

MAR 14 2022

48030

# PLAT OF SURVEY

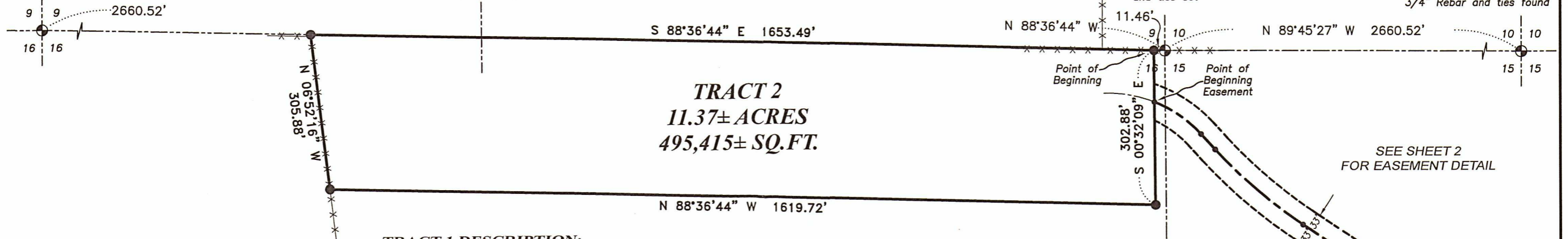
Prepared for: MAJESTIC VIEW LAND, LLC

NORTH 1/4 CORNER  
SECTION 16, T5N R3W  
Aluminum Capped  
rebar and ties found

NORTHWEST CORNER  
NE 1/4, NE 1/4

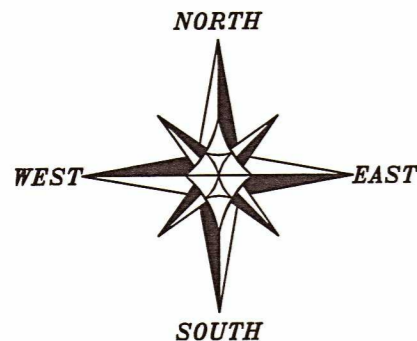
NORTHEAST CORNER  
SECTION 16, T5N R3W  
7/8" x 24" Rebar  
and ties set

NORTH 1/4 CORNER  
SECTION 15, T5N R3W  
3/4" Rebar and ties found

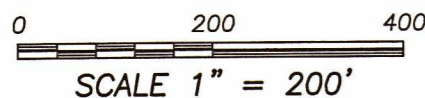


## LEGEND

- ⊕ Section Corner
- 5/8" x 18" rebar set with cap
- No monument set
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Centerline Proposed Easement
- Proposed Easement
- \*\*\* Existing fence



The North line of the NE 1/4 of Section 16 bears S 88°36'44" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



### TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, and being described as follows:

Commencing at a 7/8" rebar marking the Northeast corner of said Section 16; thence North 88° 36' 44" West 11.46 feet along the North line of said Section 16 to 5/8" rebar marking the point of beginning; thence South 00° 32' 09" East 302.88 feet to a 5/8" rebar; thence North 88° 36' 44" West 1619.72 feet to a 5/8" rebar; thence North 06° 52' 16" West 305.88 feet to a 5/8" rebar on the North line of said Section 16; thence South 88° 36' 44" East 1653.49 feet along the North line of said Section 16 to the point of beginning. Tract being subject to any and all easements of record and/or usage.

### ACCESS EASEMENT DESCRIPTION:

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Fifteen (15) and in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at a 7/8" rebar marking the Northeast corner of said Section 16; thence North 88° 36' 44" West 11.46 feet along the North line of said Section 16 to 5/8" rebar; thence South 00° 32' 09" East 101.21 feet to the point of beginning; thence 111.75 feet on the arc of a curve to the right with a radius of 244.59 feet and a long chord bearing South 55° 17' 42" East 110.78 feet; thence South 42° 12' 22" East 41.16 feet; thence 227.48 feet on the arc of a curve to the left with a radius of 917.73 feet and a long chord bearing South 49° 18' 25" East 226.89 feet; thence South 56° 24' 29" East 107.95 feet; thence 294.41 feet on the arc of a curve to the left with a radius of 560.19 feet and a long chord bearing South 71° 27' 50" East 291.03 feet; thence South 86° 31' 12" East 131.71 feet; thence 145.68 feet on the arc of a curve to the right with a radius of 289.50 feet and a long chord bearing South 72° 06' 15" East 144.14 feet; thence South 57° 41' 18" East 56.05 feet; thence 176.96 feet on the arc of a curve to the left with a radius of 619.96 feet and a long chord bearing South 65° 51' 56" East 176.36 feet; thence South 74° 02' 34" East 208.54 feet to a point in the centerline of Borah Road and the terminus point.

SEE SHEET 2  
FOR EASEMENT DETAIL



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: 3-9-2022.

**Austin**  
Engineering LLC  
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702  
H:\PLAT\T5NR3W\16\22S006-MAJESTIC SHEET 1 OF 2

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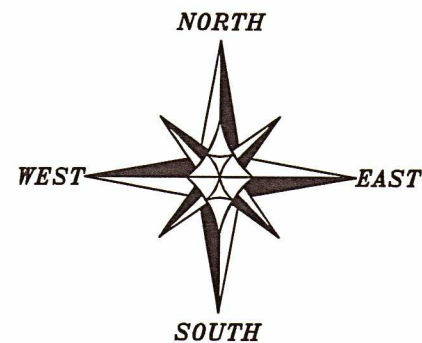
# PLAT OF SURVEY

Prepared for: MAJESTIC VIEW LAND, LLC

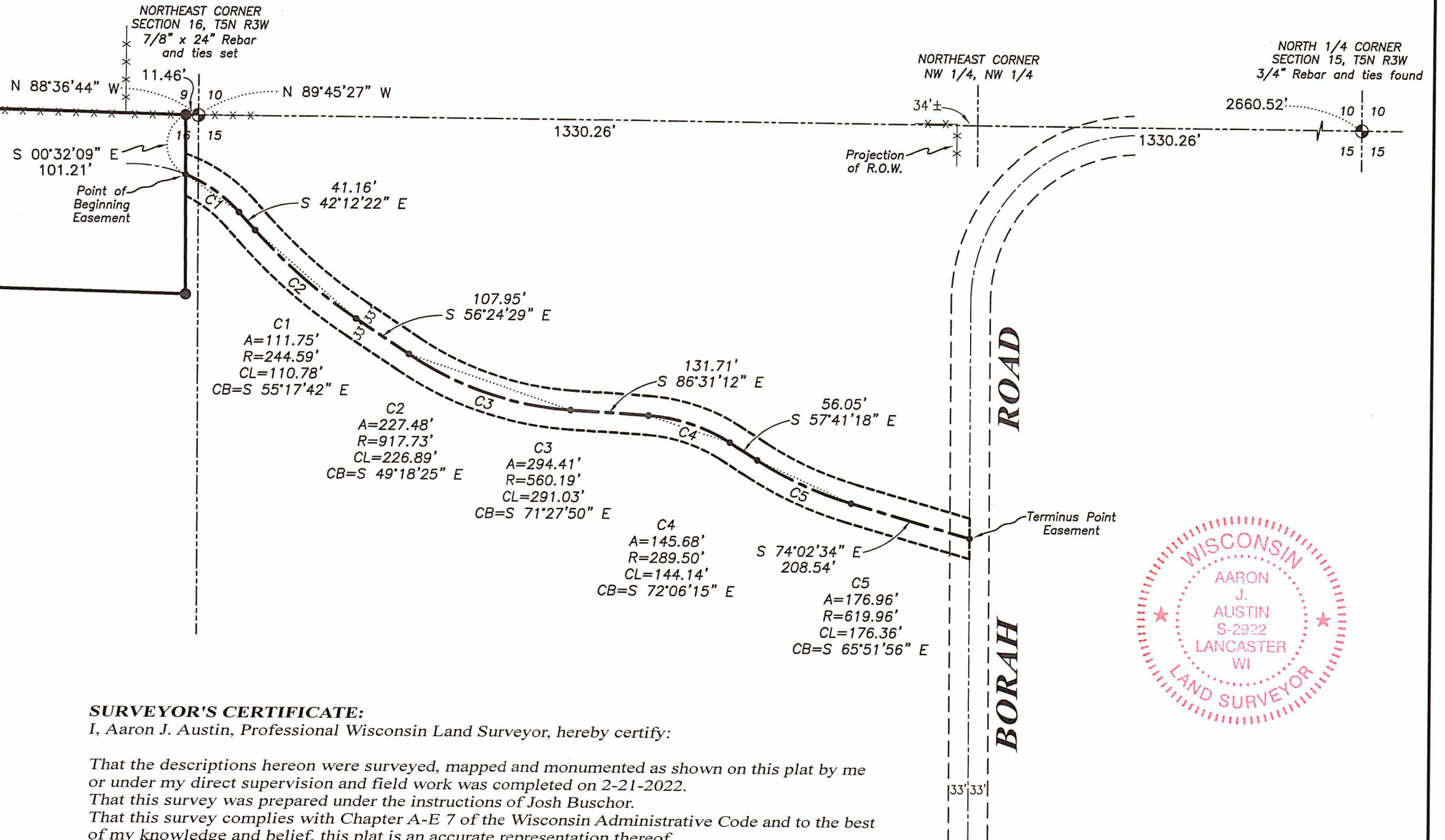
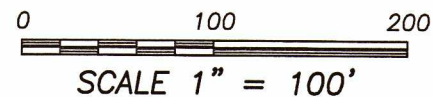
**TRACT 1**  
11.37± ACRES  
495,415± SQ.FT.

## LEGEND

- ⊙ Section Corner
- 5/8" x 18" rebar set with cap
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- - - Centerline Proposed Easement
- - - Proposed Easement
- x - x - Existing fence



The North line of the NE 1/4 of Section 16 bears S 88°36'44" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



Dated this 9th day of March, 2022.

*Aaron J. Austin*  
Aaron J. Austin, S-2922  
Agent, Austin Engineering, LLC

**Austin Engineering LLC**  
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813  
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