

# PLAT OF SURVEY

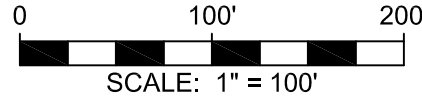
FOR: DOUGLAS LEIBFRIED  
5214 BEAGLE LANE  
PLATTEVILLE, WI 53818

NICK & JESSICA LEIBFRIED

42040



*Michael G. Rochon*  
DATE SIGNED  
7/12/2018



**RECEIVED**

By Land Information Office at 8:03 am, Sep 11, 2018

NOTE:  
FENCES SHOWN FOR REFERENCE ONLY.  
NO ENCROACHMENTS AT TIME OF SURVEYS  
BECAUSE LAND WAS OWNED ON BOTH  
SIDES BY SELLER.

N 1/4 CORNER  
SECTION 35,  
T3N, R2W



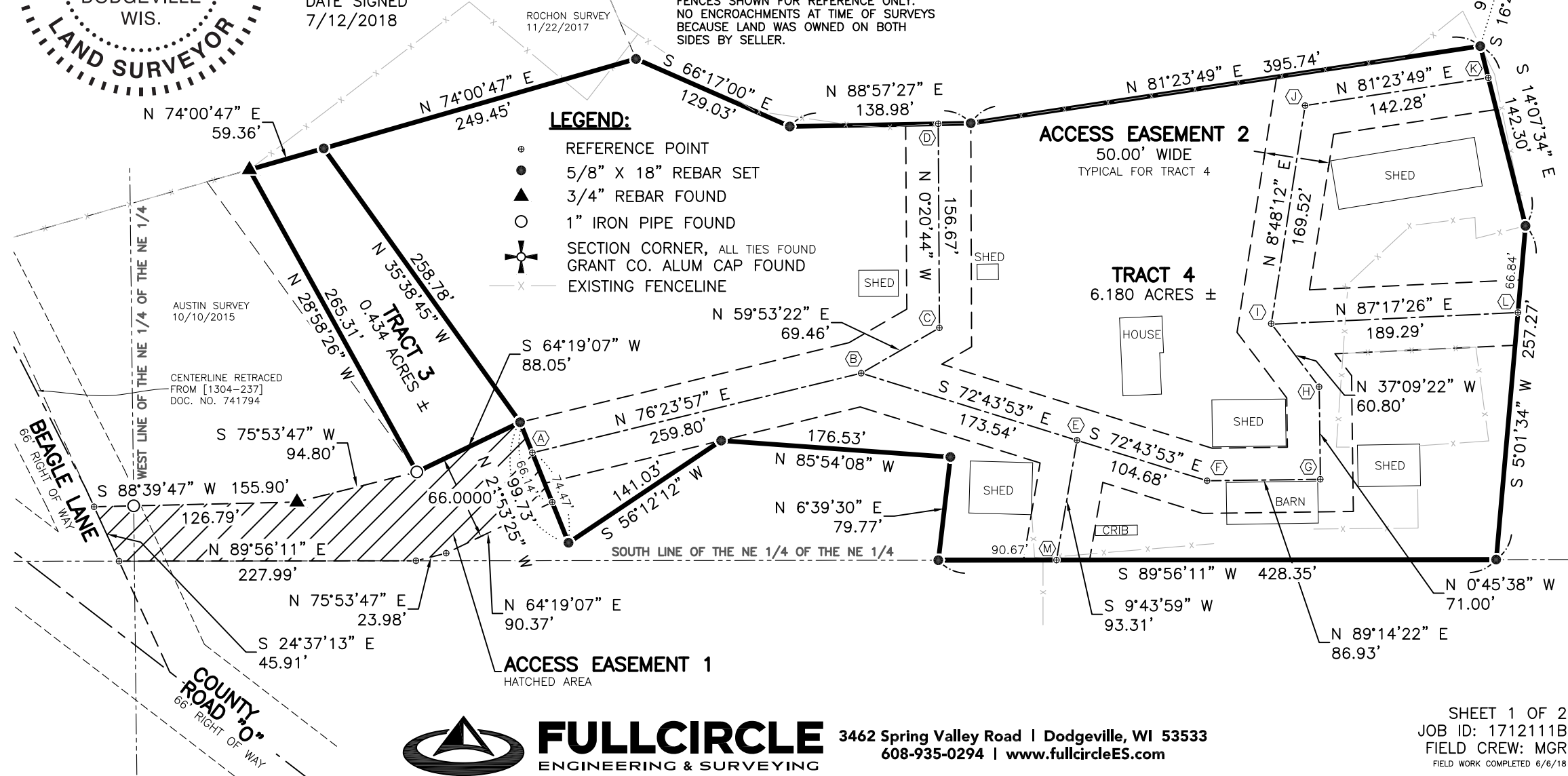
PLAT BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF THE NE 1/4  
OF SECTION 35, T3N, R2W, WHICH  
BEARS N 89°56'48" E IN THE GRANT  
COUNTY COORDINATE SYSTEM

N 89°56'48" E 2653.96'

SEE SECTION SPLIT FROM MY  
SURVEY DATED 11/22/2017  
FOR KNOX REVOCABLE TRUST

### LEGEND:

- ⊕ REFERENCE POINT
- 5/8" X 18" REBAR SET
- ▲ 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- ⊕ SECTION CORNER, ALL TIES FOUND  
GRANT CO. ALUM CAP FOUND
- x- EXISTING FENCELINE



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533  
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2  
JOB ID: 1712111B  
FIELD CREW: MGR  
FIELD WORK COMPLETED 6/6/18

# PLAT OF SURVEY

FOR: DOUGLAS LEIBFRIED  
5214 BEAGLE LANE  
PLATTEVILLE, WI 53818

NICK & JESSICA LEIBFRIED

## TRACT 3 DESCRIPTION:

A parcel of land being part of the NE 1/4 of the NE 1/4 of Section 35, T3N, R2W, Town of Harrison, Grant County, Wisconsin, to wit:

Commencing at the NE corner of said Section 35; thence S 16°43'29" W, 966.27' thence S 14°07'34" E, 142.30'; thence S 5°01'34" W, 257.27'; thence S 89°56'11" W, 428.35' along the south line of the NE 1/4 of the NE 1/4; thence N 6°39'30" E, 79.77'; thence N 85°54'08" W, 176.53'; thence S 56°12'12" W, 141.03'; thence N 21°53'25" W, 99.73' to the POINT OF BEGINNING; thence S 64°19'07" W, 88.05'; thence N 28°58'26" W, 265.31' along the east line of Tract 2 of Austin Survey dated 10/10/2015; thence N 74°00'47" E, 59.36'; thence S 35°38'45" E, 258.78' to the POINT OF BEGINNING; containing 0.434 acres, more or less. Parcel is subject to any easements of record and/or usage.

## TRACT 4 DESCRIPTION

A parcel of land being part of the NE 1/4 of the NE 1/4 of Section 35, T3N, R2W, Town of Harrison, Grant County, Wisconsin, to wit:

Commencing at the NE corner of said Section 35; thence S 16°43'29" W, 966.27' to the POINT OF BEGINNING thence S 14°07'34" E, 142.30'; thence S 5°01'34" W, 257.27'; thence S 89°56'11" W, 428.35' along the south line of the NE 1/4 of the NE 1/4; thence N 6°39'30" E, 79.77'; thence N 85°54'08" W, 176.53'; thence S 56°12'12" W, 141.03'; thence N 21°53'25" W, 99.73'; thence N 35°38'45" W, 258.78'; thence N 74°00'47" E, 249.45'; thence S 66°17'00" E, 129.03'; thence N 88°57'27" E, 138.98'; thence N 81°23'49" E, 395.74' to the POINT OF BEGINNING; containing 6.180 acres, more or less. Parcel is subject to any easements of record and/or usage.

## ACCESS EASEMENT 1 DESCRIPTION:

A parcel of land being part of the N 1/2 of the NE 1/4 of Section 35, T3N, R2W, Town of Harrison, Grant County, Wisconsin, to wit:

Commencing at the NE corner of said Section 35; thence S 16°43'29" W, 966.27' thence S 14°07'34" E, 142.30'; thence S 5°01'34" W, 257.27'; thence S 89°56'11" W, 428.35' along the south line of the NE 1/4 of the NE 1/4; thence N 6°39'30" E, 79.77'; thence N 85°54'08" W, 176.53'; thence S 56°12'12" W, 141.03'; thence N 21°53'25" W, 99.73' to the POINT OF BEGINNING; thence S 64°19'07" W, 88.05'; thence S 75°53'47" W, 94.80' along the south line of Tract 1 of Austin Survey dated 10/10/2015; thence S 88°39'47" W, 155.90' along said south line; thence S 24°37'13" E, 45.91' along the centerline of Beagle Lane; thence N 89°56'11" E, 227.99' along the south line of the NE 1/4 of the NE 1/4; thence N 75°53'47" E, 23.98'; thence N 64°19'07" E, 90.37'; thence N 21°53'25" W, 66.14' to the POINT OF BEGINNING; containing 0.419 acres, more or less.

## ACCESS EASEMENT 2 DESCRIPTION:

A 50' wide multibranch strip of land being part of the NE 1/4 of the NE 1/4 of Section 35, T3N, R2W, Town of Harrison, Grant County, Wisconsin, lying 25' on each side of the following described centerlines:

Branch 1:

Commencing at the NE corner of said Section 35; thence S 16°43'29" W, 966.27' thence S 14°07'34" E, 142.30'; thence S 5°01'34" W, 257.27'; thence S 89°56'11" W, 428.35' along the south line of the NE 1/4 of the NE 1/4; thence N 6°39'30" E, 79.77'; thence N 85°54'08" W, 176.53'; thence S 56°12'12" W, 141.03'; thence N 21°53'25" W, 74.47' to beginning of a centerline; thence N 76°23'57" E, 259.80' to Point B; thence N 59°53'22" E, 69.46'; thence N 0°20'44" W, 156.67' to the end of said centerline.

Branch 2:

Beginning centerline at said Point B; thence S 72°43'53" E, 173.54' to Point E; thence S 72°43'53" E, 104.68'; thence N 89°14'22" E, 86.93'; thence N 0°45'38" W, 71.00'; thence N 37°09'22" W, 60.80' to Point I; thence N 8°48'12" E, 169.52'; thence N 81°23'49" E, 142.28' to the end of said centerline.

Branch 3:

Beginning centerline at said Point I; thence N 87°17'26" E, 189.29' to the end of said centerline.

Branch 4:

Beginning centerline at said Point E; thence S 9°43'59" W, 93.31' to the south line of the NE 1/4 of the NE 1/4 and to the end of said centerline.

## SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

  
Michael G. Rochon, PLS No. S-2767      7/12/2018  
Date

