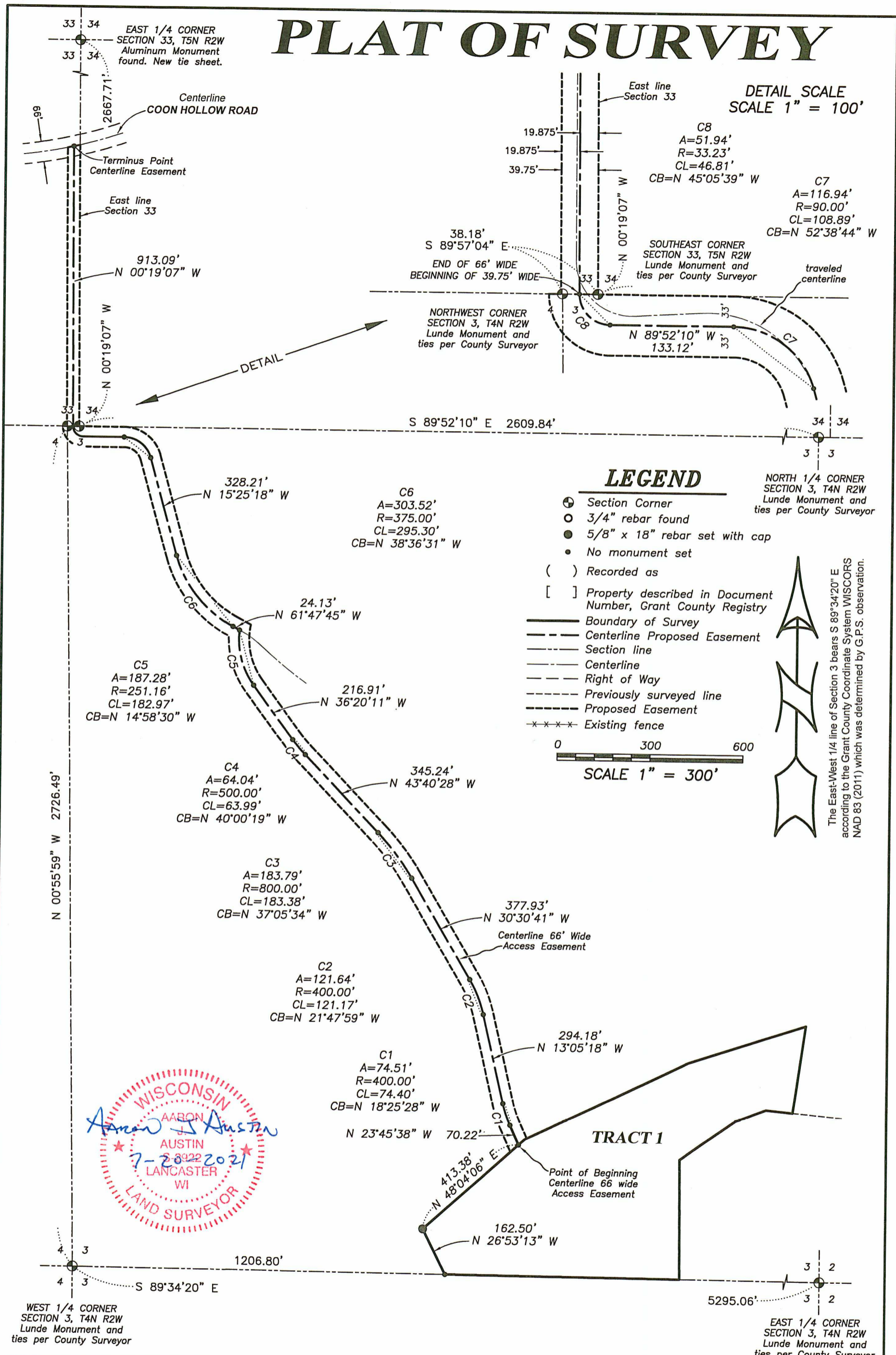




# PLAT OF SURVEY

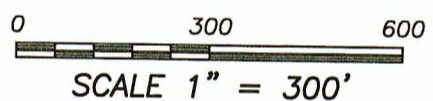
DETAIL SCALE  
SCALE 1" = 100'

47006



## LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- 5/8" x 18" rebar set with cap
- No monument set
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Centerline Proposed Easement
- Section line
- Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Proposed Easement
- x - x - Existing fence



NORTH 1/4 CORNER SECTION 3, T4N R2W Lunde Monument and ties per County Surveyor  
 The East-West 1/4 line of Section 3 bears S 89°34'20" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



WEST 1/4 CORNER SECTION 3, T4N R2W Lunde Monument and ties per County Surveyor

EAST 1/4 CORNER SECTION 3, T4N R2W Lunde Monument and ties per County Surveyor

**Austin Engineering LLC**  
austinengineeringllc.com

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

Prepared for: WERNER ZIEBLER

JOB NO: 20S219  
H:\CRD\20S219  
H:\PLAT\T4NR2W\03\20S219-ZIEBLER

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 Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;  
thence South 89° 34' 20" East 1206.80 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning;  
thence North 26° 53' 13" West 162.50 feet to a 5/8" rebar;  
thence North 48° 04' 06" East 441.10 feet to a 5/8" rebar;  
thence North 64° 09' 05" East 583.43 feet to a 5/8" rebar;  
thence North 71° 49' 47" East 398.97 feet to a 5/8" rebar;  
thence South 08° 07' 57" West 283.32 feet to a 5/8" rebar;  
thence North 84° 37' 31" West 86.29 feet along a line of that property as described in Document Number 721758, Grant County Registry to a 3/4" rebar;  
thence South 68° 48' 31" West 106.47 feet along a line of said property to a 3/4" rebar;  
thence South 54° 28' 29" West 219.43 feet along a line of said property to a 3/4" rebar;  
thence South 00° 25' 47" East 385.77 feet along a line of said property to a 5/8" rebar on the East-West Quarter (E-W 1/4) line;  
thence North 89° 34' 20" West 757.86 feet along said East-West Quarter (E-W 1/4) line to the point of beginning.

## PROPOSED ACCESS EASEMENT:

An Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, and in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-three (33), Township Five (5) North, Range Two (2) West of the 4th P.M., Town of Liberty, Grant County, Wisconsin, the centerline being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;  
thence South 89° 34' 20" East 1206.80 feet along the East-West Quarter (E-W 1/4) line of said Section;  
thence North 26° 53' 13" West 162.50 feet to a 5/8" rebar;  
thence North 48° 04' 06" East 413.38 feet to the point of beginning of a Sixty-six foot (66') wide easement being located 33 feet on each side of the following described centerline:  
thence North 23° 45' 38" West 70.22 feet;  
thence 74.51 feet on the arc of a curve to the right with a radius of 400.00 feet and a long chord bearing North 18° 25' 28" West 74.40 feet;  
thence North 13° 05' 18" West 294.18 feet;  
thence 121.64 feet on the arc of a curve to the left with a radius of 400.00 feet and a long chord bearing North 21° 47' 59" West 121.17 feet;  
thence North 30° 30' 41" West 377.93 feet;  
thence 183.79 feet on the arc of a curve to the left with a radius of 800.00 feet and a long chord bearing North 37° 05' 34" West 183.38 feet;  
thence North 43° 40' 28" West 345.24 feet;  
thence 64.04 feet on the arc of a curve to the right with a radius of 500.00 feet and a long chord bearing North 40° 00' 19" West 63.99 feet;  
thence North 36° 20' 11" West 216.91 feet;  
thence 187.28 feet on the arc of a curve to the right with a radius of 251.16 feet and a long chord bearing North 14° 58' 30" West 182.97 feet;  
thence North 61° 47' 45" West 24.13 feet;  
thence 303.52 feet on the arc of a curve to the right with a radius of 375.00 feet and a long chord bearing North 38° 36' 31" West 295.30 feet;  
thence North 15° 25' 18" West 328.21 feet;  
thence 116.94 feet on the arc of a curve to the left with a radius of 90.00 feet and a long chord bearing North 52° 38' 44" West 108.89 feet;  
thence North 89° 52' 10" West 133.12 feet;  
thence 51.94 feet on the arc of a curve to the right with a radius of 33.23 feet and a long chord bearing North 45° 05' 39" West 46.81 feet to the North line of said Section 3 and the terminus point of the 66 foot wide easement, which is also the point of beginning of a 39.75 feet wide easement said easement being located 19.875 feet on each side of the following described centerline:  
thence North 00° 19' 07" West 913.09 feet to a point in the centerline of Coon Hollow Road, said point being 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 field work was completed on 7-19-2021.

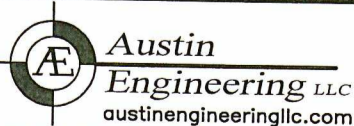
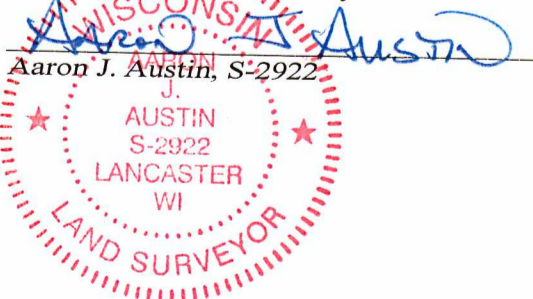
That this survey was prepared under the instructions of Werner Ziebler.

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 20th day of July, 2021.



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

Prepared for: WERNER ZIEBLER

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