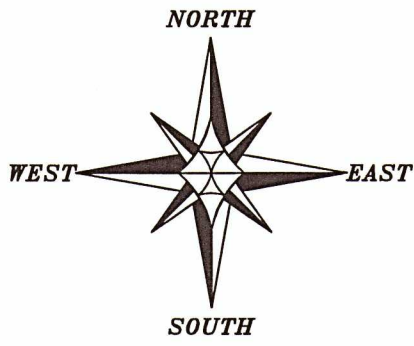


47025

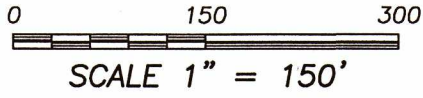
PLAT OF SURVEY



LEGEND

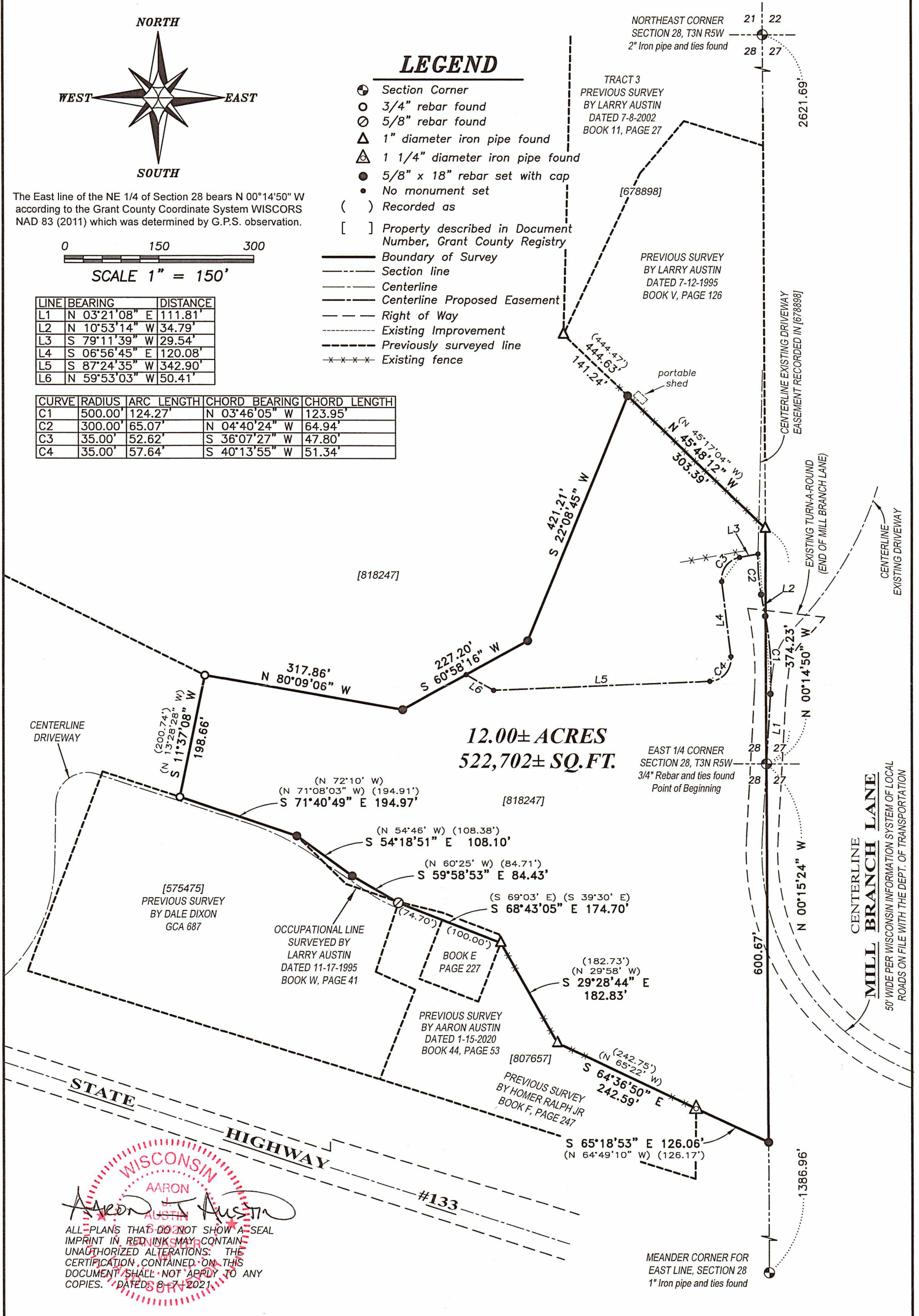
- ⊙ Section Corner
- 3/4" rebar found
- ⊙ 5/8" rebar found
- △ 1" diameter iron pipe found
- △ 1 1/4" diameter iron pipe found
- 5/8" x 18" rebar set with cap
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Centerline Proposed Easement
- - - Right of Way
- - - Existing Improvement
- - - Previously surveyed line
- * * * * Existing fence

The East line of the NE 1/4 of Section 28 bears N 00°14'50" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



LINE	BEARING	DISTANCE
L1	N 03°21'08" E	111.81'
L2	N 10°53'14" W	34.79'
L3	S 79°11'39" W	29.54'
L4	S 06°56'45" E	120.08'
L5	S 87°24'35" W	342.90'
L6	N 59°53'03" W	50.41'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	124.27'	N 03°46'05" W	123.95'
C2	300.00'	65.07'	N 04°40'24" W	64.94'
C3	35.00'	52.62'	S 36°07'27" W	47.80'
C4	35.00'	57.64'	S 40°13'55" W	51.34'



WISCONSIN
AARON 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 8-7-2021.

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

Prepared for: **PAT RUSSELL**

JOB NO: 21S162
 H:\CRD\21S162
 H:\PLAT\T3NR5W\28\21S162-RUSSELL

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 Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, and being described as follows:

Commencing at a 3/4" rebar marking the East Quarter (E 1/4) corner of said Section 28, said corner being the point of beginning;
thence North 00° 14' 50" West 374.23 feet along the East line of said Section to a 1" iron pipe;
thence North 45° 48' 12" West 303.39 feet along a line of that property as described in Document Number 678898, Grant County Registry to a 5/8" rebar;
thence South 22° 08' 45" West 421.21 feet to a 5/8" rebar;
thence South 60° 58' 16" West 227.20 feet to a 5/8" rebar;
thence North 80° 09' 06" West 317.86 feet to a 3/4" rebar;
thence South 11° 37' 08" West 198.66 feet along a line of that property as described in Document Number 818247, Grant County Registry;
thence South 71° 40' 49" East 194.97 feet along a line of that property as described in Document Number 575475, Grant County Registry to a 5/8" rebar;
thence South 54° 18' 51" East 108.10 feet along a line of said property to a 5/8" rebar;
thence South 59° 58' 53" East 84.43 feet along a line of said property to a 5/8" rebar;
thence South 68° 43' 05" East 174.70 feet along a line of that property as described in Document Number 807657, Grant County Registry to a 1" iron pipe;
thence South 29° 28' 44" East 182.83 feet along a line of said property to a 1" iron pipe;
thence South 64° 36' 50" East 242.59 feet along a line of said property to a 1 1/4" iron pipe;
thence South 65° 18' 53" East 126.06 feet along a line of that property as described in said Document Number 818247 to a 5/8" rebar;
thence North 00° 15' 24" West 600.67 feet along the East line of said Section 28 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT: (Width to be determined by others)

An Access Easement for ingress-egress, the centerline being described as follows:

Commencing at a 3/4" rebar marking the East Quarter (E 1/4) corner of Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, said corner being the point of beginning:
thence North 03° 21' 08" East 111.81 feet along the centerline of Mill Branch Lane;
thence 124.27 feet on the arc of a curve to the left with a radius of 500.00 feet and a long chord bearing North 03° 46' 05" West 123.95 feet along said centerline;
thence North 10° 53' 14" West 34.79 feet along the centerline of an existing driveway;
thence 65.07 feet on the arc of a curve to the right with a radius of 300.00 feet and a long chord bearing North 04° 40' 24" West 64.94 feet along said centerline;
thence South 79° 11' 39" West 29.54 feet;
thence 52.62 feet on the arc of a curve to the left with a radius of 35.00 feet and a long chord bearing South 36° 07' 27" West 47.80 feet;
thence South 06° 56' 45" East 120.08 feet;
thence 57.64 feet on the arc of a curve to the right with a radius of 35.00 feet and a long chord bearing South 40° 13' 55" West 51.34 feet;
thence South 87° 24' 35" West 342.90 feet;
thence North 59° 53' 03" West 50.41 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 8-6-2021.
That this survey was prepared under the instructions of Pat Russell.
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 7th day of August, 2021.

Aaron J. Austin
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