

PLAT OF SURVEY

DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Capped rebar marking the South Quarter (S 1/4) corner of said Section 8;

thence South 89° 50' 12" West 1331.12 feet along the South line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4) to the Southwest corner thereof;

thence North 00° 46' 42" West 104.85 feet along the West line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) to a 5/8" rebar marking the point of beginning;

thence continuing North 00° 46' 42" West 298.16 feet along said West line to a 5/8" rebar;

thence North 42° 00' 10" East 112.26 feet to a 5/8" rebar;

thence North 52° 20' 15" East 109.03 feet to a 5/8" rebar;

thence North 40° 16' 07" East 296.47 feet to a 5/8" rebar;

thence North 09° 03' 20" East 344.15 feet to a 5/8" rebar;

thence South 88° 47' 46" East 215.86 feet to a 5/8" rebar;

thence South 03° 12' 07" West 192.90 feet to a 5/8" rebar;

thence South 00° 31' 52" East 45.50 feet to a 5/8" rebar;

thence South 87° 28' 28" East 228.64 feet to a 5/8" rebar;

thence South 13° 17' 35" East 139.81 feet to a 5/8" rebar;

thence 168.19 feet on the arc of a curve to the left with a radius of 245.00 feet and a long chord bearing South 32° 57' 34" East 164.91 feet to a mag nail;

thence 40.57 feet on the arc of a curve to the left with a radius of 700.00 feet and a long chord bearing North 78° 23' 57" East 40.56 feet to a mag nail;

thence South 08° 00' 27" East 96.87 feet to a 5/8" rebar;

thence 300.53 feet on the arc of a curve to the right with a radius of 420.00 feet and a long chord bearing South 12° 29' 29" West 294.16 feet to a 5/8" rebar;

thence 254.35 feet on the arc of a curve to the left with a radius of 596.89 feet and a long chord bearing South 20° 46' 58" West 252.43 feet to a 5/8" rebar;

thence South 88° 14' 38" West 99.32 feet to a 5/8" rebar;

thence North 07° 56' 14" West 235.01 feet to a 5/8" rebar;

thence North 13° 43' 11" West 122.92 feet to a 5/8" rebar;

thence North 23° 07' 58" West 92.95 feet to a 5/8" rebar;

thence North 45° 07' 46" West 171.26 feet to a 5/8" rebar;

thence South 80° 00' 21" West 258.77 feet to a 5/8" rebar;

thence South 02° 10' 09" East 72.08 feet to a 5/8" rebar;

thence South 64° 47' 01" West 77.02 feet to a 5/8" rebar;

thence South 57° 09' 37" West 81.07 feet to a 5/8" rebar;

thence South 46° 47' 59" West 50.81 feet to a 5/8" rebar;

thence South 29° 08' 36" West 232.49 feet to the point of beginning.

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



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: 11-12-2021.



Austin
Engineering LLC
austinengineeringllc.com

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Prepared for: IDEAL ROAD PROPERTIES, LLC

JOB NO: 21S249
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

SHEET 2 OF 3

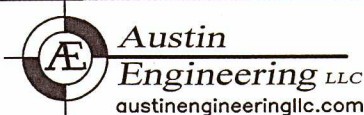
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ACCESS EASEMENT DESCRIPTION:

An Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 17;
 thence South 00° 13' 50" East 714.20 feet along the East line of the Northwest Quarter (NW 1/4) of said Section 17 to a point in the centerline of a township road known as Ideal Road, said point being the point of beginning of a 66 foot wide easement, said easement being located 33 feet on each side of the following described centerline:
 thence North 74° 43' 17" West 34.25 feet to a point which is located 33 feet Westerly of and adjoining the East line of the Northwest Quarter (NW 1/4) of said Section 17;
 thence North 00° 13' 50" West 704.82 feet parallel with and 33 feet Westerly of said East line;
 thence North 00° 59' 27" West 521.20 feet parallel with and 33 feet Westerly of the East line of the Southwest Quarter (SW 1/4) said Section 8;
 thence 154.73 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing North 45° 19' 06" West 139.75 feet;
 thence North 89° 38' 45" West 70.51 feet;
 thence 48.02 feet on the arc of a curve to the left with a radius of 200.00 feet and a long chord bearing South 83° 28' 35" West 47.90 feet;
 thence South 76° 35' 55" West 76.50 feet;
 thence 40.57 feet on the arc of a curve to the right with a radius of 700.00 feet and a long chord bearing South 78° 23' 57" West 40.56 feet;
 thence 27.21 feet on the arc of a curve to the right with a radius of 700.00 feet and a long chord bearing South 81° 10' 22" West 27.21 feet to the terminus point of the 66 foot wide easement and the point of beginning of a 20 foot wide easement, said easement being located 10 feet on each side of the following described centerline:
 thence 45.20 feet on the arc of a curve to the right with a radius of 700.00 feet and a long chord bearing South 84° 08' 10" West 45.19 feet;
 thence 172.66 feet on the arc of a curve to the left with a radius of 3200.00 feet and a long chord bearing South 84° 26' 25" West 172.64 feet;
 thence 55.55 feet on the arc of a curve to the right with a radius of 160.00 feet and a long chord bearing North 87° 09' 33" West 55.27 feet;
 thence 114.80 feet on the arc of a curve to the left with a radius of 1125.67 feet and a long chord bearing North 80° 08' 04" West 114.75 feet;
 thence North 83° 03' 21" West 40.44 feet;
 thence 55.53 feet on the arc of a curve to the right with a radius of 55.00 feet and a long chord bearing North 54° 07' 48" West 53.20 feet;
 thence North 25° 12' 16" West 25.20 feet;
 thence 101.98 feet on the arc of a curve to the left with a radius of 321.83 feet and a long chord bearing North 34° 16' 57" West 101.56 feet;
 thence 91.44 feet on the arc of a curve to the left with a radius of 75.00 feet and a long chord bearing North 78° 17' 23" West 85.88 feet to the terminus point.

Aaron J. Austin
 AARON J. AUSTIN
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 LAND SURVEYOR



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