

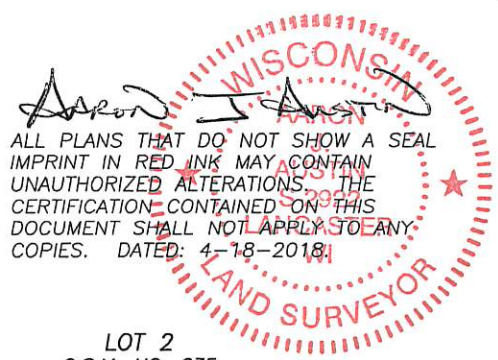
41062

APR 19 2018

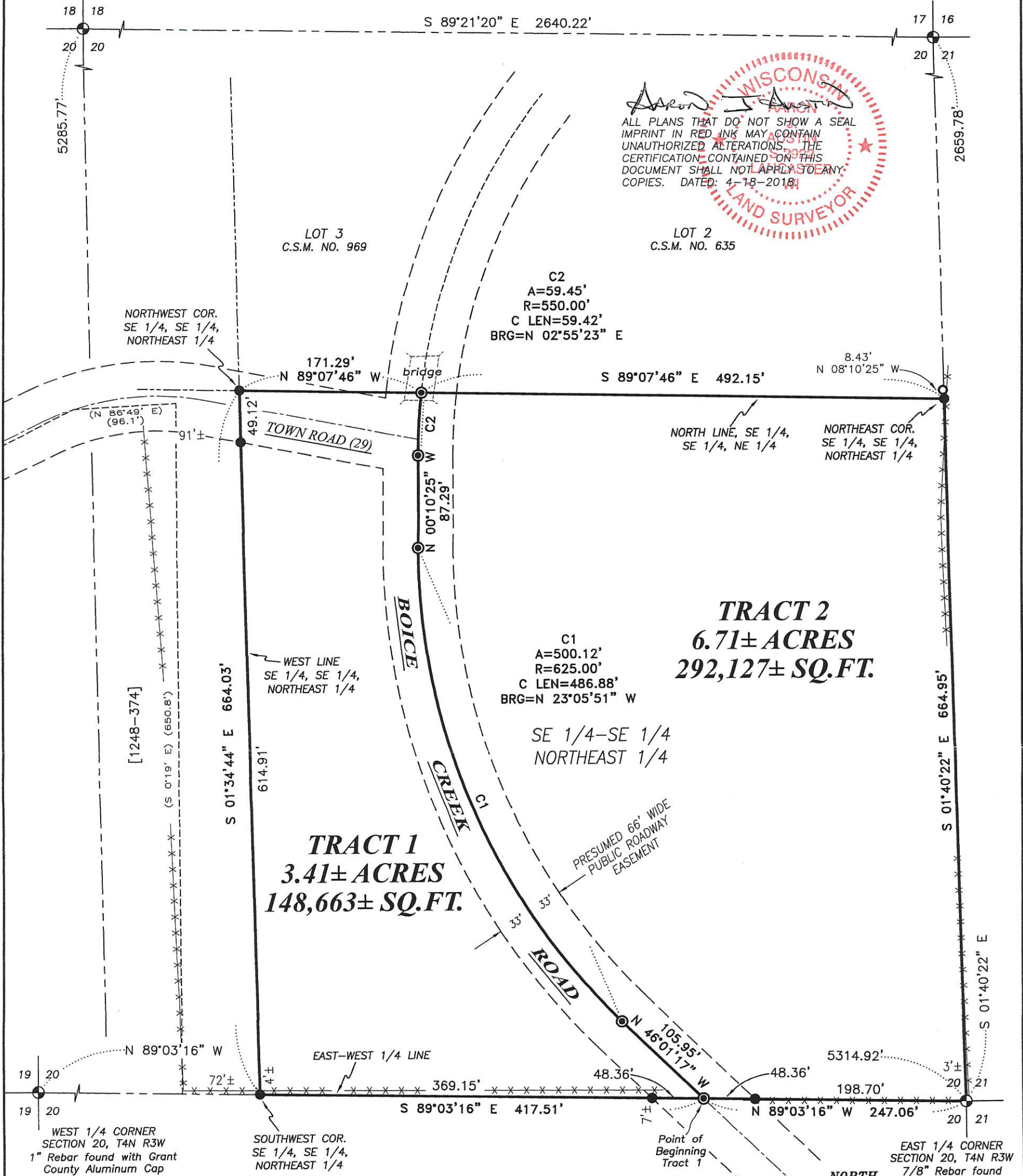
PLAT OF SURVEY

NORTHEAST CORNER SECTION 20, T4N R3W
1" Rebar found with Grant County Aluminum Cap

NORTHEAST CORNER SECTION 20, T4N R3W
1 1/4" Rebar found



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: 4-18-2018

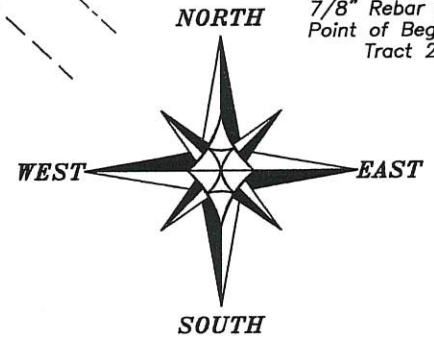


TRACT 1
3.41± ACRES
148,663± SQ.FT.

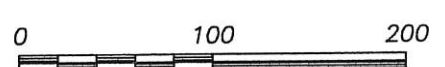
TRACT 2
6.71± ACRES
292,127± SQ.FT.

LEGEND

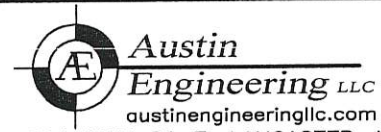
- ⊕ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ Mag Nail set
- + No monument set
- () Recorded as
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Deed line
- - - Right of Way
- x - x - Existing fence



The East-West 1/4 line of Section 20 is assumed to bear N 89°03'16" W.



SCALE 1" = 100'



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

Prepared for: SULLIVAN AUCTIONEERS

JOB NO: 18S047
H:\CRD\18S047
H:\PLAT\T4NR3W\20\18S047-SULLIVAN

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 3.41 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 20;
 thence North 89° 03' 16" West 247.06 feet along the East-West Quarter (E-W 1/4) line of said Section 20 to a point in the centerline of a township road known as Boice Creek Road and the point of beginning;
 thence North 46° 01' 17" West 105.95 feet along said centerline;
 thence 500.12 feet on the arc of a curve to the right with a radius of 625.00 feet and a long chord bearing North 23° 05' 51" West 486.88 feet along said centerline;
 thence North 00° 10' 25" West 87.29 feet along said centerline;
 thence 59.45 feet on the arc of a curve to the right with a radius of 550.00 feet and a long chord bearing North 02° 55' 23" East 59.42 feet along said centerline to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4);
 thence North 89° 07' 46" West 171.29 feet along said North line to the Northwest corner thereof;
 thence South 01° 34' 44" East 664.03 feet along the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) to the Southwest corner thereof;
 thence South 89° 03' 16" East 417.51 feet along the East-West Quarter (E-W 1/4) line of said Section 20 to the point of beginning.

TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 6.71 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 20, said corner being the point of beginning;
 thence North 89° 03' 16" West 247.06 feet along the East-West Quarter (E-W 1/4) line of said Section 20 to a point in the centerline of a township road known as Boice Creek Road;
 thence North 46° 01' 17" West 105.95 feet along said centerline;
 thence 500.12 feet on the arc of a curve to the right with a radius of 625.00 feet and a long chord bearing North 23° 05' 51" West 486.88 feet along said centerline;
 thence North 00° 10' 25" West 87.29 feet along said centerline;
 thence 59.45 feet on the arc of a curve to the right with a radius of 550.00 feet and a long chord bearing North 02° 55' 23" East 59.42 feet along said centerline to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4);
 thence South 89° 07' 46" East 492.15 feet along said North line to the Northeast corner thereof;
 thence South 01° 40' 22" East 664.95 feet along the East line of said Section 20 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 4-17-2018.

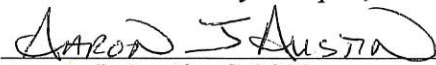
That this survey was prepared under the instructions of Jim Huff.

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.

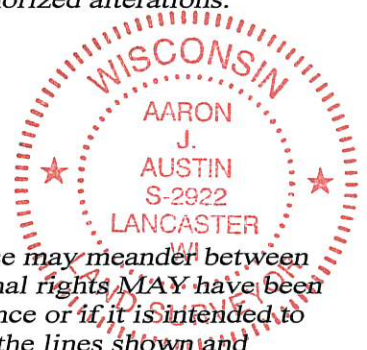
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 18th day of April, 2018.

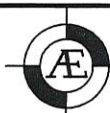


Aaron J. Austin, S-2922



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 Prepared for: SULLIVAN AUCTIONEERS
 Engineering LLC

austinengineeringllc.com

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

JOB NO: 18S047

H:\CRD\18S047

H:\PLAT\T4NR3W\20\18S047-SULLIVAN

FIELDBOOK: TDSR

DRAWN BY: AJ AUSTIN

CREW: SHANE AUSTIN

SHEET 2 OF 2