

STATE HIGHWAY #81

TRACT 1 DESCRIPTION:
 Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20) and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, containing 0.71 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 20;
 thence North 00° 12' 35" East 1357.04 feet along the East line of said Section 20;
 thence South 86° 28' 29" East 1.81 feet to the point of beginning;
 thence North 86° 28' 29" West 75.98 feet;
 thence North 55° 49' 06" West 24.50 feet;
 thence North 41° 37' 17" West 54.18 feet;
 thence North 00° 33' 14" East 182.18 feet;
 thence North 88° 12' 53" East 132.58 feet;
 thence South 00° 20' 16" East 172.05 feet;
 thence South 02° 30' 25" West 73.27 feet to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

EASEMENT #1
 A Sixty-six foot (66') wide Access Easement for ingress-egress being described as follows:

Commencing at the East Quarter (E 1/4) corner of Section Twenty (20), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin;
 thence North 00° 12' 35" East 1357.04 feet along the East line of said Section 20;
 thence North 86° 28' 29" West 15.38 feet to the point of beginning;
 thence North 86° 28' 29" West 58.79 feet;
 thence North 55° 49' 06" West 24.50 feet;
 thence North 41° 37' 17" West 54.18 feet;
 thence North 75° 50' 14" West 59.38 feet;
 thence 14.55 feet on the arc of a curve to the right with a radius of 42.00 feet and a long chord bearing North 65° 54' 45" West 14.48 feet;
 thence North 55° 59' 16" West 447.17 feet;
 thence 31.79 feet on the arc of a curve to the right with a radius of 42.00 feet and a long chord bearing North 34° 18' 25" West 31.03 feet;
 thence North 12° 37' 35" West 64.39 feet to a point in the centerline of State Highway #81;
 thence South 71° 12' 09" East 66.38 feet along said centerline;
 thence South 12° 37' 35" East 57.25 feet;
 thence 81.73 feet on the arc of a curve to the left with a radius of 108.00 feet and a long chord bearing South 34° 18' 25" East 79.80 feet;
 thence South 55° 59' 16" East 447.17 feet;
 thence 37.42 feet on the arc of a curve to the left with a radius of 108.00 feet and a long chord bearing South 65° 54' 45" East 37.23 feet;
 thence South 75° 50' 14" East 184.97 feet;
 thence North 14° 09' 46" East 38.00 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 this easement.

EASEMENT #2:
 An Easement for an existing Septic System which is described as follows:

Commencing at the East Quarter (E 1/4) corner of Section Twenty (20), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin;
 thence North 00° 12' 35" East 1357.04 feet along the East line of said Section 20;
 thence North 86° 28' 29" West 15.38 feet;
 thence North 86° 28' 29" West 58.79 feet;
 thence North 55° 49' 06" West 24.50 feet;
 thence North 41° 37' 17" West 54.18 feet;
 thence North 00° 33' 14" East 182.18 feet to the point of beginning;
 thence North 88° 12' 53" East 75.66 feet;
 thence North 00° 33' 14" East 35.76 feet;
 thence North 26° 38' 42" West 55.00 feet;
 thence South 63° 21' 18" West 160.00 feet;
 thence South 26° 38' 42" East 55.00 feet;
 thence North 63° 21' 18" East 75.00 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 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 the field work was completed on 5-30-2017.
 That this survey was prepared under the instructions of John Esser.
 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 June, 2017.

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

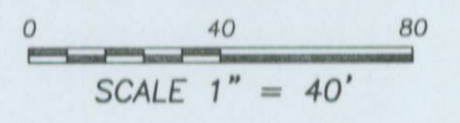


NORTHEAST CORNER
 SECTION 20, T3N R5W
 3/4" Rebar found with
 Grant County Aluminum Cap
 (All ties verified)

- LEGEND**
- Section Corner—as designated
 - 3/4" x 18" rebar set with cap
 - + No monument set
 - ⊙ Septic system vent
 - - - Approximate fence



The East line of the NE 1/4 of Section 20 bears N 00° 12' 35" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



TRACT 1
 0.71± ACRE
 30,730± SQ.FT.

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JUL 25 2017

PLAT OF SURVEY
 PREPARED FOR: JOHN ESSER
 LOCATED IN SECTIONS 20 AND 21, T3N R5W, TOWN OF CASSVILLE, GRANT COUNTY, WISCONSIN

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

JOB NO: 17s062
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 H:\PLAT\T3NR5W\21\17s062-ESSER

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: SHANE AUSTIN
 SHEET 1 OF 1