

PLAT OF SURVEY

MAY 14 2018

41081

SOUTH 1/4 CORNER SECTION 34, T4N R3W
2" Stainless Steel pipe with Brass Cap found

NORTH 1/4 CORNER SECTION 3, T3N R3W
2" Stainless Steel pipe with Brass Cap found

The East line of the NE 1/4 of Section 3 is assumed to bear S 00°05'26" W.

SUBSTATION ROAD

PRESUMED 66' WIDE PUBLIC ROADWAY EASEMENT

SOUTHEAST CORNER SECTION 34, T4N R3W
3/4" Rebar found

1203.17'

1319.94'

NORTHWEST CORNER NE 1/4, NE 1/4

S 89°53'14" E 116.77'

NORTHEAST CORNER SECTION 3, T3N R3W
3/4" Rebar found with Grant Co. Alum. Cap
Point of Beginning

CENTERLINE 66' WIDE INGRESS-EGRESS EASEMENT DESCRIBED IN [655148]

(N 85°13'45" W)
N 86°44'55" W 189.09'

N 89°16'57" W 39.44'

PREVIOUS SURVEY BY LARRY AUSTIN DATED 4-30-2003 BOOK 13, PAGE 17 [655148]

STAGE ROAD

61.13± ACRES
2,663,027± SQ.FT.

N 88°17'55" W 26.20'

(S 86°46'45" E) (645.09')
S 88°17'55" E 618.89'

EAST LINE, SECTION 3

PRESUMED 66' WIDE PUBLIC ROADWAY EASEMENT

WEST LINE, EAST 1/2, NE 1/4

(N 02°55'50" E) (8.69')
N 01°25'28" E 8.69'

594.95'
N 89°37'00" W 561.95'

(S 89°58'28" W) S 88°28'06" W 277.38'

(S 89°58'28" W) S 88°28'06" W 95.02'

PREVIOUS SURVEY BY LARRY AUSTIN DATED 4-10-2003 BOOK 12, PAGE 61 [786161]

PREVIOUS SURVEY BY LARRY AUSTIN DATED 6-7-1996 BOOK X, PAGE 2 [598872]

EAST 1/4 CORNER SECTION 3, T3N R3W
3/4" Rebar found with Grant County Alum. Cap (New tie sheet)

S 89°39'11" W

4 3
4 3
5291.11'

WEST 1/4 CORNER SECTION 3, T3N R3W
3/4" Rebar found

LINE	BEARING	DISTANCE	RECORDED
L1	S 30°44'43" W	143.46'	(S 32°15'53" W)
L2	S 84°41'02" W	153.81'	(S 86°12'12" W)
L3	N 89°16'57" W	222.04'	(N 87°45'47" W)

LEGEND

- ⊙ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⚡ Wire flag set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Centerline
- - - Platted lot line
- - - Existing easement line
- - - Deed/Surveyed line
- - - Right of Way
- x x - Existing 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: 5-11-2018.



N 00°19'38" E

SOUTH 1/4 CORNER SECTION 3, T3N R3W
1" Rebar found with Grant Co. Alum. Cap

0 300 600

SCALE 1" = 300'

Prepared for: JOE KLAAS

Austin Engineering LLC
austinengineeringllc.com

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

JOB NO: 18S097
H:\CRD\18S097
H:\PLAT\T3NR3W\03\18S097-KLAAS

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 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 Three (3), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 61.13 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 3, said corner being the point of beginning;
thence South 00° 05' 26" West 2234.27 feet along the East line of said Section 3 to the Northeast corner of that property as described in Document Number 598872, Grant County Registry;
thence North 89° 37' 00" West 594.95 feet along the North line of said property described in Document No. 598872 to the Northwest corner thereof;
thence North 88° 43' 33" West 634.96 feet along the North line of that property as described in Document Number 786161, Grant County Registry;
thence North 01° 25' 28" East 8.69 feet along a line of said property described in Document No. 786161;
thence South 88° 28' 06" West 95.02 feet along a line of said property to the West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4);
thence North 00° 12' 35" East 1154.04 feet along the West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) to the South line of that property as described in Document Number 655148, Grant County Registry;
thence South 88° 17' 55" East 618.89 feet along a line of said property described in Document No. 655148;
thence North 02° 07' 51" East 541.79 feet along a line of said property;
thence North 86° 44' 55" West 189.09 feet along a line of said property;
thence South 30° 44' 43" West 143.46 feet along a line of said property;
thence South 84° 41' 02" West 153.81 feet along a line of said property;
thence North 89° 16' 57" West 222.04 feet along a line of said property to the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4);
thence North 00° 12' 35" East 664.48 feet along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the Northwest corner thereof;
thence South 89° 39' 17" East 1203.17 feet along the North line of said Section 3;
thence South 89° 53' 14" East 116.77 feet along the North line of said Section 3 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 description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 5-10-2018.


That this survey was prepared under the instructions of Joe Klaas.

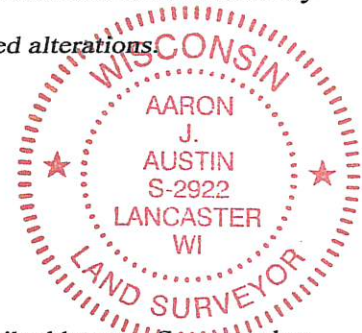
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 11th day of May, 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
austineengineeringllc.com

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

Prepared for: JOE KLAAS

JOB NO: 18S097
H:\CRD\18S097
H:\PLAT\T3NR3W\03\18S097-KLAAS

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

SHEET 2 OF 2

41021