



44058

# PLAT OF SURVEY -DETAIL-

N 85°59'29" E 375.40'

concrete



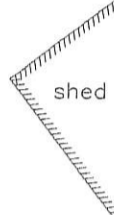
fuel barrel



utility pole



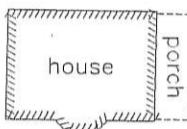
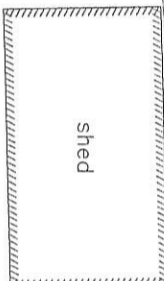
shed



C6  
A=51.84'  
R=33.00'  
CL=46.67'  
CB=N 49°40'23" W

Terminus Point  
Centerline  
Access Easement

N 04°40'23" W



house

porch

l.p. tank



C5  
A=33.38'  
R=50.73'  
CL=32.78'  
CB=N 14°10'32" E

septic tank



C4  
A=31.30'  
R=136.67'  
CL=31.23'  
CB=N 26°27'51" E

septic vents



cattle guard

N 51°49'16" W  
8.54'

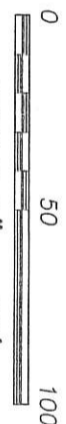
C3  
A=44.00'  
R=136.67'  
CL=43.81'  
CB=N 10°40'54" E

245.61'

C3

The South line of the SE 1/4 of Section 23 is assumed to bear N 89°50'31" W.

SCALE 1" = 50'



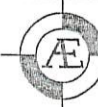
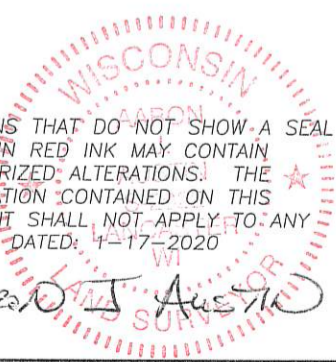
**TRACT 1**  
**12.08± ACRES**  
**526,100± SQ. FT.**

33' 33'

PRESUMED 66' WIDE  
PUBLIC ROADWAY  
EASEMENT

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: 1-17-2020

*Austin*



**Austin**  
**Engineering LLC**  
austinengineeringllc.com

Prepared for: **CORY SKAIFE**

JOB NO: 17S173  
H:\CRD\ 17S173  
H:\PLAT\T6NR1W\23\147s173-SKAIFE

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SHANE AUSTIN, OWEN AUSTIN

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

SHEET 2 OF 3

# PLAT OF SURVEY

**TRACT 1 DESCRIPTION:**

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Six (6) North, Range One (1) West of the 4th P.M., Town of Wingville, Grant County, Wisconsin, containing 12.08 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section 23;  
thence North 89° 50' 31" West 1194.77 feet along the South line of said Section 23 to the point of beginning;  
thence continuing North 89° 50' 31" West 254.12 feet along said South line;  
thence North 12° 14' 33" West 27.57 feet;  
thence 125.67 feet on the arc of a curve to the left with a radius of 700.00 feet and a long chord bearing North 17° 23' 09" West 125.51 feet;  
thence North 22° 31' 45" West 366.07 feet;  
thence 334.95 feet on the arc of a curve to the right with a radius of 800.00 feet and a long chord bearing North 10° 32' 05" West 332.51 feet;  
thence North 01° 27' 34" East 202.63 feet;  
thence 44.00 feet on the arc of a curve to the right with a radius of 136.67 feet and a long chord bearing North 10° 40' 54" East 43.81 feet;  
thence North 51° 49' 16" West 8.54 feet;  
thence North 04° 40' 23" West 245.61 feet;  
thence North 85° 59' 29" East 375.40 feet to the West line of that property as described in Document Number 726611, Grant County Registry;  
thence South 02° 51' 17" West 221.64 feet along the West line of said property;  
thence South 57° 42' 40" East 147.37 feet along a line of said property;  
thence South 01° 19' 31" East 1034.56 feet along a line of said property to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

**PROPOSED ACCESS EASEMENT:**

A Sixty-six foot (66') wide Access Easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Six (6) North, Range One (1) West of the 4th P.M., Town of Wingville, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the Southeast corner of said Section 23;  
thence North 89° 50' 31" West 1194.77 feet along the South line of said Section 23;  
thence continuing North 89° 50' 31" West 254.12 feet along said South line to the point of beginning;  
thence North 12° 14' 33" West 27.57 feet;  
thence 125.67 feet on the arc of a curve to the left with a radius of 700.00 feet and a long chord bearing North 17° 23' 09" West 125.51 feet;  
thence North 22° 31' 45" West 366.07 feet;  
thence 334.95 feet on the arc of a curve to the right with a radius of 800.00 feet and a long chord bearing North 10° 32' 05" West 332.51 feet;  
thence North 01° 27' 34" East 202.63 feet;  
thence 44.00 feet on the arc of a curve to the right with a radius of 136.67 feet and a long chord bearing North 10° 40' 54" East 43.81 feet;  
thence 31.30 feet on the arc of a curve to the right with a radius of 136.67 feet and a long chord bearing North 26° 27' 51" East 31.23 feet;  
thence 33.38 feet on the arc of a curve to the left with a radius of 50.73 feet and a long chord bearing North 14° 10' 32" East 32.78 feet;  
thence North 04° 40' 23" West 67.11 feet;  
thence 51.84 feet on the arc of a curve to the left with a radius of 33.00 feet and a long chord bearing North 49° 40' 23" West 46.67 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.

**MONUMENTATION WAIVER:**

As client, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. I also certify that I hereby request to waive Chapter A-E 7.07 (Monuments) of the Wisconsin Administrative Code and request that the monuments for this survey be placed as shown hereon.

Dated this 29th day of January, 2020.

  
Client

**SURVEYOR'S CERTIFICATE:**

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:  
That the above descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 1-13-2020.  
That this survey was prepared under the instructions of Cory Skaipe.  
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 17th day of January, 2020.

  
Aaron J. Austin, S-2922



Prepared for: CORY SKAIFE