

JUL 19 2018

42001

REVISED
12:16 pm, Aug 03, 2018

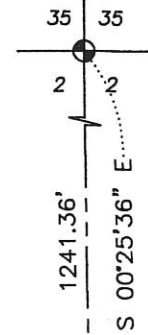
H:\PLAT\T3NR5W\02\18S093-FISHNICK
CREW: SHANE AUSTIN DRAWN BY: AJ AUSTIN

PLAT OF SURVEY

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
- [-] Property described in Volume and Page, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Existing easement
- ▨ Existing Structure
- ***** Existing fence

NORTH 1/4 CORNER
SECTION 2, T3N R5W
Aluminum Monument and
witness corners found



PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 11-6-1996
BOOK X, PAGE 80
[773-927]

RATTLE SNAKE

Point of Beginning
of property and
Point of Beginning
Access Easement

S 89°34'24" W 462.52'

C1
A=103.29'
R=261.48'
C LEN=102.62'
BRG=N 26°20'59" W

NE 1/4-NW 1/4
SE 1/4-N

1.34± ACRES
58,515± SQ.FT.

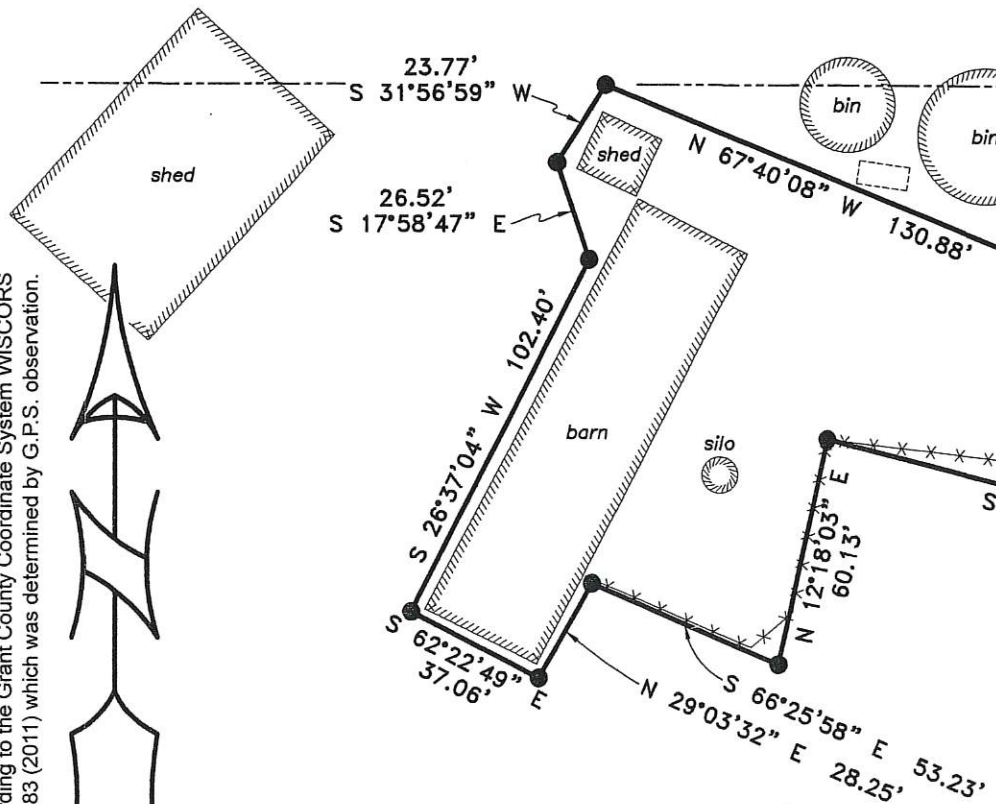
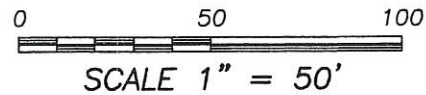
5318.89'

SOUTH 1/4 CORNER
SECTION 2, T3N R5W
Stone monument and
witness corners found

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

Aaron Austin
AARON 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: 6-28-2018. REVISED: 7-9-2018.

The North-South 1/4 line of Section 2 bears S 00°25'36" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



Terminus Point
Access Easement

SHADED AREA IS INGRESS-EGRESS
EASEMENT RECORDED IN [773-927]

42001

REVISED

12:17 pm, Aug 03, 2018

PLAT OF SURVEY

DESCRIPTION:

Located in the Northeast Quarter (NE 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 Two (2), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, containing 1.34 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 2;
thence South 00° 25' 36" East 1241.36 feet along the North-South Quarter (N-S 1/4) line;
thence South 89° 34' 24" West 462.52 feet to the Southeast corner of that property as described in Volume 773, Page 927 recorded as Document No. 586718, Grant County Registry, said corner being the point of beginning;
thence North 80° 18' 34" West 132.93 feet along the South line of said property;
thence South 59° 03' 55" West 68.26 feet along the South line of said property;
thence South 01° 07' 36" West 118.69 feet;
thence North 67° 40' 08" West 130.88 feet;
thence South 31° 56' 59" West 23.77 feet;
thence South 17° 58' 47" East 26.52 feet;
thence South 26° 37' 04" West 102.40 feet;
thence South 62° 22' 49" East 37.06 feet;
thence North 29° 03' 32" East 28.25 feet;
thence South 66° 25' 58" East 53.23 feet;
thence North 12° 18' 03" East 60.13 feet;
thence South 75° 36' 22" East 162.35 feet;
thence North 17° 26' 40" East 75.49 feet;
thence South 76° 08' 44" East 202.73 feet to a point in the centerline of a township road known as Rattlesnake Road;
thence North 37° 39' 59" West 124.48 feet along said centerline;
thence 103.29 feet on the arc of a curve to the right with a radius of 261.48 feet and a long chord bearing North 26° 20' 59" West 102.62 feet along said centerline to the point of beginning.
Tract being subject to any and all easements of record and/or usage, including, but not limited to an ingress-egress easement recorded in Volume 773, Page 927 recorded as Document No. 586718, Grant County Registry.

ACCESS EASEMENT DESCRIPTION:

A Twenty foot (20') wide access easement for ingress-egress which is located in the Northeast Quarter (NE 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 Two (2), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, said Easement being located 20 feet Southerly of and adjacent to the following described reference line:

Commencing at the North Quarter (N 1/4) corner of said Section 2;
thence South 00° 25' 36" East 1241.36 feet along the North-South Quarter (N-S 1/4) line;
thence South 89° 34' 24" West 462.52 feet to the Southeast corner of that property as described in Volume 773, Page 927 recorded as Document No. 586718, Grant County Registry, said corner being the point of beginning;
thence North 80° 18' 34" West 132.93 feet along the South line of said property;
thence South 59° 03' 55" West 68.26 feet along the South line of said property;
thence continuing South 59° 03' 55" West 15.00 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 description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 6-13-2018.
That this survey was prepared under the instructions of Walter Fishnick.
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 28th day of June, 2018.
Revised this 9th day of July, 2018. (Added Easement) *ASA*

Aaron J. Austin

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: **WALTER FISHNICK**

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

JOB NO: 18S093
H:\CRD\18S093
H:\PLAT\T3NR5W\02\18S093-FISHNICK

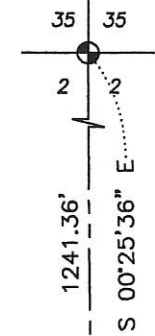
FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

PLAT OF SURVEY

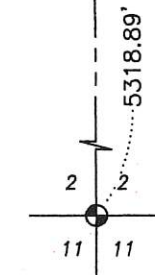
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SECTION 2, T3N R5W
Aluminum Monument and
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SOUTH 1/4 CORNER
SECTION 2, T3N R5W
Stone monument and
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PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 11-6-1996
BOOK X, PAGE 80
[773-927]

(N 58°40'04" E) (67.97')
(S 59°03'55" W) 68.26'

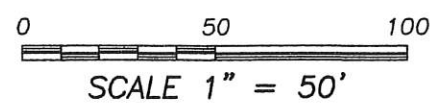
(S 80°13'24" E) (132.93')
(N 80°18'34" W) 132.93'

S 89°34'24" W 462.52'

C1
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R=261.48'
C LEN=102.62'
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Austin Engineering LLC
 austinengineeringllc.com
 4211 HWY 81 E, LANCASTER, WI 53813
 PHONE: 608-723-6363 FAX: 608-723-6702
 SHEET 1 OF 2

42001

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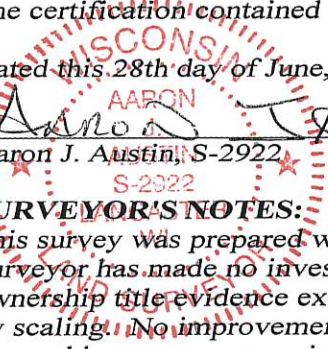
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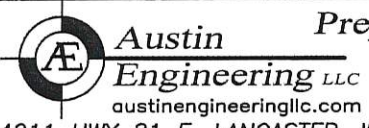
Dated this 28th day of June, 2018.


Aaron J. Austin, S-2922



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FIELDBOOK: TDSR
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CREW: SHANE AUSTIN