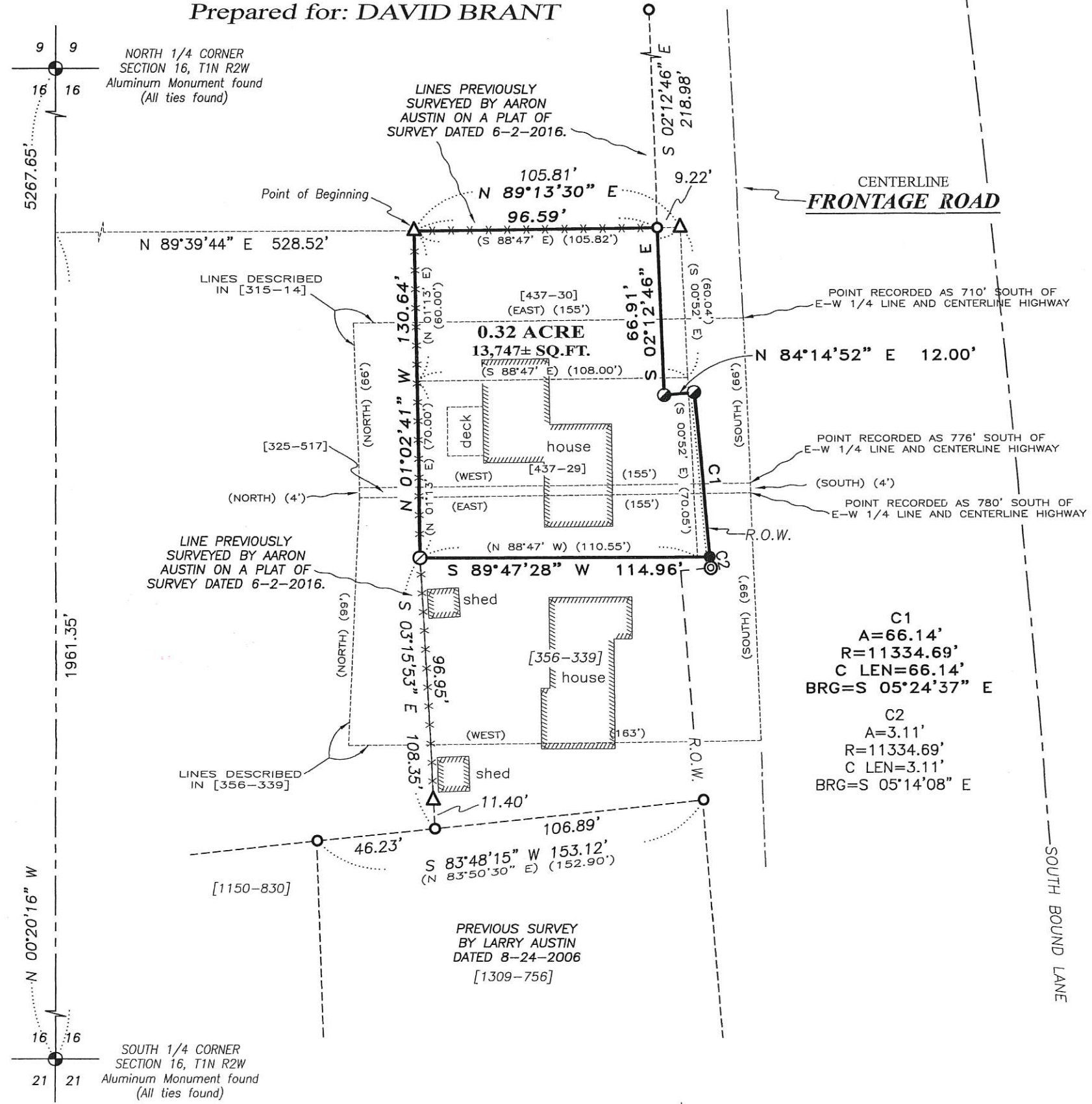


# PLAT OF SURVEY

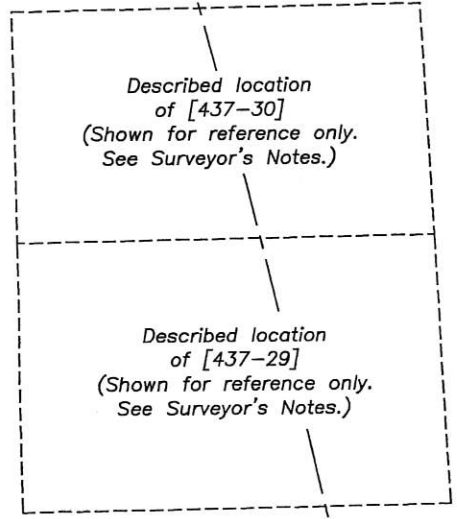
Prepared for: DAVID BRANT



U.S.H. #151

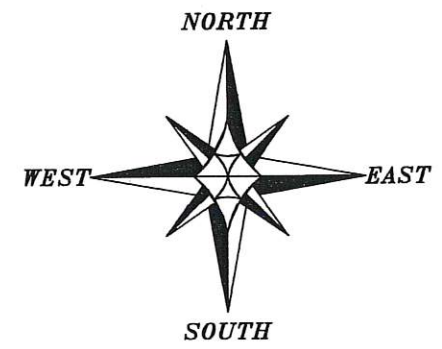
## LEGEND

- ⊕ Section Corner - as designated
- 3/4" x 18" rebar set with cap
- ⊙ PK Nail Set
- 3/4" rebar found
- ⊗ 5/8" rebar found
- ⊖ 1/2" Iron rod found
- △ 1" diameter iron pipe found
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- x-x- Existing fence

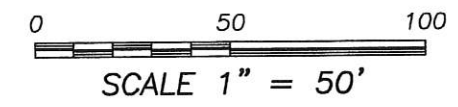


C1  
A=66.14'  
R=11334.69'  
C LEN=66.14'  
BRG=S 05°24'37" E

C2  
A=3.11'  
R=11334.69'  
C LEN=3.11'  
BRG=S 05°14'08" E



The North-South 1/4 line of Section 16 bears N 00°20'16" W according to the Grant County Coordinate System NAD 83 (2011) WISCORS which was determined by G.P.S. observation.



Right of Way for Highway #151 was retraced from existing monumentation and Plat of Right of Way Project No. 1208-05-21 on file at the Grant County Highway Department.

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

# PLAT OF SURVEY

Prepared for: DAVID BRANT

### DESCRIPTION OF SURVEY:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township One (1) North, Range Two (2) West of the 4th P.M., Town of Jamestown, Grant County, Wisconsin, containing 0.32 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 16;  
thence North 00° 20' 16" West 1961.35 feet along the North-South Quarter (N-S 1/4) line of said Section;  
thence North 89° 39' 44" East 528.52 feet to a 1" iron pipe marking the point of beginning;  
thence North 89° 13' 30" East 96.59 feet to a 3/4" rebar on the Westerly right of way of Frontage Road;  
thence South 02° 12' 46" East 66.91 feet along said right of way to a P.K. Nail;  
thence North 84° 14' 52" East 12.00 feet along said right of way to a P.K. Nail;  
thence 66.14 feet on the arc of a curve to the right with a radius of 11334.69 feet and a long chord bearing South 05° 24' 37" East 66.14 feet along said right of way to a 3/4" rebar;  
thence South 89° 47' 30" West 114.96 feet to a 1/2" iron rod;  
thence North 01° 02' 41" West 130.64 feet 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 5-1-2017.

That this survey was prepared under the instructions of David Brant.

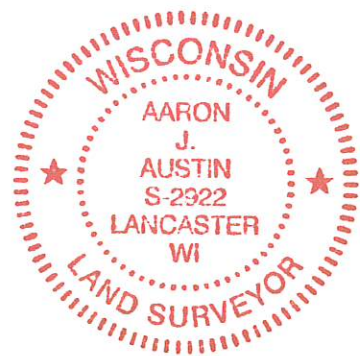
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 18th day of May, 2017.

  
Aaron J. Austin, S-2922



### NOTES IN REGARDS TO SURVEY:

Long standing lines of monumentation and occupation were accepted as the best evidence of the intent of the property lines for this survey. I prepared a Survey for the adjoining property owner and filed a Plat of Survey dated 6-2-2016. During the course of that survey, I found several monuments and spoke with the adjoining land owner (Virgil Brant). Virgil was the owner of this property at the time I performed the 2016 survey. He stated that he has been on the property since 1968 and he has always believed that the lines which I surveyed on 6-2-2016 were his property lines. See notes on the previous survey for additional information. This survey is prepared for corrective purposes to accurately locate those property lines as described in Volume 437, Page 29 recorded as Document No. 413250 and Volume 437, Page 30 recorded as Document No. 413251, Grant County Registry.

I would also like to note that Volume 437, Page 29 was recorded to correct Volume 315, Page 14 recorded as Document No. 251992 and Volume 325, Page 517 recorded as Document No. 271061, Grant County Registry. The adjoining description recorded in Volume 1456, Page 832 as Document No. 778110 excepts the original documents Volume 315, Page 14 and Volume 325, Page 517. It does not however except out Volume 437, Page 29 and Volume 437, Page 30.

In regards to that property described in Volume 437, Page 29 and Volume 437, Page 30: The recorded descriptions commence at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 16, which I believe is in error. It is my belief that the intended starting point would have been the Southwest corner of the East 10 acres of the NE 1/4 of the SW 1/4. By utilizing this location as the starting point, the property fits the monuments and occupation in a more reasonable location.

In regards to the property as described in Volume 356, Page 339, Grant County Registry: This description also commences at the same starting points of Volume 315, Page 14 and Volume 325, Page 517 which is the intersection of the East-West 1/4 line and the centerline of the highway. It is believed that the measurements taken for these descriptions were based upon occupational evidence and not the true location of where the East-West 1/4 line intersected the centerline. Previous surveys (C.S.M. No. 1643, Previous survey by Laurence Schmit dated 1-19-1990 and a previous survey by Larry Austin dated 8-9-1999) done in the vicinity of the East-West 1/4 line and the centerline of the highway show a difference between the East-West 1/4 line and the occupied fence line of approximately 23-25 feet. If the fence was utilized to retrace the description of Volume 356, Page 339, an overlap would most likely not exist between the property I am surveying hereon and the property to the South.

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.