

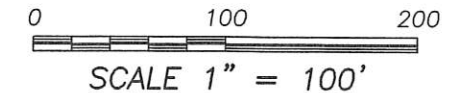
PLAT OF SURVEY

Prepared for: NEIL RILEY

H:\PLAT\T6NR3W\20\18S233-RILEY
CREW: S. AUSTIN, O. AUSTIN DRAWN BY: AJ AUSTIN

LEGEND

- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- ▨ Previously surveyed easement for the benefit of this tract
- Previously surveyed easement for benefit of this tract
- - - Previously surveyed easement
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously surveyed line

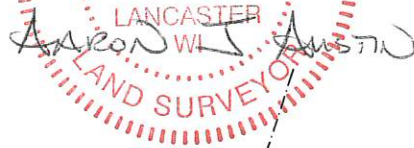


NOV 23 2018
42077



The West line of the NW 1/4 of Section 20 bears N 00°00'20" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

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: 11-14-2018.



PARCEL B
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-22-1997
BOOK 1, PAGE 59
[769029]

NORTHWEST CORNER
SECTION 20, T6N R3W
1 1/4" Iron rod and
witness corners found

PARCEL A
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-22-1997
BOOK 1, PAGE 59
[769029]

WEST LINE
SECTION 20

S 89°32'01" E 444.27'

TRACT 1
2.75± ACRES
119,790± SQ.FT.

EAST 1/4 CORNER
SECTION 20, T6N R3W
3/4" Rebar with Grant
County Aluminum Cap
and witness corners found
5317.70'

COUNTY HIGHWAY "K"

CENTERLINE 33' WIDE
EXISTING EASEMENT
DESCRIBED IN [769029]

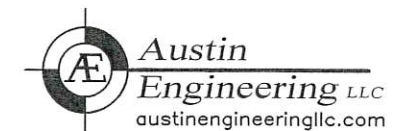
WEST 1/4 CORNER
SECTION 20, T6N R3W
Aluminum Monument and
witness corners found
Point of Beginning

(N 88°59'18" W)
N 89°32'01" W

EAST-WEST 1/4 LINE

ACCESS EASEMENT
DESCRIBED IN [789768]

TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 9-8-2017
BOOK 40, PAGE 59
[789768]



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

42077

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Six (6) North, Range Three (3) West of the 4th P.M., Town of Mount Ida, Grant County, Wisconsin, containing 2.75 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 20, said corner being the point of beginning;

thence North 00° 00' 20" East 269.64 feet along the West line of said Section 20;
thence South 89° 32' 01" East 444.27 feet;
thence South 00° 00' 20" West 269.64 feet to the East-West Quarter (E-W 1/4) line of said Section;
thence North 89° 32' 01" West 444.27 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning.

Tract being subject to any and all easements of record and/or usage, including, but not limited to an access easement as described in Document Number 769029 and described as follows:

A Thirty-three foot (33') wide ingress-egress easement, the centerline of which is described as follows:

Commencing at the East Quarter corner of said Section 19;
thence North 00° 33' 30" East 242.71 feet to a point on the East line of said Section 19;
thence North 89° 26' 30" West 298.50 feet to a point in the centerline of C.T.H. "K";
thence Southerly 124.54 feet on the arc of a curve concave Westerly having a radius of 2079.36 feet and a long chord which bears South 22° 40' 52" West 124.52 feet to a point in said centerline;
thence South 24° 23' 48" West 144.16 feet to a point in said centerline, said point marking the point of beginning;
thence South 82° 21' 46" East 107.20 feet;
thence South 89° 09' 08" East 42.56 feet;
thence North 86° 43' 35" East 112.71 feet;
thence South 89° 40' 56" East 194.53 feet;
thence South 89° 04' 23" East 96.02 feet;
thence South 89° 06' 53" East 117.41 feet to the terminus point.

EASEMENT NOTES:

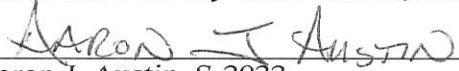
Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

SURVEYOR'S CERTIFICATE:

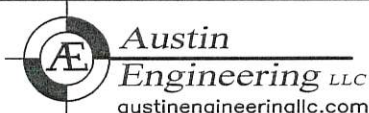
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

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 11-8-2018.
That this survey was prepared under the instructions of Neil Riley.
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 14th day of November, 2018.



Aaron J. Austin, S-2922



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

Prepared for: NEIL RILEY

JOB NO: 18S233
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H:\PLAT\T6NR3W\20\18S233-RILEY

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN