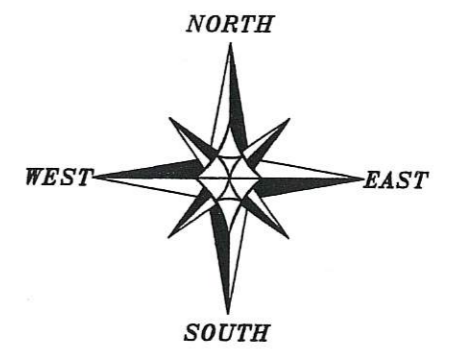


41053

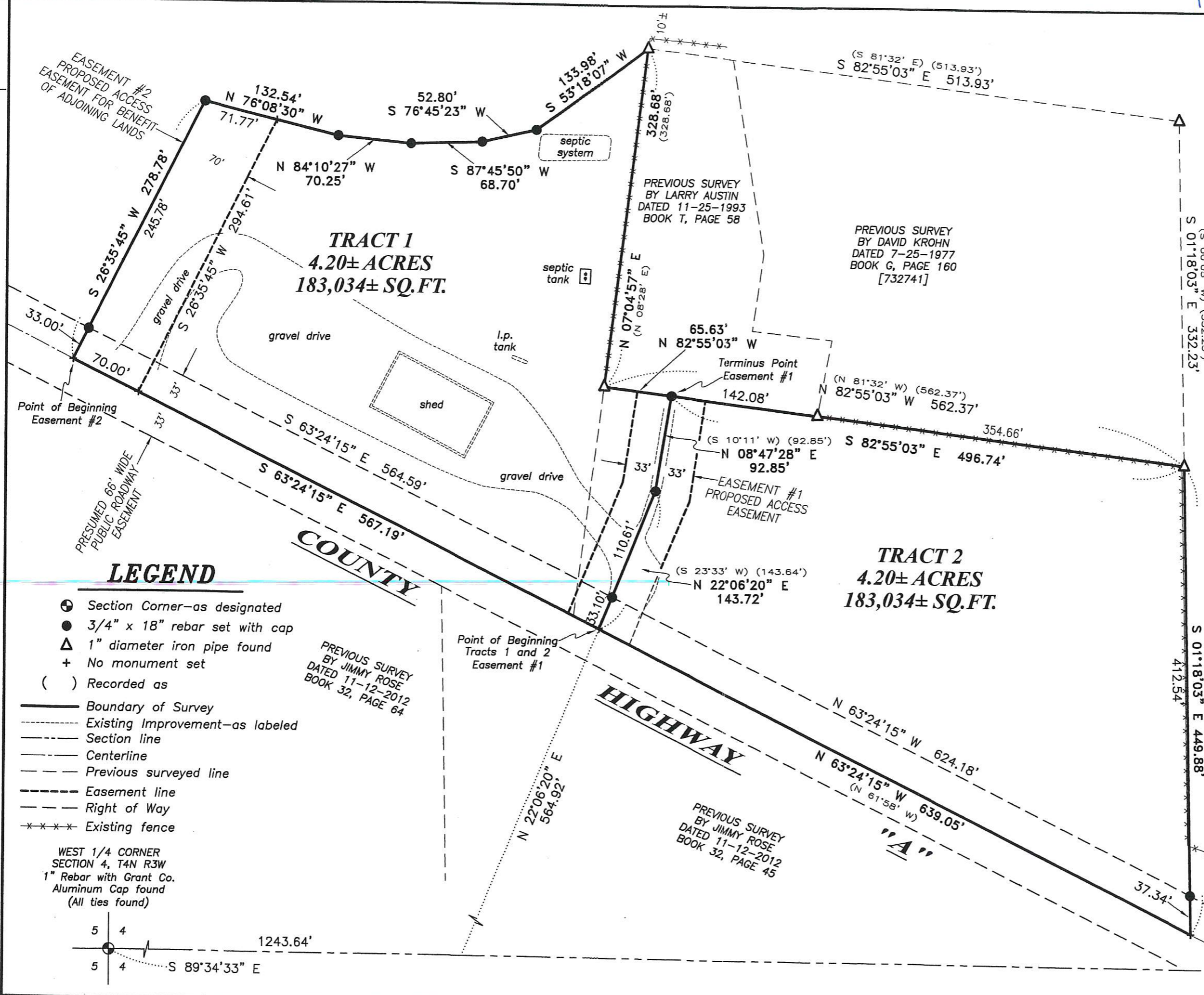
PLAT OF SURVEY



The East-West 1/4 line of Section 4 is assumed to bear S 89°34'33" E.
SCALE 1" = 100'



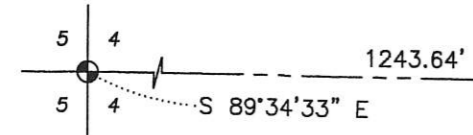
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 3-31-2018.



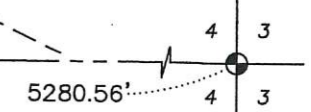
LEGEND

- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- △ 1" diameter iron pipe found
- + No monument set
- () Recorded as
- Boundary of Survey
- - - Existing Improvement—as labeled
- Section line
- Centerline
- - - Previous surveyed line
- - - Easement line
- - - Right of Way
- ***** Existing fence

WEST 1/4 CORNER
SECTION 4, T4N R3W
1" Rebar with Grant Co.
Aluminum Cap found
(All ties found)



EAST 1/4 CORNER
SECTION 4, T4N R3W
1" Rebar with Grant Co.
Aluminum Cap found
(All ties found)



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

Prepared for: LARRY MOORE JR.
JOB NO: 18S036
H:\GRD\18S036
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 4.20 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 4;
thence South 89° 34' 33" East 1243.64 feet along the East-West Quarter (E-W 1/4) line of said Section 4;
thence North 22° 06' 20" East 564.92 feet to a point in the centerline of County Highway "A", said point being the point of beginning;
thence North 22° 06' 20" East 143.72 feet;
thence North 08° 47' 28" East 92.85 feet to the South line of that property as described in Document Number 732741, Grant County Registry;
thence North 82° 55' 03" West 65.63 feet along the South line of said property to the Southwest corner thereof;
thence North 07° 04' 57" East 328.68 feet along the West line of said property to the Northwest corner thereof;
thence South 53° 18' 07" West 133.98 feet;
thence South 76° 45' 23" West 52.80 feet;
thence South 87° 45' 50" West 68.70 feet;
thence North 84° 10' 27" West 70.25 feet;
thence North 76° 08' 30" West 132.54 feet;
thence South 26° 35' 45" West 278.78 feet to a point in the centerline of County Highway "A";
thence South 63° 24' 15" East 567.19 feet along said centerline to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 4.20 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 4;
thence South 89° 34' 33" East 1243.64 feet along the East-West Quarter (E-W 1/4) line of said Section 4;
thence North 22° 06' 20" East 564.92 feet to a point in the centerline of County Highway "A", said point being the point of beginning;
thence North 22° 06' 20" East 143.72 feet;
thence North 08° 47' 28" East 92.85 feet to the South line of that property as described in Document Number 732741, Grant County Registry;
thence South 82° 55' 03" East 496.74 feet along the South line of said property to the Southeast corner thereof;
thence South 01° 18' 03" East 449.88 feet along the West line of that property as described in Document Number 785484, Grant County Registry to a point in the centerline of County Highway "A";
thence North 63° 24' 15" West 639.05 feet along said centerline to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT #1

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the West Quarter (W 1/4) corner of said Section 4;
thence South 89° 34' 33" East 1243.64 feet along the East-West Quarter (E-W 1/4) line of said Section 4;
thence North 22° 06' 20" East 564.92 feet to a point in the centerline of County Highway "A", said point being the point of beginning;
thence North 22° 06' 20" East 143.72 feet;
thence North 08° 47' 28" East 92.85 feet to the South line of that property as described in Document Number 732741, Grant County Registry and the terminus point.

ACCESS EASEMENT #2 DESCRIPTION:

A Seventy foot (70') wide access easement being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, said easement being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 4;
thence South 89° 34' 33" East 1243.64 feet along the East-West Quarter (E-W 1/4) line of said Section 4;
thence North 22° 06' 20" East 564.92 feet to a point in the centerline of County Highway "A";
thence North 63° 24' 15" West 567.19 feet along said centerline to the point of beginning;
thence North 26° 35' 45" East 278.78 feet;
thence South 76° 08' 30" East 71.77 feet;
thence South 26° 35' 45" West 294.61 feet to a point in the centerline of County Highway "A";
thence North 63° 24' 15" West 70.00 feet along said centerline 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 these easements.


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 the field work was completed on 3-30-2018.
That this survey was prepared under the instructions of Larry Moore Jr.
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 31st day of March, 2018.


Aaron J. Austin, S-2922

SURVEYOR'S NOTES:

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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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: LARRY MOORE JR.

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