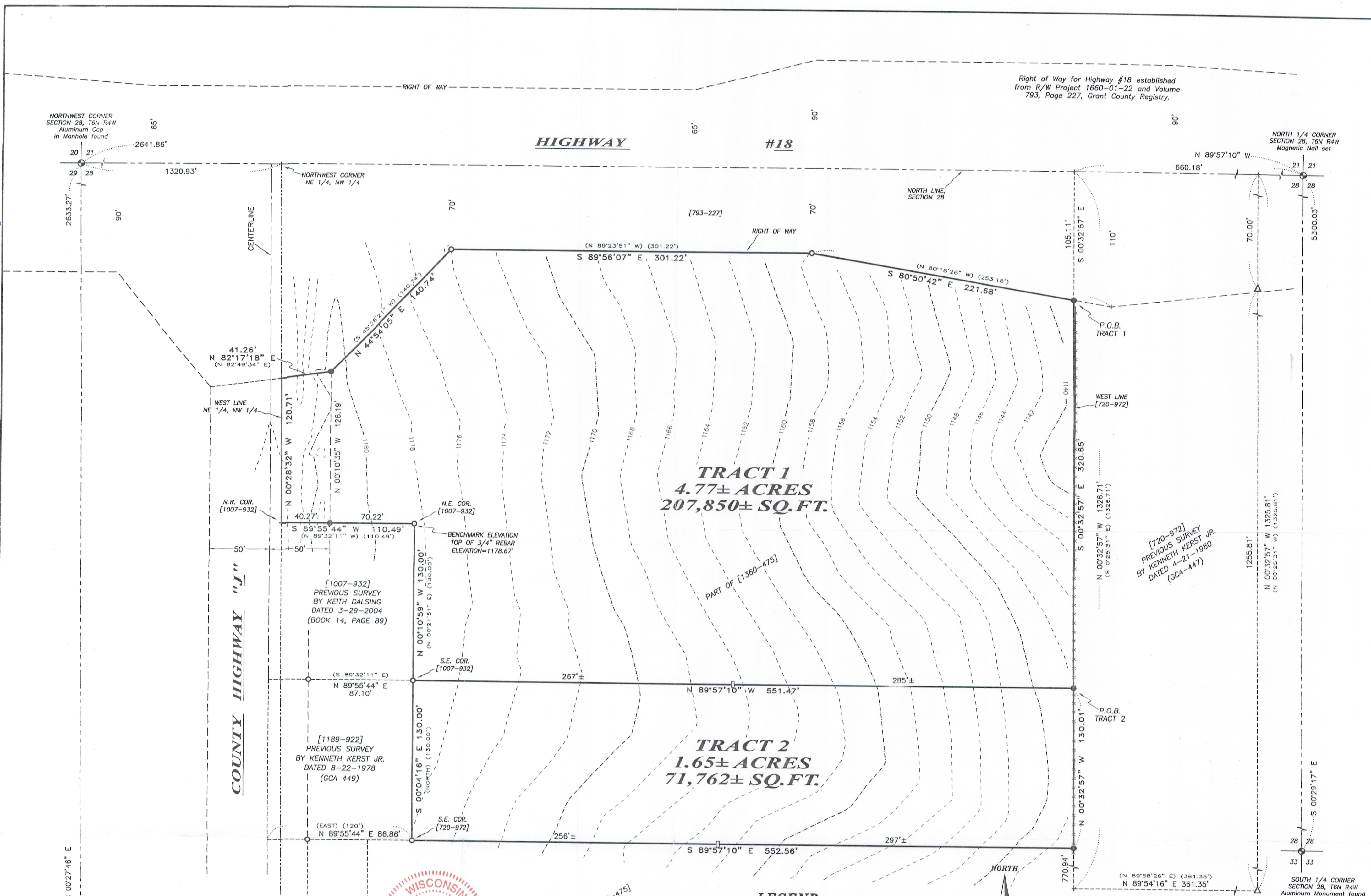


Book 40 Page 32

Right of Way for Highway #18 established from R/W Project 1660-01-22 and Volume 793, Page 227, Grant County Registry.



TRACT 1
4.77± ACRES
207,850± SQ. FT.

TRACT 2
1.65± ACRES
71,762± SQ. FT.

[720-972]
PREVIOUS SURVEY
BY KENNETH KERST JR.
DATED 4-21-1980
(GCA-447)

[1007-932]
PREVIOUS SURVEY
BY KEITH DALSING
DATED 3-29-2004
(BOOK 14, PAGE 89)

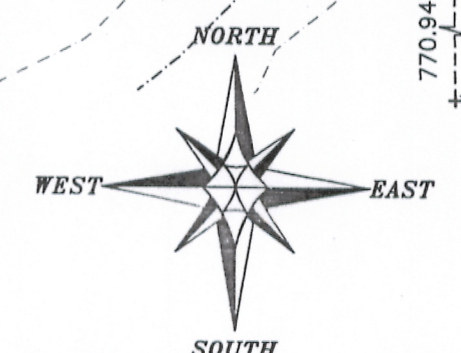
[1189-922]
PREVIOUS SURVEY
BY KENNETH KERST JR.
DATED 8-22-1978
(GCA 449)



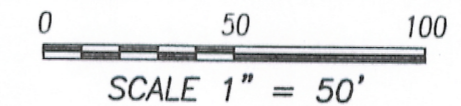
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 11-10-2016

LEGEND

- Section Corner—as designated
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- △ 1" diameter iron pipe found
- + No monument set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- ** Approximate fence
- 1160 --- Contour Line and Elevation
- 7/16" x 1 3/16" x 4" Wood lath set



The North line of the NW 1/4 of Section 28 bears N 89°57'10" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



PLAT OF SURVEY

PREPARED FOR: MATT MUENCH
LOCATED IN SECTION 28, T6N R4W, VILLAGE OF MT. HOPE, GRANT COUNTY, WISCONSIN

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

JOB NO: 16s192
H:CRD\16s192
H:PLAT\T6NR4W\28\16s192-MUENCH
FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN
SHEET 1 OF 2

NORTHWEST CORNER SECTION 28, T6N R4W Aluminum Cap in Manhole found

NORTH 1/4 CORNER SECTION 28, T6N R4W Magnetic Nail set

WEST 1/4 CORNER SECTION 28, T6N R4W 1/2" x 4 3/4" Steel Cotton Gin Spike set

SOUTH 1/4 CORNER SECTION 28, T6N R4W Aluminum Monument found

40/32

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Six (6) North, Range Four (4) West of the 4th P.M., Village of Mt. Hope, Grant County, Wisconsin, containing 4.77 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 28;
thence North 89° 57' 10" West 660.18 feet along the North line of said Section 28;
thence South 00° 32' 57" East 105.11 feet to a 3/4" rebar on the Southerly right of way of Highway #18 and the point of beginning;
thence South 00° 32' 57" East 320.65 feet along the West line of that property as described in Volume 720, Page 972 recorded as Document No. 563424, Grant County Registry to a 3/4" rebar;
thence North 89° 57' 10" West 551.47 feet to a 3/4" rebar marking the Southeast corner of that property as described in Volume 1007, Page 932 recorded as Document No. 663121, Grant County Registry;
thence North 00° 10' 59" West 130.00 feet along the East line of said property described in Volume 1007, Page 932 to a 3/4" rebar marking the Northeast corner thereof;
thence South 89° 55' 44" West 110.49 feet along the North line of said property to the Northwest corner thereof;
thence North 00° 28' 32" West 120.71 feet along the West line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence North 82° 17' 18" East 41.26 feet along the Southerly right of way of Highway #18 as described in Volume 793, Page 227 recorded as Document No. 595261, Grant County Registry to a 3/4" rebar;
thence North 44° 54' 05" East 140.74 feet along said right of way to a 3/4" rebar;
thence South 89° 56' 07" East 301.22 feet along said right of way to a 3/4" rebar;
thence South 80° 50' 42" East 221.68 feet along said right of way to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION: (DESCRIPTION FOR FIRST RIGHT OF REFUSAL)

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Six (6) North, Range Four (4) West of the 4th P.M., Village of Mt. Hope, Grant County, Wisconsin, containing 1.65 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 28;
thence North 89° 57' 10" West 660.18 feet along the North line of said Section 28;
thence South 00° 32' 57" East 105.11 feet to a 3/4" rebar on the Southerly right of way of Highway #18;
thence South 00° 32' 57" East 320.65 feet along the West line of that property as described in Volume 720, Page 972 recorded as Document No. 563424, Grant County Registry to a 3/4" rebar marking the point of beginning;
thence North 89° 57' 10" West 551.47 feet to a 3/4" rebar marking the Southeast corner of that property as described in Volume 1007, Page 932 recorded as Document No. 663121, Grant County Registry;
thence South 00° 04' 16" East 130.00 feet along the East line of that property as described in Volume 1189, Page 922 recorded as Document No. 713256, Grant County Registry to a 3/4" rebar marking the Southeast corner thereof;
thence South 89° 57' 10" East 552.56 feet to a 3/4" rebar on the West line of said property described in Volume 720, Page 972;
thence North 00° 32' 57" West 130.01 feet along the West line of said property described in Volume 720, Page 972 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 descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.

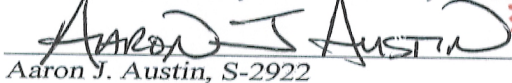
That this survey was prepared under the instructions of Matt Muench.

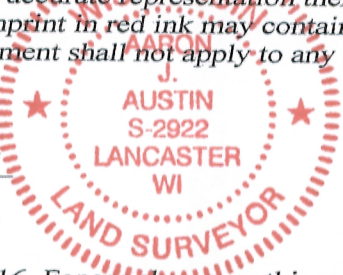
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 10th day of November, 2016.


Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

Field work was completed on 11-10-2016. 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.



Austin
Engineering LLC
austineengineeringllc.com

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

Prepared for: MATT MUENCH

JOB NO: 16s192
H:\CRD\16s192
H:\PLAT\T6NR4W\28\16s192-MUENCH

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

SHEET 2 OF 2