

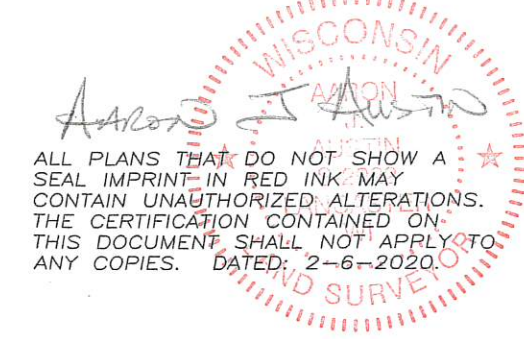
44061

# PLAT OF SURVEY

Prepared for: DAVE NIHLES

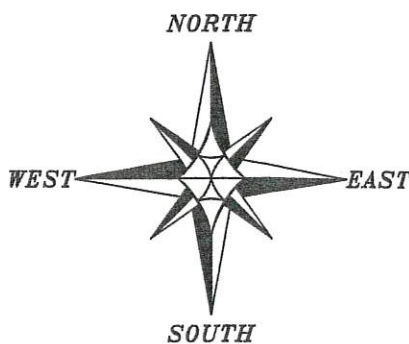
H:PLAT\T4NR5W\02\18s122-NIHLES  
CREW: S. AUSTIN, O. AUSTIN DRAWN BY: AJ AUSTIN

THIS SURVEY WAS PREPARED FOR THE EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS.

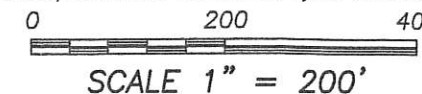


## LEGEND

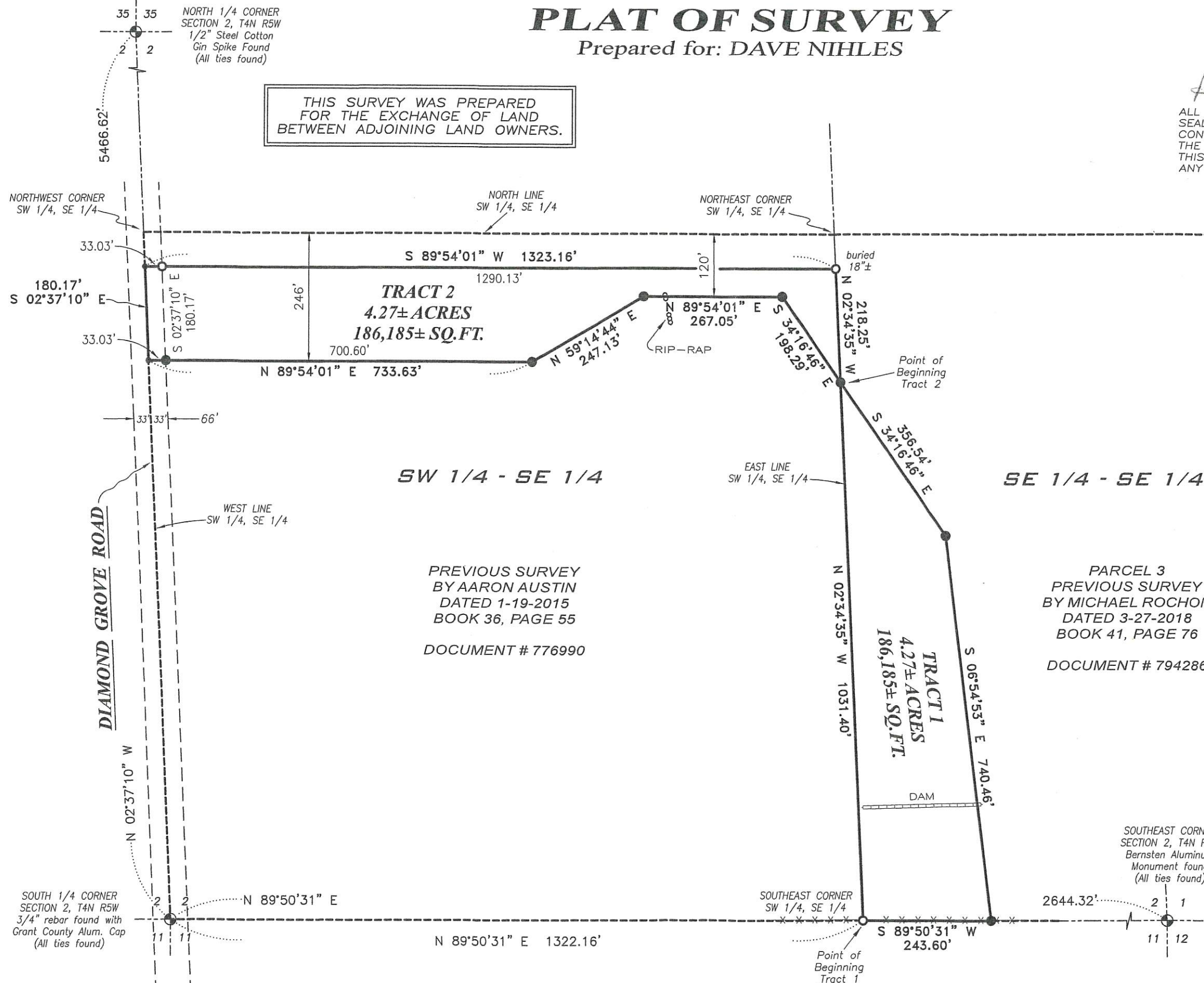
- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- No monument set
- Boundary of Survey
- Section line
- - - Right of Way
- - - - - Previously surveyed line
- \* \* \* \* \* Existing fence



The South line of the SE 1/4 of Section 2 bears N 89°50'31" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



**Austin Engineering LLC**  
austinengineeringllc.com  
4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702



# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

(Dave Nihles to Blakes Point RE, LLC)

Located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Four (4) North, Range Five (5) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, containing 4.27 acres, more or less, and being described as follows:  
Commencing at the South Quarter (S 1/4) corner of said Section 2;  
thence North 89° 50' 31" East 1322.16 feet along the South line of said Section 2 to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) thereof, said corner being the point of beginning;  
thence North 02° 34' 35" West 1031.40 feet along the East line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section;  
thence South 34° 16' 46" East 356.54 feet;  
thence South 06° 54' 53" East 740.46 feet to the South line of said Section;  
thence South 89° 50' 31" West 243.60 feet along the South line of said Section to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## TRACT 2 DESCRIPTION:

(Blakes Point RE, LLC to Dave Nihles)

Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Four (4) North, Range Five (5) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, containing 4.27 acres, more or less, and being described as follows:  
Commencing at the South Quarter (S 1/4) corner of said Section 2;  
thence North 89° 50' 31" East 1322.16 feet along the South line of said Section 2 to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) thereof;  
thence North 02° 34' 35" West 1031.40 feet along the East line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section to the point of beginning;  
thence continuing North 02° 34' 35" West 218.25 feet along said East line to the Northeast corner of that property as described in Document Number 776990, Grant County Registry;  
thence South 89° 54' 01" West 1323.16 feet along the North line of said property to the Northwest corner thereof;  
thence South 02° 37' 10" East 180.17 feet along the West line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section;  
thence North 89° 54' 01" East 733.63 feet;  
thence North 59° 14' 44" East 247.13 feet;  
thence North 89° 54' 01" East 267.05 feet;  
thence South 34° 16' 46" East 198.29 feet to the Point of Beginning.  
Tract being subject to any and all easements of record and/or usage.

## 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 2-5-2020.

That this survey was prepared under the instructions of Dave Nihles.

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 February, 2020.

  
Aaron J. Austin, S-2922



Austin  
Engineering LLC  
austinengineeringllc.com

Prepared for: DAVE NIHLES

JOB NO: 18S122  
H:\CRD\18S122  
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FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SHANE AUSTIN, OWEN AUSTIN

4211 HWY 81 E, LANCASTER, WI 53813  
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SHEET 2 OF 2