

44894

WISCONSIN
AARON
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. DATE: 5-13-2020
LAND SURVEYOR

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Bloomington, Grant County, Wisconsin, containing 2.14 acres, more or less, and being described as follows:

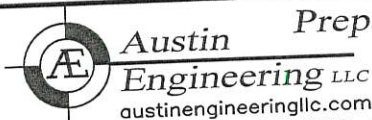
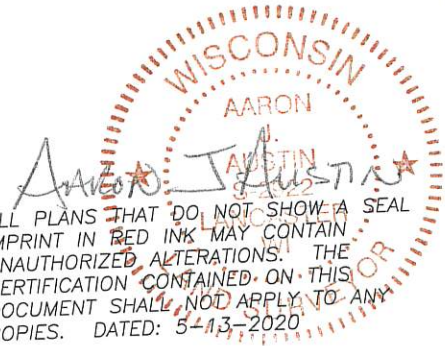
Commencing at the Northeast corner of said Section 22;
thence South 89° 41' 01" West 58.37 feet along the North line of said Section to the point of beginning;
thence South 89° 41' 01" West 1272.07 feet along the North line of said Section to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence South 67° 09' 39" East 29.99 feet;
thence 110.48 feet on the arc of a curve to the left with a radius of 475.00 feet and a long chord bearing South 73° 49' 27" East 110.23 feet;
thence South 80° 29' 15" East 641.66 feet;
thence 29.49 feet on the arc of a curve to the left with a radius of 15.00 feet and a long chord bearing North 43° 11' 47" East 24.96 feet;
thence North 13° 07' 11" West 55.09 feet;
thence 70.20 feet on the arc of a curve to the right with a radius of 40.00 feet and a long chord bearing North 37° 09' 37" East 61.53 feet;
thence North 87° 26' 25" East 39.21 feet;
thence 195.90 feet on the arc of a curve to the right with a radius of 450.00 feet and a long chord bearing South 80° 05' 18" East 194.36 feet;
thence South 67° 37' 01" East 61.83 feet;
thence 118.09 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 78° 33' 15" East 111.34 feet;
thence North 44° 43' 30" East 95.25 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Bloomington, Grant County, Wisconsin, containing 1.41 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 22;
thence South 89° 41' 01" West 1330.43 feet along the North line of said Section to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), said corner being the point of beginning;
thence South 67° 09' 39" East 29.99 feet;
thence 110.48 feet on the arc of a curve to the left with a radius of 475.00 feet and a long chord bearing South 73° 49' 27" East 110.23 feet;
thence South 80° 29' 15" East 152.30 feet;
thence South 27° 42' 28" West 172.89 feet;
thence South 03° 28' 26" West 67.08 feet;
thence South 25° 40' 10" West 54.12 feet;
thence North 68° 13' 38" West 188.64 feet to the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 22;
thence North 00° 08' 04" West 266.35 feet along said West line to the point of beginning.

MAY 18 2020 44094



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

Prepared for: **ROGER KIRSCHBAUM**

JOB NO: 20s052
H:\CRD\20s052
H:\PLAT\T5NR5W\22\20S052-KIRSCHBAUM

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN O. AUSTIN
SHEET 2 OF 4

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Bloomington, Grant County, Wisconsin, containing 25.90 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 22;
thence South 89° 41' 01" West 1330.43 feet along the North line of said Section to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4);
thence South 00° 08' 04" East 266.35 feet along the West line of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4) to the point of beginning;
thence South 00° 08' 04" East 1053.95 feet along said West line to the Southwest corner thereof;
thence North 89° 46' 00" East 1311.01 feet along the South line of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4);
thence North 28° 03' 47" West 787.55 feet;
thence North 32° 28' 25" West 258.24 feet;
thence North 62° 34' 38" West 65.85 feet;
thence North 35° 35' 44" West 69.61 feet;
thence North 77° 04' 22" West 79.87 feet;
thence North 19° 45' 48" West 194.60 feet;
thence North 80° 29' 15" West 282.51 feet;
thence South 27° 42' 28" West 172.89 feet;
thence South 03° 28' 26" West 67.08 feet;
thence South 25° 40' 10" West 54.12 feet;
thence North 68° 13' 38" West 188.64 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 4 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22) and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Bloomington, Grant County, Wisconsin, containing 10.94 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 22, said corner being the point of beginning;
thence South 89° 46' 23" East 57.57 feet along the North line of Section 23 to the Westerly right of way of State Road #35 & 133;
thence South 22° 19' 26" East 26.80 feet along said right of way to a point which is located One and one-half (1 1/2) rods Southerly of and perpendicular to the North line of said Section 23;
thence North 89° 46' 23" West 67.70 feet parallel with the North line of said Section 23;
thence South 00° 06' 52" East 1297.48 feet along the East line of said Section 22 to the Southeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) thereof;
thence South 89° 46' 00" West 18.96 feet along the South line of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4);
thence North 28° 03' 47" West 787.55 feet;
thence North 32° 28' 25" West 258.24 feet;
thence North 62° 34' 38" West 65.85 feet;
thence North 35° 35' 44" West 69.61 feet;
thence North 77° 04' 22" West 79.87 feet;
thence North 19° 45' 48" West 194.60 feet;
thence South 80° 29' 15" East 206.85 feet;
thence 29.49 feet on the arc of a curve to the left with a radius of 15.00 feet and a long chord bearing North 43° 11' 47" East 24.96 feet;
thence North 13° 07' 11" West 55.09 feet;
thence 70.20 feet on the arc of a curve to the right with a radius of 40.00 feet and a long chord bearing North 37° 09' 37" East 61.53 feet;
thence North 87° 26' 25" East 39.21 feet;
thence 195.90 feet on the arc of a curve to the right with a radius of 450.00 feet and a long chord bearing South 80° 05' 18" East 194.36 feet;
thence South 67° 37' 01" East 61.83 feet;
thence 118.09 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 78° 33' 15" East 111.34 feet;
thence North 44° 43' 30" East 95.25 feet to the North line of said Section 22;
thence North 89° 41' 01" East 58.37 feet along the North line of said Section 22 to the point of beginning.

445074

AARON
AUSTIN
5-13-2020

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: 5-13-2020



Austin
Engineering LLC
austinengineeringllc.com

Prepared for: ROGER KIRSCHBAUM

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

JOB NO: 20s052
H:\CRD\20s052
H:\PLAT\T5NR5W\22\20S052-KIRSCHBAUM

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

SHEET 3 OF 4

PLAT OF SURVEY

PROPOSED EASEMENT #1 DESCRIPTION:

A One and one-half rod (1 1/2) wide (24.75 feet) access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22) and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Bloomington, Grant County, Wisconsin, the centerline of said easement being described as follows:

Commencing at the Northeast corner of said Section 22;
thence South 89° 41' 01" West 1330.43 feet to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), said corner being the point of beginning;
thence South 67° 09' 39" East 29.99 feet;
thence 110.48 feet on the arc of a curve to the left with a radius of 475.00 feet and a long chord bearing South 73° 49' 27" East 110.23 feet;
thence South 80° 29' 15" East 641.66 feet;
thence 29.49 feet on the arc of a curve to the left with a radius of 15.00 feet and a long chord bearing North 43° 11' 47" East 24.96 feet;
thence North 13° 07' 11" West 55.09 feet;
thence 70.20 feet on the arc of a curve to the right with a radius of 40.00 feet and a long chord bearing North 37° 09' 37" East 61.53 feet;
thence North 87° 26' 25" East 39.21 feet;
thence 195.90 feet on the arc of a curve to the right with a radius of 450.00 feet and a long chord bearing South 80° 05' 18" East 194.36 feet;
thence South 67° 37' 01" East 61.83 feet;
thence 118.09 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 78° 33' 15" East 111.34 feet;
thence North 44° 43' 30" East 61.93 feet;
thence 31.39 feet on the arc of a curve to the right with a radius of 40.00 feet and a long chord bearing North 67° 12' 16" East 30.59 feet;
thence North 89° 41' 01" East 54.15 feet;
thence South 89° 46' 23" East 62.70 feet to the Westerly right of way of State Road #35 & 133 and the terminus point.

PROPOSED EASEMENT #2 DESCRIPTION:

A Thirty foot (30') wide access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Bloomington, Grant County, Wisconsin, said easement being located 30 feet Easterly of and adjacent to the following described reference line:

Commencing at the Northeast corner of said Section 22;
thence South 89° 41' 01" West 1330.43 feet along the North line of said Section to the Northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the point of beginning;
thence South 00° 08' 04" East 266.35 feet along the West line of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4) 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 these easements.

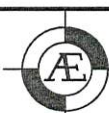
SURVEYOR'S CERTIFICATE:

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 5-12-2020.
That this survey was prepared under the instructions of Roger Kirschbaum.
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 13th day of May, 2020.



Aaron J. Austin, S-2922



Austin
Engineering LLC
austinengineeringllc.com

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

Prepared for: ROGER KIRSCHBAUM

JOB NO: 20s052
H:\CRD\20s052
H:\PLAT\T5NR5W\22\20S052-KIRSCHBAUM

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

SHEET 4 OF 4