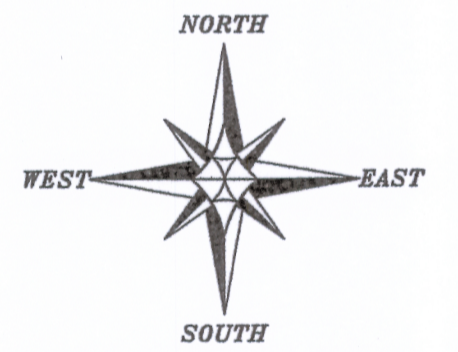


45.78± ACRES
1,994,248± SQ.FT.

TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 9-10-2003
BOOK 13, PAGE 82

LEGEND

- ⊕ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- ⊙ Existing septic vent
- () Recorded as
- Boundary of Survey
- - - Existing Improvement—as labeled
- Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Proposed Easement
- x - x - Existing fence



The East line of the Southeast 1/4 of Section 21 is assumed to bear S 00°06'48" E.



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: 6-18-2019.
Aaron J. Austin
SURVEYOR

PLAT OF SURVEY

PREPARED FOR: JOSEPH GRADEL
LOCATED IN SECTION 21, T4N R1W, TOWN OF LIMA, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
austinenengineeringllc.com

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

JOB NO: 19S060
H:\CRD\19S060
H:\PLAT\T4NR1W\21\19S060-GRADEL

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

SHEET 1 OF 3

JUN 28 2019 43276

43076

PLAT OF SURVEY

DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Four (4) North, Range One (1) West of the 4th P.M., Town of Lima, Grant County, Wisconsin, containing 45.78 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 21, said corner being the point of beginning;
thence South 00° 06' 48" East 782.26 feet along the East line of said Section 21 to a point in the centerline of a township road known as Crosscut Road;
thence 143.10 feet on the arc of a curve to the left with a radius of 2017.81 feet and a long chord bearing South 72° 07' 31" West 143.07 feet along said centerline;
thence South 70° 05' 38" West 840.70 feet along said centerline to the Northeast corner of Lot 1 of Certified Survey Map Number 1871 recorded as Document Number 783915, Grant County Registry;
thence South 69° 32' 45" West 365.86 feet along a line of said Lot 1;
thence North 19° 14' 25" West 53.00 feet;
thence North 08° 33' 59" East 74.81 feet;
thence North 61° 21' 52" West 15.55 feet;
thence South 88° 03' 15" West 326.81 feet;
thence North 00° 40' 27" West 242.68 feet;
thence North 86° 39' 18" West 380.44 feet to the West line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4);
thence North 00° 31' 11" West 848.49 feet along said West line to the Northwest corner thereof;
thence North 89° 48' 43" East 2004.81 feet along the East-West Quarter (E-W 1/4) line of said Section 21 to the point of beginning.

Tract being subject to any and all easements of record and/or usage.

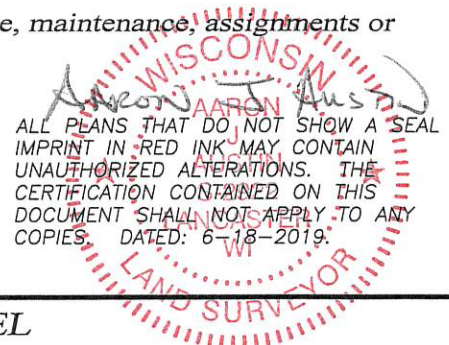
ACCESS EASEMENT DESCRIPTION:

A Sixty-six foot (66') wide Access Easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Four (4) North, Range One (1) West of the 4th P.M., Town of Lima, Grant County, Wisconsin, said Easement being located 66 feet Westerly of and adjacent to the following described East line:

Commencing at the East Quarter (E 1/4) corner of said Section 21;
thence South 00° 06' 48" East 782.26 feet along the East line of said Section 21 to a point in the centerline of a township road known as Crosscut Road;
thence 143.10 feet on the arc of a curve to the left with a radius of 2017.81 feet and a long chord bearing South 72° 07' 31" West 143.07 feet along said centerline;
thence South 70° 05' 38" West 840.70 feet along said centerline to the Northeast corner of Lot 1 of Certified Survey Map Number 1871 recorded as Document Number 783915, Grant County Registry;
thence South 69° 32' 45" West 365.86 feet along a line of said Lot 1 to the point of beginning;
thence North 19° 14' 25" West 53.00 feet;
thence North 08° 33' 59" East 82.86 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.



Austin Engineering LLC
austineengineeringllc.com

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

Prepared for: **JOSEPH GRADEL**

JOB NO: 19S060
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

43076

PLAT OF SURVEY

SEPTIC SYSTEM EASEMENT DESCRIPTION:

An Easement for an existing septic system which is located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Four (4) North, Range One (1) West of the 4th P.M., Town of Lima, Grant County, Wisconsin, said easement being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 21;
thence South 00° 06' 48" East 782.26 feet along the East line of said Section 21 to a point in the centerline of a township road known as Crosscut Road;
thence 143.10 feet on the arc of a curve to the left with a radius of 2017.81 feet and a long chord bearing South 72° 07' 31" West 143.07 feet along said centerline;
thence South 70° 05' 38" West 840.70 feet along said centerline to the Northeast corner of Lot 1 of Certified Survey Map Number 1871 recorded as Document Number 783915, Grant County Registry;
thence South 69° 32' 45" West 365.86 feet along a line of said Lot 1;
thence North 19° 14' 25" West 53.00 feet;
thence North 08° 33' 59" East 74.81 feet;
thence North 61° 21' 52" West 15.55 feet;
thence South 88° 03' 15" West 80.00 feet to the point of beginning;
thence continuing South 88° 03' 15" West 140.00 feet;
thence North 00° 40' 27" West 110.00 feet;
thence North 88° 03' 15" East 140.00 feet;
thence South 00° 40' 27" East 110.00 feet to the point of beginning.

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:

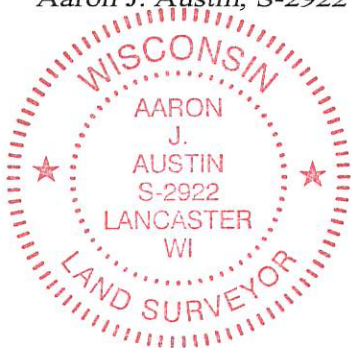
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 6-11-2019.
That this survey was prepared under the instructions of Joseph Gradel.
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 18th day of June, 2019.



Aaron J. Austin, S-2922



Austin
Engineering LLC
austinengineeringllc.com

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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **JOSEPH GRADEL**

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