

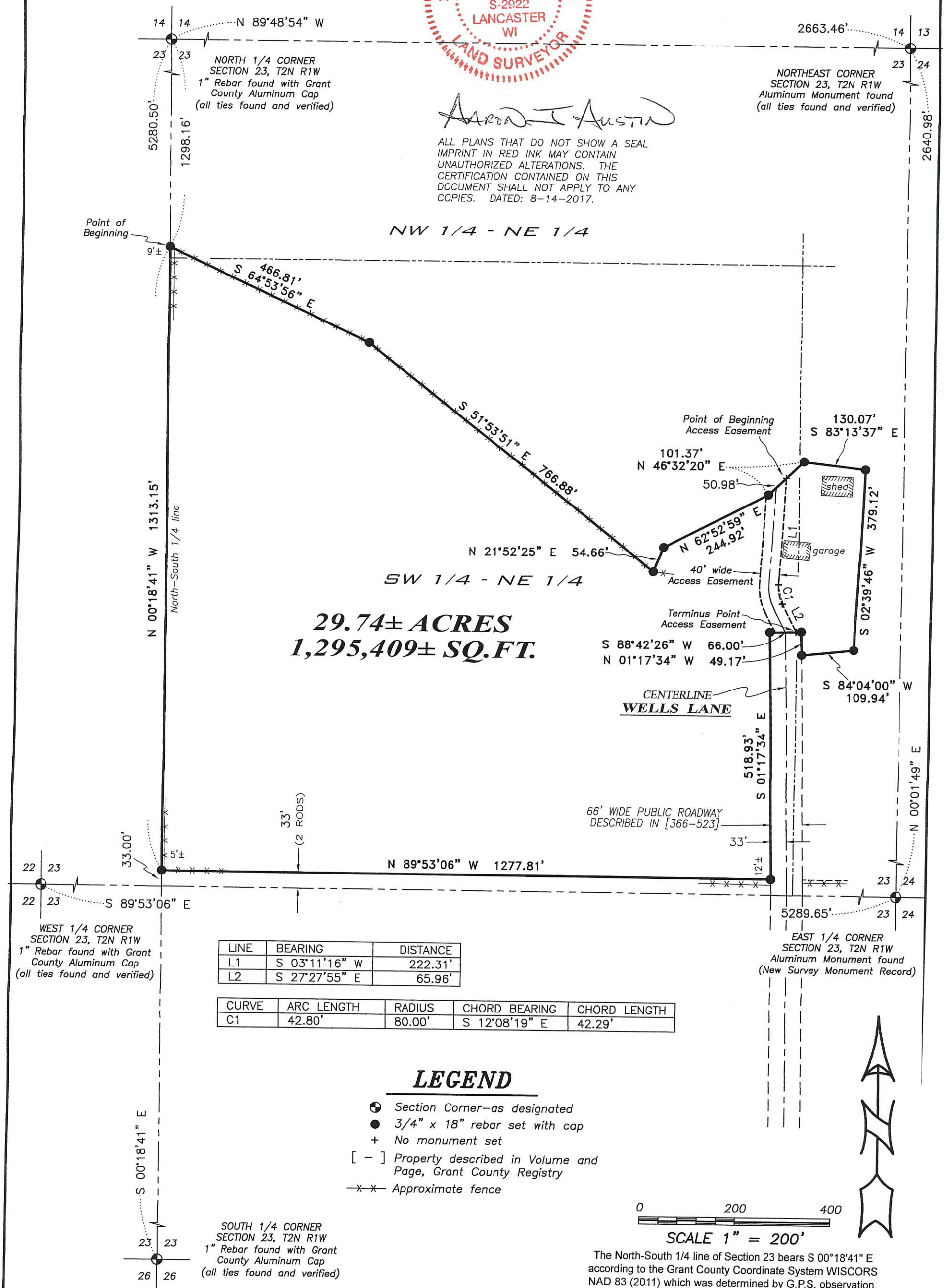
1310 P72

# PLAT OF SURVEY



*Aaron J. Austin*

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: 8-14-2017.



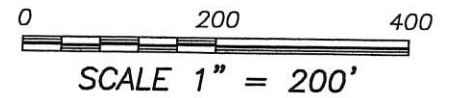
**29.74± ACRES**  
**1,295,409± SQ.FT.**

LINE	BEARING	DISTANCE
L1	S 03°11'16" W	222.31'
L2	S 27°27'55" E	65.96'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	42.80'	80.00'	S 12°08'19" E	42.29'

## LEGEND

- Section Corner—as designated
- 3/4" x 18" rebar set with cap
- + No monument set
- [ - ] Property described in Volume and Page, Grant County Registry
- x-x- Approximate fence

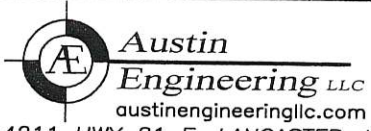


The North-South 1/4 line of Section 23 bears S 00°18'41" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

WEST 1/4 CORNER SECTION 23, T2N R1W 1" Rebar found with Grant County Aluminum Cap (all ties found and verified)

SOUTH 1/4 CORNER SECTION 23, T2N R1W 1" Rebar found with Grant County Aluminum Cap (all ties found and verified)

EAST 1/4 CORNER SECTION 23, T2N R1W Aluminum Monument found (New Survey Monument Record)



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

Prepared for: **RONALD SCHUELLER**

JOB NO: 17s110  
H:\CRD\17s110  
H:\PLAT\T2NR1W\23\17s110-SCHUELLER

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



# PLAT OF SURVEY

**DESCRIPTION:**

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, containing 29.74 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 23;  
thence South 00° 18' 41" East 1298.16 feet along the North-South Quarter (N-S 1/4) line of said Section 23 to the point of beginning;  
thence South 64° 53' 56" East 466.81 feet;  
thence South 51° 53' 51" East 766.88 feet;  
thence North 21° 52' 25" East 54.66 feet;  
thence North 62° 52' 59" East 244.92 feet;  
thence North 46° 32' 20" East 101.37 feet;  
thence South 83° 13' 37" East 130.07 feet;  
thence South 02° 39' 46" West 379.12 feet;  
thence South 84° 04' 00" West 109.94 feet to the East line of that property as described in Volume 366, Page 523 recorded as Document Number 336816, Grant County Registry;  
thence North 01° 17' 34" West 49.17 feet along the East line of said property;  
thence South 88° 42' 26" West 66.00 feet along the North line of said property;  
thence South 01° 17' 34" East 518.93 feet along the West line of said property to a point located 33 feet Northerly of and perpendicular to the East-West Quarter (E-W 1/4) line of said Section 23;  
thence North 89° 53' 06" West 1277.81 feet parallel with and 33 feet Northerly of the East-West Quarter (E-W 1/4) line of said Section 23 to the North-South Quarter (N-S 1/4) line thereof;  
thence North 00° 18' 41" West 1313.15 feet along the North-South Quarter (N-S 1/4) line of said Section 23 to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

**ACCESS EASEMENT DESCRIPTION:**

A Forty foot (40') wide 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-three (23), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, said Easement being located 40 feet Westerly of and adjacent to the following described East line;

Commencing at the North Quarter (N 1/4) corner of said Section 23;  
thence South 00° 18' 41" East 1298.16 feet along the North-South Quarter (N-S 1/4) line of said Section 23;  
thence South 64° 53' 56" East 466.81 feet;  
thence South 51° 53' 51" East 766.88 feet;  
thence North 21° 52' 25" East 54.66 feet;  
thence North 62° 52' 59" East 244.92 feet;  
thence North 46° 32' 20" East 50.98 feet to the point of beginning;  
thence South 03° 11' 16" West 222.31 feet;  
thence 42.80 feet on the arc of a curve to the left with a radius of 80.00 feet and a long chord bearing South 12° 08' 19" East 42.29 feet;  
thence South 27° 27' 55" East 65.96 feet to a point on the North line of that property described in Volume 366, Page 523 recorded as Document Number 336816, Grant County Registry, said point being the terminus point.

**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 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 7-28-2017.

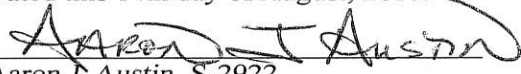
That this survey was prepared under the instructions of Ronald Schueller.

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 14th day of August, 2017.

  
Aaron J. Austin, S-2922



**SURVEYOR'S NOTES:**

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  
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Prepared for: RONALD SCHUELLER

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