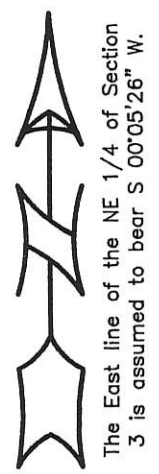


MAY 14 2018
41080

PLAT OF SURVEY

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

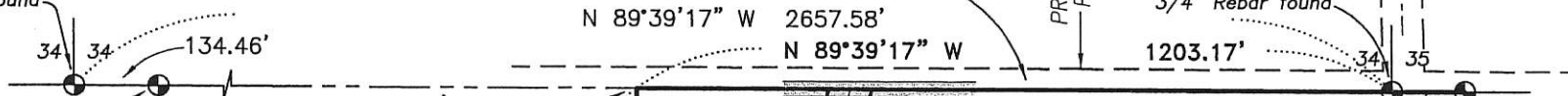
NORTH 1/4 CORNER SECTION 3, T3N R3W
2" Stainless Steel pipe with Brass Cap found



SUBSTATION ROAD

PRESUMED 66' WIDE PUBLIC ROADWAY EASEMENT

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



NORTHWEST CORNER NE 1/4, NE 1/4

NORTHEAST CORNER SECTION 3, T3N R3W
3/4" Rebar found with Grant Co. Alum. Cap
Point of Beginning Tract 1

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

-SEE DETAIL- ON SHEET 2
PREVIOUS SURVEY BY LARRY AUSTIN DATED 4-30-2003 BOOK 13, PAGE 17 [655148]

TRACT 1
60.99± ACRES
2,656,933± SQ.FT.

STAGE ROAD

(S 00°10'28" E) 398.88'

N 01°41'38" W 92±

127±

87±

180±

117±

97±

141±

100±

70±

91±

50±

92±

1152.49'

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

EAST LINE, SECTION 3

PRESUMED 66' WIDE PUBLIC ROADWAY EASEMENT

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

634.96'
S 88°43'33" E

(N 87°13'11" W) (634.96')

(S 89°58'28" W) N 88°28'06" E 95.02'

594.95'
S 89°37'00" E 561.95'

(N 88°06'38" W) (594.59')

(S 89°58'28" W) S 88°28'06" W 277.38'

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

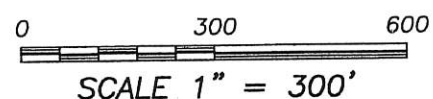
WEST 1/4 CORNER SECTION 3, T3N R3W
3/4" Rebar found

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

N 00°19'38" E

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

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. REVISED: 5-12-2018.



LEGEND

- ⊙ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊗ Wire flag set
- + No monument 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

Austin Engineering LLC
austinengineeringllc.com

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

Prepared for: **JOE KLAAS**

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

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

41084

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 60.99 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 North 89° 53' 14" West 116.77 feet along the North line of said Section 3;
thence North 89° 39' 17" West 1203.17 feet along the North line of said Section 3 to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence South 00° 12' 35" West 664.48 feet along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the North line of that property as described in Document Number 655148, Grant County Registry;
thence North 89° 29' 01" East 185.69 feet;
thence North 70° 15' 52" East 64.80 feet;
thence South 84° 37' 38" East 129.06 feet to a line of that property as described in said Document Number 655148;
thence North 30° 44' 43" East 143.46 feet along a line of said property;
thence South 86° 44' 55" East 189.09 feet along a line of said property;
thence South 02° 07' 51" West 550.82 feet along a line of said property and its extension thereof;
thence North 87° 36' 18" West 618.83 feet to the West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of said Section 3;
thence South 00° 12' 35" West 1152.49 feet along said West line to the North line of that property as described in Document Number 786161, Grant County Registry;
thence North 88° 28' 06" East 95.02 feet along a line of said property described in Document Number 786161;
thence South 01° 25' 28" West 8.69 feet along a line of said property described in Document Number 786161;
thence South 88° 43' 33" East 634.96 feet along a line of said property described in Document Number 786161 to the Northeast corner thereof;
thence South 89° 37' 00" East 594.95 feet along the North line of that property as described in Document Number 598872, Grant County Registry to the Northeast corner thereof;
thence North 00° 05' 26" East 2234.27 feet along the East line of said Section 3 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 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 0.06 acre, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 3;
thence North 89° 53' 14" West 116.77 feet along the North line of said Section 3;
thence North 89° 39' 17" West 1203.17 feet along the North line of said Section 3 to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence South 00° 12' 35" West 664.48 feet along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the North line of that property as described in Document Number 655148, Grant County Registry, and the point of beginning;
thence North 89° 29' 01" East 185.69 feet;
thence North 70° 15' 52" East 64.80 feet;
thence South 84° 37' 38" East 129.06 feet to a line of that property as described in Document Number 655148;
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 point of beginning.

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Three (3), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 0.08 acre, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 3;
thence North 89° 53' 14" West 116.77 feet along the North line of said Section 3;
thence North 89° 39' 17" West 1203.17 feet along the North line of said Section 3 to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence South 00° 12' 35" West 664.48 feet along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the North line of that property as described in Document Number 655148, Grant County Registry;
thence North 89° 29' 01" East 185.69 feet;
thence North 70° 15' 52" East 64.80 feet;
thence South 84° 37' 38" East 129.06 feet to a line of that property as described in Document Number 655148;
thence North 30° 44' 43" East 143.46 feet along a line of said property;
thence South 86° 44' 55" East 189.09 feet along a line of said property;
thence South 02° 07' 51" West 550.82 feet along a line of said property and its extension thereof to the point of beginning;
thence North 87° 36' 18" West 618.83 feet to the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3;
thence North 00° 12' 35" East 1.55 feet along the West line of the Northeast Quarter (NE 1/4) 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 the South line of said property described in Document Number 655148 to the Southeast corner thereof;
thence South 02° 07' 51" West 9.04 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

PROPOSED ACCESS EASEMENT:

A Sixty-six foot (66') wide access easement which is located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Three (3), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, said easement being located Thirty-three (33) feet on each side of the following described centerline:

Commencing at the Northeast corner of said Section 3;
thence North 89° 53' 14" West 116.77 feet along the North line of said Section 3;
thence North 89° 39' 17" West 780.17 feet along the North line of said Section 3 to the point of beginning;
thence South 10° 44' 48" West 68.77 feet;
thence 142.17 feet on the arc of a curve to the right with a radius of 200.00 feet and a long chord bearing South 31° 06' 38" West 139.19 feet;
thence South 51° 28' 29" West 71.16 feet;
thence 393.74 feet on the arc of a curve to the left with a radius of 300.00 feet and a long chord bearing South 13° 52' 31" West 366.08 feet;
thence South 23° 43' 28" East 65.72 feet to the terminus point.

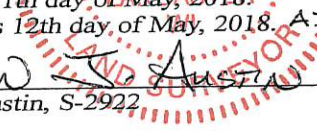
EASEMENT NOTES:

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 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 5-11-2018.
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.
Revised this 12th day of May, 2018. A-JA


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.

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
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H:\PLAT\T3NR3W\03\18S097-KLAAS

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