

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 5-11-2012
BOOK 31, PAGE 42

TRACT 3
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 5-11-2012
BOOK 31, PAGE 42

TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 4-27-2009
BOOK 24, PAGE 97

TRACT 2
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 1-6-2010
BOOK 27, PAGE 20

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 1-18-2012
BOOK 31, PAGE 64

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 1-18-2012
BOOK 31, PAGE 64

TRACT 4
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 5-11-2012
BOOK 31, PAGE 42

WEST 1/4 CORNER
SECTION 22, 14N R2W
1" Rebar with Grant County
Aluminum Cap found
Ties found per Survey
Monument Record by Larry
Austin dated 1-7-2009
Point of Beginning-Tract 1

VOLUME 1325, PAGE 901
DOCUMENT NO. 746959

VOLUME 768, PAGE 662
DOCUMENT NO. 584352
GRANT COUNTY REGISTRY

VOLUME 631, PAGE 851
DOCUMENT NO. 517018
GRANT COUNTY REGISTRY

TRACT 1
120.44± ACRES
5,246,264± SQ.FT.

TRACT 2
1.25± ACRES
54,333± SQ.FT.

NORTH 1/4 CORNER
SECTION 22, 14N R2W
1" Rebar with Grant County
Aluminum Cap found
Ties found per Survey
Monument Record by Aaron
Austin dated 6-1-2012

EXCEPTION DESCRIBED
IN VOLUME 842, PAGE 859
DOCUMENT NO. 816236
GRANT COUNTY REGISTRY

VOLUME 842, PAGE 859
DOCUMENT NO. 816236
GRANT COUNTY REGISTRY

SOUTH 1/4 CORNER
SECTION 22, 14N R2W
1" Rebar with Grant County
Aluminum Cap found
Ties found per Survey
Monument Record by Larry
Austin dated 9-10-2008

PLAT OF SURVEY

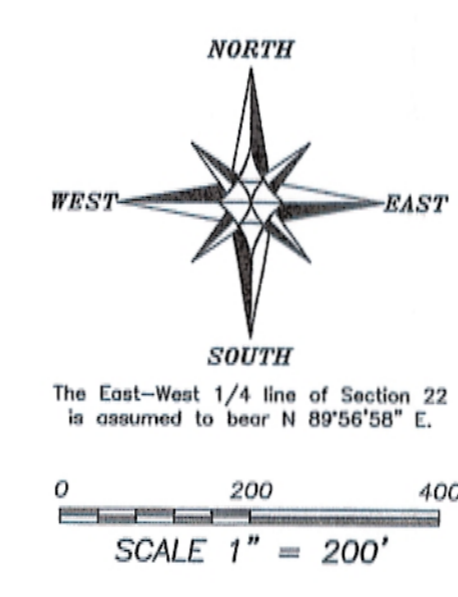
PREPARED FOR: TOM KRATOCHVILL
LOCALITY: SECTION 22, 14N R2W
TOWN OF ELLENBORO, GRANT COUNTY, WISCONSIN

Austin
2017 Wisconsin
Land Surveyor

4211 HWY. 81 E.
PO BOX 608
MILWAUKEE, WI 53215
PHONE: 414-224-5425
FAX: 414-224-5422

REGISTERED TORSION
SEAL: AARON J. AUSTIN
NO. 121172186-08/20/2017
SHEET 7 OF 3

- LEGEND**
- Section Corner—as designated
 - 3/4" rebar found
 - 3/4" x 18" rebar set with cap
 - PK Nail Set
 - () Recorded as
 - Boundary of Survey
 - Centerline
 - Right of Way line
 - Previously surveyed line
 - Section line
 - - - Approximate fence



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: 12-20-2017.



JAN 10 2018

41007

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Fifteen (15), in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 120.44 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 22, said corner being the point of beginning;

thence North 89° 56' 58" East 696.63 feet along the East-West Quarter (E-W 1/4) line of said Section 22; thence North 50° 01' 21" East 582.62 feet along a line of that property as described in Volume 631, Page 851 recorded as Document Number 517018, Grant County Registry;

thence North 05° 08' 52" East 303.88 feet to a point in the centerline of a township road known as Cannon Road;

thence 179.52 feet on the arc of a curve to the right with a radius of 210.00 feet and a long chord bearing North 29° 38' 13" East 174.10 feet along said centerline;

thence North 54° 07' 34" East 69.54 feet along said centerline to the East line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4);

thence North 00° 42' 51" West 29.76 feet along the East line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22;

thence North 52° 29' 29" East 352.60 feet along a line of that property as described in Volume 842, Page 859 recorded as Document Number 616236, Grant County Registry;

thence North 37° 17' 21" East 257.50 feet along a line of said property to the North line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);

thence South 89° 31' 04" East 880.98 feet along the North line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 22 to the Northeast corner thereof;

thence North 00° 47' 42" West 1309.36 feet along the North-South Quarter (N-S 1/4) line of said Section 22 to the North 1/4 corner thereof;

thence North 01° 42' 41" West 1334.00 feet along the East line of the Southwest Quarter (SW 1/4) of said Section 15;

thence North 89° 50' 54" West 411.27 feet;

thence South 01° 50' 20" West 59.57 feet;

thence South 88° 17' 11" West 407.76 feet;

thence South 17° 23' 12" West 482.90 feet;

thence South 01° 12' 26" West 278.73 feet;

thence South 31° 45' 51" West 429.91 feet;

thence South 74° 49' 13" West 244.93 feet;

thence South 45° 38' 08" West 191.56 feet;

thence South 11° 24' 26" East 267.22 feet;

thence South 88° 59' 01" East 241.47 feet along a line of that property as described in Volume 1325, Page 901 recorded as Document No. 746959, Grant County Registry;

thence South 00° 42' 51" East 991.64 feet along the West line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 22 to the Southwest corner thereof;

thence North 89° 31' 04" West 1321.98 feet along the North line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22 to the Northwest corner thereof;

thence North 89° 56' 18" West 330.76 feet along the North line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 21 to the Northwest corner of the East Half (E 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) thereof;

thence South 00° 42' 48" East 1334.78 feet along the West line of the East Half (E 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 21 to the Southwest corner thereof;

thence North 89° 54' 51" East 328.93 feet along the East-West Quarter (E-W 1/4) line of said Section 21 to the point of beginning.

Tract being subject to any and all easements of record and/or usage.



Aaron J. Austin

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Austin Engineering LLC
austinengineeringllc.com

Prepared for: **TOM KRATOCHWILL**

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

JOB NO: 17s196
H:\CRD\17s196
H:\PLAT\T4NR2W\22\17s196-KRATOCHWILL

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

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 1.25 acres, more or less, and being described as follows:


Commencing at the West Quarter (W 1/4) corner of said Section 22;
thence North 89° 56' 58" East 696.63 feet along the East-West Quarter (E-W 1/4) line of said Section 22;
thence North 50° 01' 21" East 582.62 feet along a line of that property as described in Volume 631, Page 851 recorded as Document Number 517018, Grant County Registry to the point of beginning;
thence North 05° 08' 52" East 303.88 feet to a point in the centerline of a township road known as Cannon Road;
thence 179.52 feet on the arc of a curve to the right with a radius of 210.00 feet and a long chord bearing North 29° 38' 13" East 174.10 feet along said centerline;
thence North 54° 07' 34" East 69.54 feet along said centerline to the East line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4);
thence South 00° 42' 51" East 348.82 feet along the East line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22;
thence South 50° 01' 21" West 227.14 feet along a line of said property described in Volume 631, Page 851 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 and field work was completed on 12-18-2017.
That this survey was prepared under the instructions of Tom Kratochwill.
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 20th day of December, 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.



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