

PLAT OF SURVEY

44100 REVISED

NORTH 1/4 CORNER
SECTION 31, T2N R1W
Mag Nail found
(New tie sheet)

PREVIOUS SURVEY
BOOK 26, PAGE 31

LINE PREVIOUSLY SURVEYED
IN BOOK 26, PAGE 31

LINE PREVIOUSLY SURVEYED
IN BOOK R, PAGE 102

[554086]
PREVIOUS SURVEY
BOOK R, PAGE 102

(N 89°13'11" E) (315.23')
S 88°55'32" W 310.32'
251.35'

TRACT 1
0.43± ACRES
18,902± SQ.FT.

Point of Beginning
Tract 1 and 2

(75.46')

"H"

COUNTY HIGHWAY

Existing 25' wide Ingress-Egress
Easement described in [554087]

shed

Easement Easement for Septic
System described in [554087]

EAST LINE
[792923]

well

Centerline
existing driveway

TRACT 2
1.97± ACRES
85,782± SQ.FT.

[792923]
PART OF
PREVIOUS SURVEY
BOOK Q, PAGE 66

SOUTH LINE
[792923]

S 85°31'48" W 310.42'
(N 85°49'25" E) (310.42')

[556847]
PREVIOUS SURVEY
BOOK R, PAGE 102



The North-South 1/4 line of Section 31 bears S 00°13'13" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

LEGEND

- ⊙ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- △ 1" diameter iron pipe found
- ⊠ 1 1/4" diameter iron pipe found
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- ⊠ Existing septic tank
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Existing Easement (One)—[554087]
- - - Existing Easement (Two)—[554087]

0 60 120

SCALE 1" = 60'



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: 5-22-2020 REVISED: 6-29-2020

SOUTH 1/4 CORNER
SECTION 31, T2N R1W
1" Rebar and ties found



Austin Engineering LLC
austinengineeringllc.com

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

Prepared for: JOE BIBA

JOB NO: 20S087
H:\CRD\20S087
H:\PLAT\T2NR1W\31\20S087-BIBA

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, containing 0.43 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence South 00° 13' 13" East 1460.59 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence North 88° 14' 03" East 310.27 feet to the East line of that property as described in Document Number 792923, Grant County Registry;
thence North 00° 05' 40" West 59.06 feet along said East line to the Southeast corner of that property as described in Document Number 554086, Grant County Registry;
thence South 88° 55' 32" West 310.32 feet along the South line of said property described in Document Number 554086 to the North-South Quarter (N-S 1/4) line;
thence South 00° 13' 13" East 62.80 feet along the North-South Quarter (N-S 1/4) line to the point of beginning.

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

TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, containing 1.97 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence South 00° 13' 13" East 1460.59 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence North 88° 14' 03" East 310.27 feet to the East line of that property as described in Document Number 792923, Grant County Registry;
thence South 00° 05' 40" East 269.54 feet along the East line of said property;
thence South 85° 31' 48" West 310.42 feet along the South line of said property to the North-South Quarter (N-S 1/4) line;
thence North 00° 13' 13" West 284.17 feet along the North-South Quarter (N-S 1/4) line 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 descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 5-21-2020.

That this survey was prepared under the instructions of Joe Biba.

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.

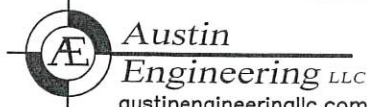
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 22nd day of May, 2020.

Revised this 29th day of June, 2020.

AIA
Aaron J. Austin
Aron J. Austin, S-2922
LAND SURVEYOR



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

Prepared for: JOE BIBA

JOB NO: 20S087
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FIELDBOOK: TDSR
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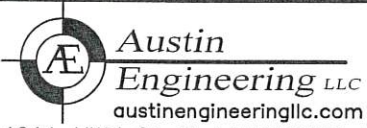
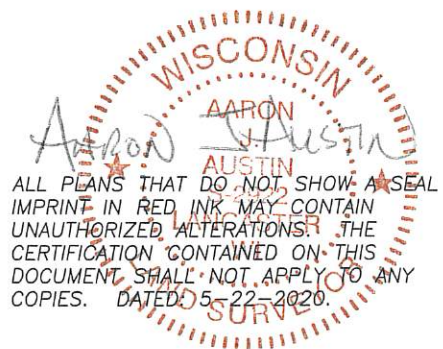
Commencing at the North Quarter (N 1/4) corner of said Section;
thence South 00° 13' 13" East 1460.59 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
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Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, containing 1.97 acres, more or less, and being described as follows:

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44100

PLAT OF SURVEY

EASEMENT #1-PROPOSED ACCESS EASEMENT:

A Twenty-foot (20') wide Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, the centerline being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence South 00° 13' 13" East 1460.59 feet along the North-South Quarter (N-S 1/4) line of said Section;
thence North 88° 14' 03" East 154.94 feet to the point of beginning;
thence South 11° 12' 29" West 54.38 feet;
thence 56.97 feet on the arc of a curve to the right with a radius of 50.00 feet and a long chord bearing South 43° 50' 58" West 53.94 feet to a point which will be the beginning of the shared use;
thence South 76° 29' 28" West 61.72 feet to the Easterly right of way of County Highway "H";
thence South 89° 46' 48" West 46.53 feet to the North-South Quarter (N-S 1/4) line of said Section and the terminus point.

EASEMENT #2 - PROPOSED SEPTIC SYSTEM EASEMENT:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, said easement being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence South 00° 13' 13" East 1460.59 feet along the North-South Quarter (N-S 1/4) line of said Section;
thence North 88° 14' 03" East 154.94 feet to the point of beginning;
thence South 07° 45' 38" East 118.94 feet;
thence North 82° 14' 22" East 45.00 feet;
thence North 07° 45' 38" West 114.21 feet;
thence South 88° 14' 03" West 45.25 feet to the point of beginning.
Easement is for the installation, construction, operating, maintaining, inspecting, removing, repairing, replacing and using as a residential septic system and soil absorption system.

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:

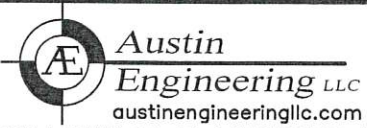
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That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.
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Dated this 22nd day of May, 2020.



Aaron J. Austin, S-2922



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