

PLAT OF SURVEY

LEGEND

- ⊕ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- No monument set
- [] Property described in Document Number, Grant County Registry

- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Proposed Access Easement
- - - Existing berm
- - - Edge of field
- - - Existing overhead utility

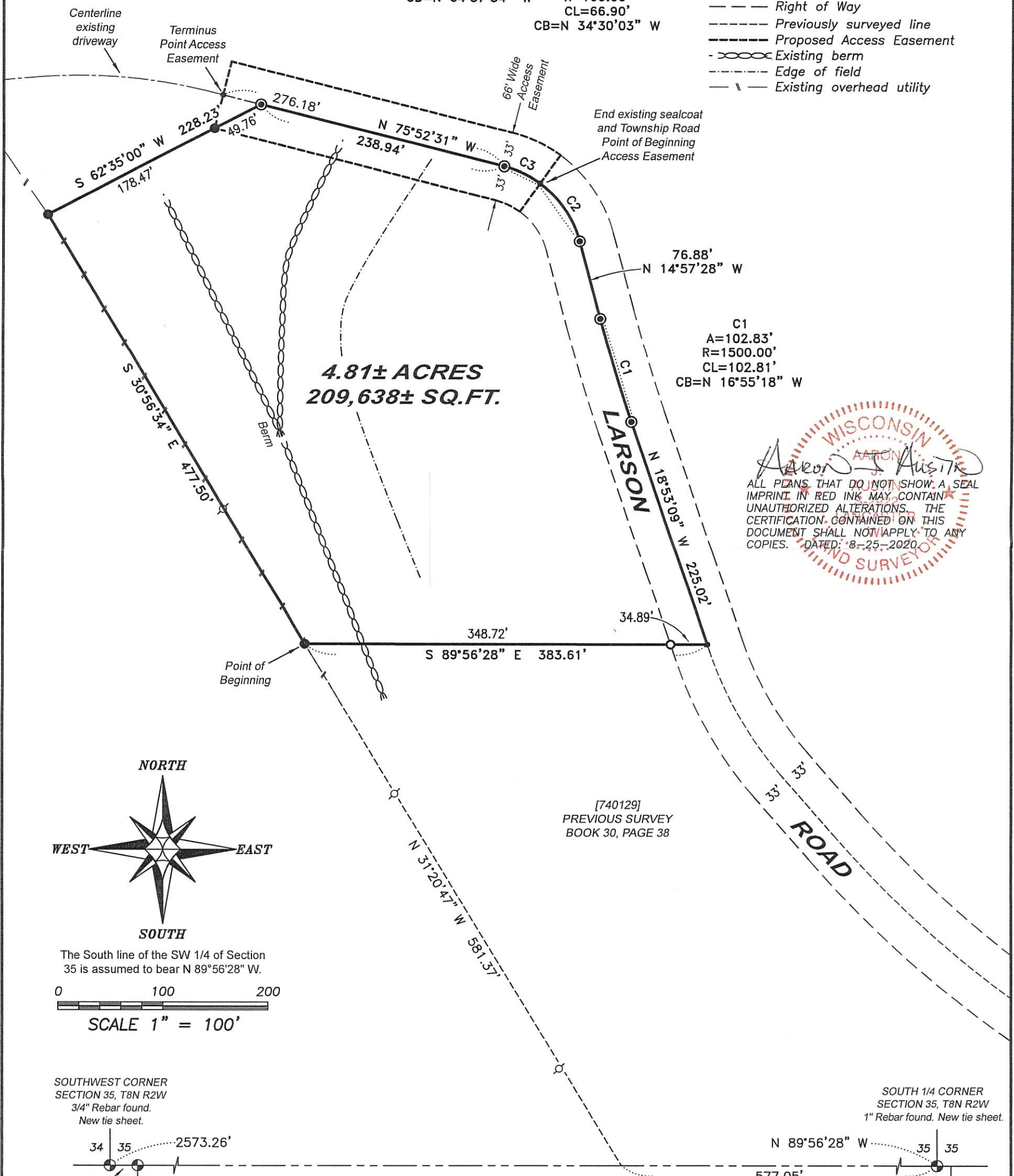
45035

C3
A=38.10'
R=100.00'
CL=37.87'
CB=N 64°57'34" W

C2
A=68.22'
R=100.00'
CL=66.90'
CB=N 34°30'03" W

C1
A=102.83'
R=1500.00'
CL=102.81'
CB=N 16°55'18" W

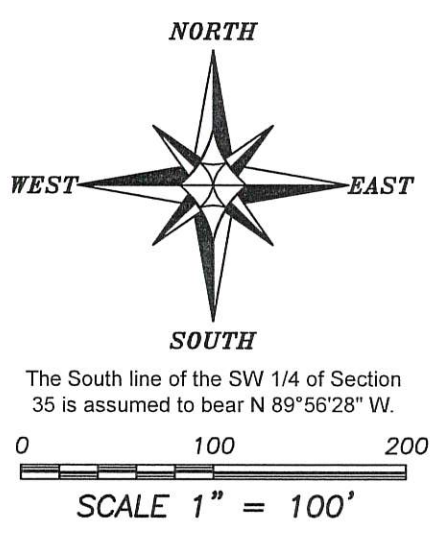
4.81± ACRES
209,638± SQ.FT.



WISCONSIN
AARON J. AUSTIN
SURVEYOR

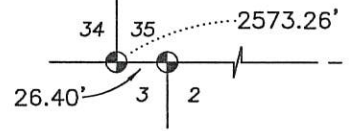
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 8-25-2020

[740129]
PREVIOUS SURVEY
BOOK 30, PAGE 38



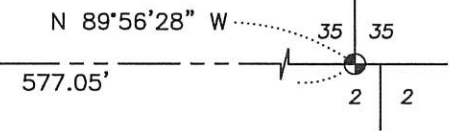
The South line of the SW 1/4 of Section 35 is assumed to bear N 89°56'28" W.


SOUTHWEST CORNER
SECTION 35, T8N R2W
3/4" Rebar found.
New tie sheet.



NORTHWEST CORNER
SECTION 2, T7N R2W
3/4" Rebar found.
New tie sheet.

SOUTH 1/4 CORNER
SECTION 35, T8N R2W
1" Rebar found. New tie sheet.



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

Prepared for: **MARK LARSON**

JOB NO: 20S117
H:\CRD\20S117
H:\PLAT\T8NR2W\35\20S117-LARSON

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

PLAT OF SURVEY

DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Eight (8) North, Range Two (2) West of the 4th P.M., Town of Watterstown, Grant County, Wisconsin, containing 4.81 acres, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section;
thence North 89° 56' 28" West 577.05 feet along the South line of said Section;
thence North 31° 20' 47" West 581.37 feet along the West line of that property as described in Document Number 740129, Grant County Registry to the Northwest corner thereof and the point of beginning;
thence South 89° 56' 28" East 383.61 feet along the North line of said property to the Northeast corner thereof;
thence North 18° 53' 09" West 225.02 feet along the centerline of a township road known as Larson Road;
thence 102.83 feet on the arc of a curve to the right with a radius of 1500.00 feet and a long chord bearing North 16° 55' 18" West 102.81 feet along said centerline;
thence North 14° 57' 28" West 76.88 feet;
thence 68.22 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 34° 30' 03" West 66.90 feet along said centerline to the end of the township road;
thence 38.10 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 64° 57' 34" West 37.87 feet;
thence North 75° 52' 31" West 238.94 feet;
thence South 62° 35' 00" West 228.23 feet;
thence South 30° 56' 34" East 477.50 feet 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 which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Eight (8) North, Range Two (2) West of the 4th P.M., Town of Watterstown, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the South Quarter (S 1/4) corner of said Section;
thence North 89° 56' 28" West 577.05 feet along the South line of said Section;
thence North 31° 20' 47" West 581.37 feet along the West line of that property as described in Document Number 740129, Grant County Registry to the Northwest corner thereof;
thence South 89° 56' 28" East 383.61 feet along the North line of said property to the Northeast corner thereof;
thence North 18° 53' 09" West 225.02 feet along the centerline of a township road known as Larson Road;
thence 102.83 feet on the arc of a curve to the right with a radius of 1500.00 feet and a long chord bearing North 16° 55' 18" West 102.81 feet along said centerline;
thence North 14° 57' 28" West 76.88 feet;
thence 68.22 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 34° 30' 03" West 66.90 feet along said centerline to the end of the township road and the point of beginning;
thence 38.10 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 64° 57' 34" West 37.87 feet;
thence North 75° 52' 31" West 276.18 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.

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 the field work was completed on 8-21-2020.

That this survey was prepared under the instructions of Mark Larson.

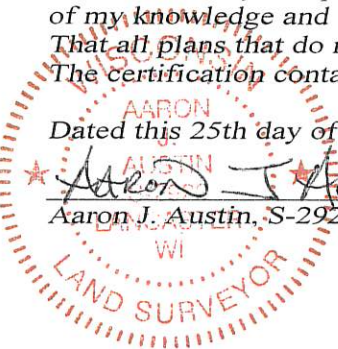
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 25th day of August 2020.


Aaron J. Austin, S-2922



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

SHEET 2 OF 2