

42003

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-six (26) and in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), Township Six (6) North, Range Three (3) West of the 4th P.M., Town of Mount Ida, Grant County, Wisconsin, containing 157.24 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 35, said corner being the point of beginning; thence South 00° 05' 06" East 1332.84 feet along the West line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 35 to the Southwest corner thereof; thence North 89° 26' 01" East 2209.47 feet along the South line of the North Half (N 1/4) of the Northwest Quarter (NW 1/4) of said Section to the Southwest corner of that property as described in Volume 1283, Page 52 recorded as Document Number 736602, Grant County Registry; thence North 02° 46' 21" West 660.00 feet along the West line of said property to the Northwest corner thereof; thence North 79° 33' 22" East 1092.65 feet along the North line of said property and it's extension thereof to a point in the centerline of a township road known as Mt. Ridge Road; thence 156.46 feet on the arc of a curve to the right with a radius of 350.00 feet and a long chord bearing North 29° 26' 03" East 155.16 feet along said roadway; thence North 42° 14' 26" East 663.17 feet along said roadway; thence 362.09 feet on the arc of a curve to the left with a radius of 850.00 feet and a long chord bearing North 30° 02' 14" East 359.36 feet along said roadway to a point on the East line of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 26; thence North 00° 06' 47" West 1426.55 feet along said East line to the South line of Lot 1 of Certified Survey Map No. 223 recorded in Volume 1 of Certified Survey Maps on Page 288; thence North 89° 46' 23" West 808.03 feet along the South line of Lot 1 of said Certified Survey Map No. 223; thence South 61° 27' 48" West 582.88 feet along the South line of said Lot 1 to the West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 26; thence South 00° 06' 15" East 285.61 feet along said West line to the Southwest corner thereof; thence South 00° 06' 15" East 1325.57 feet along the West line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 26 to the South Quarter (S 1/4) corner thereof; thence South 89° 29' 14" West 1318.02 feet along the South line of said Section 26 to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) thereof; thence North 00° 10' 17" West 1324.94 feet along the East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26 to the Northeast corner thereof; thence South 44° 30' 32" West 1874.42 feet 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 field work was completed on 6-28-2018.
That this survey was prepared under the instructions of Patricia Cauffman.
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 29th day of June, 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 Engineering LLC Prepared for: PATRICIA CAUFFMAN

austineengineeringllc.com

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JOB NO: 18S107
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN