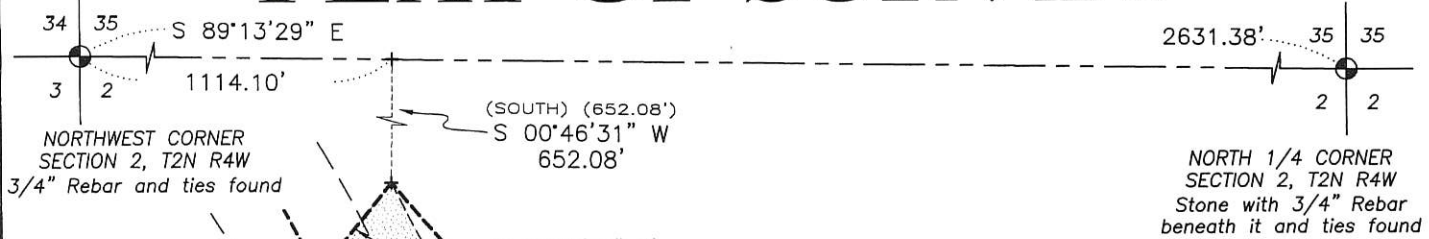


PLAT OF SURVEY



C1
 A=134.55'
 R=355.00'
 C LEN=133.75'
 BRG=S 13°04'58" E
 (BRG=S 13°51'29" E)

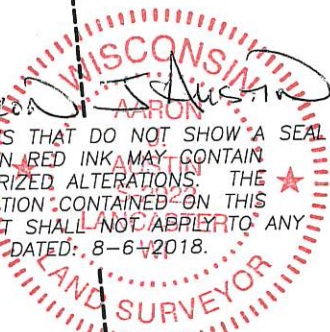
TRACT 3
 PREVIOUS SURVEY
 BY LARRY AUSTIN
 DATED 1-16-2009
 BOOK 24, PAGE 56
 [692502]

- ### LEGEND
- ⊙ Section Corner—as designated
 - 3/4" x 18" rebar set with cap
 - ⊙ Mag Nail set
 - 3/4" rebar found
 - △ 1" diameter iron pipe found
 - ⊙ P.K. Nail found
 - + No monument set
 - () Recorded as
 - [-] Property described in Document Number, Grant County Registry
 - Boundary of Survey
 - - - Section line
 - - - Centerline
 - - - Right of Way
 - - - Previously surveyed line
 - - - Previously surveyed easement (No recorded documents provided)

PREVIOUSLY SURVEYED EASEMENT.
 NO RECORDED DOCUMENTS PROVIDED.

TRACT 1
 PREVIOUS SURVEY
 BY AARON AUSTIN
 DATED 3-11-2011
 BOOK 29, PAGE 29
 [760653]

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: 8-6-2018.

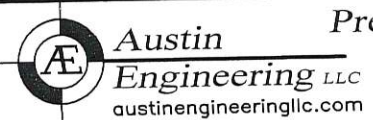
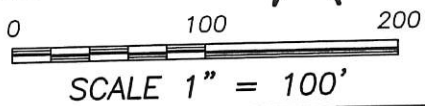


TRACT 1
3.35± ACRES
145,728± SQ.FT.

PROPOSED 33' WIDE ACCESS EASEMENT FOR INGRESS-EGRESS

PRESUMED 66' WIDE PUBLIC ROADWAY EASEMENT

C2
 A=199.84'
 R=433.00'
 C LEN=198.07'
 BRG=N 04°22'24" W



Prepared for: **DANNY SHAFFER**

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

JOB NO: 18S137
 H:\CRD\18S137
 H:\PLAT\T2NR4W\02\18S137-SHAFFER

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: S. AUSTIN, O. AUSTIN
 SHEET 1 OF 2

42016

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), Government Lot Three (3) and Government Lot Four (4) of Section Two (2), Township Two (2) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, containing 3.35 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 2;
thence South 89° 13' 29" East 1114.10 feet along the North line of said Section 2;
thence South 00° 46' 31" West 652.08 feet;
thence South 39° 18' 47" West 61.17 feet along a line of that property as described in Volume 1384, Page 221 recorded as Document Number 760653, Grant County Registry;
thence 134.55 feet on the arc of a curve to the right with a radius of 355.00 feet and a long chord bearing South 13° 04' 58" East 133.75 feet along a line of said property;
thence South 02° 13' 28" East 299.28 feet along a line of said property to the point of beginning;
thence South 70° 11' 39" East 280.40 feet along a line of said property;
thence South 03° 17' 32" East 433.78 feet along a line of said property;
thence South 86° 49' 35" West 310.37 feet to a point in the centerline of a township road known as Lynn Hollow Road;
thence 199.84 feet on the arc of a curve to the right with a radius of 433.00 feet and a long chord bearing North 04° 22' 24" West 198.07 feet along said centerline;
thence North 08° 44' 17" East 158.73 feet along said centerline;
thence North 09° 01' 21" East 100.29 feet along said centerline;
thence North 02° 13' 28" West 91.89 feet along said centerline to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

PROPOSED ACCESS EASEMENT:

A Thirty-three foot (33') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and Government Lot Four (4) of Section Two (2), Township Two (2) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, said easement being located 33 feet Easterly of and adjacent to the following described reference line:

Commencing at the Northwest corner of said Section 2;
thence South 89° 13' 29" East 1114.10 feet along the North line of said Section 2;
thence South 00° 46' 31" West 652.08 feet;
thence South 39° 18' 47" West 61.17 feet along a line of that property as described in Volume 1384, Page 221 recorded as Document Number 760653, Grant County Registry;
thence 134.55 feet on the arc of a curve to the right with a radius of 355.00 feet and a long chord bearing South 13° 04' 58" East 133.75 feet along a line of said property;
thence South 02° 13' 28" East 299.28 feet along a line of said property;
thence South 70° 11' 39" East 106.42 feet along a line of said property to the point of beginning;
thence South 04° 07' 55" West 367.84 feet;
thence South 02° 07' 03" East 136.87 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 6-18-2018.
That this survey was prepared under the instructions of Danny Shaffer.
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 6th day of August, 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
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
707-6363 FAX: 608-723-6702

Prepared for: **DANNY SHAFFER**

JOB NO: 18S137
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN