
P.K. Nail found in
top of corner post
(all ties found)

Book 40 Page 18



DESCRIPTION:
Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 12.28 acres, more or less, and being described as follows:
Commencing at the North Quarter (N 1/4) corner of said Section 12, said corner being the point of beginning;
thence North 88° 42' 49" East 594.13 feet along the North line of said Section 12 to a point in the centerline of a township road known as Lincoln Road;
thence 158.91 feet on the arc of a curve to the right with a radius of 1200.00 feet and a long chord bearing South 82° 58' 50" East 158.80 feet along said centerline;
thence South 79° 11' 12" East 473.11 feet along said centerline;
thence South 04° 56' 11" West 380.53 feet;
thence South 75° 18' 17" West 509.91 feet;
thence North 05° 18' 23" West 213.23 feet;
thence South 87° 52' 01" West 662.88 feet to the West line of the Northeast Quarter (NE 1/4) of said Section 12;
thence North 01° 07' 38" West 415.74 feet along said West line to the point of beginning.
Tract being subject to any and all easements of 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 field work was completed on 4-27-2017.
That this survey was prepared under the instructions of Janet Graney.
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.

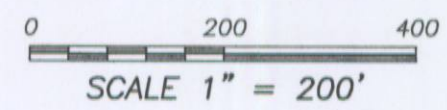
Dated this 28th day of April, 2017.

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



- LEGEND**
- Section Corner—as designated
 - 3/4" x 18" rebar set with cap
 - 1/2" x 4 3/4" Steel Cotton Gin Spike set
 - x-x- Existing fence

The North line of the NE 1/4 of Section 12 bears N 88°42'49" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



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.

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