

PLAT OF SURVEY

DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), 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 a Brass Capped monument marking the South Quarter (S 1/4) corner of said Section 17, said corner being the point of beginning;
thence South 89° 10' 18" East 382.89 feet along the South line of said Section to a 1/2" Cotton Gin Spike;
thence North 02° 19' 39" West 5.22 feet along a line of that property as described in Document Number 814651, Grant County Registry, to a 1/2" Cotton Gin Spike;
thence 276.27 feet on the arc of a curve to the right with a radius of 300.00 feet and a long chord bearing North 65° 56' 46" West 266.61 feet along the previously described centerline of Bluff Road as described in said Document Number 814651 to a 1/2" Cotton Gin Spike;
thence North 39° 33' 53" West 520.49 feet along said centerline to a 1/2" Cotton Gin Spike;
thence 128.39 feet on the arc of a curve to the left with a radius of 250.00 feet and a long chord bearing North 54° 16' 37" West 126.98 feet along said centerline to a 1/2" Cotton Gin Spike;
thence South 47° 35' 16" West 372.42 feet to a 5/8" rebar;
thence South 05° 02' 44" East 325.37 feet to a 5/8" rebar on the South line of said Section;
thence South 89° 06' 27" East 541.85 feet along the South line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT:

A Sixty-six foot (66') wide Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, said easement being located 66 feet Northerly of and adjacent to the following described reference line:

Commencing at a Brass Capped monument marking the South Quarter (S 1/4) corner of said Section 17;
thence South 89° 10' 18" East 382.89 feet along the South line of said Section to a 1/2" Cotton Gin Spike marking the point of beginning;
thence North 89° 10' 18" West 382.89 feet along the South line of said Section to a Brass Capped monument marking the South 1/4 corner thereof;
thence North 89° 06' 27" West 541.85 feet along the South line of said Section 17 to a 5/8" rebar marking the terminus point.

SURVEYOR'S CERTIFICATE:

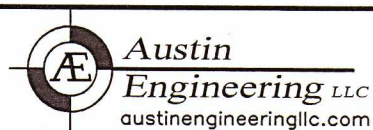
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

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 5-12-2022.
That this survey was prepared under the instructions of Mike Berg.
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 3rd day of June, 2022.
Revised this 14th day of July, 2022. (Added Easement) *ASA*

Aaron J. Austin

Aaron J. Austin, S-2922



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

Prepared for: MIKE BERG

JOB NO: 21S290
H:\CRD\21S290
H:\PLAT\T4NR2W\17\21S290-BERG

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: O. AUSTIN, T. AUSTIN

JUN 13 2022

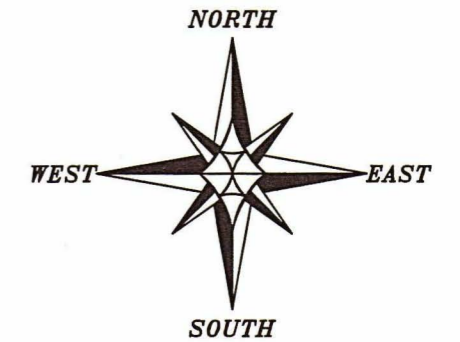
48070

LEGEND

- ⊕ Section Corner
- ⊙ 1/2" Steel Cotton Gin Spike found
- 3/4" Rebar found
- 5/8" x 18" rebar set with cap
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- * - * - Existing fence

PLAT OF SURVEY

PREPARED FOR: MIKE BERG
 LOCATED IN SECTION 17, T4N R2W, TOWN OF ELLENBORO, GRANT COUNTY, WISCONSIN



The South line of the SW 1/4 of Section 17 is assumed to bear S 89°06'27" E.
 0 200 400
 SCALE 1" = 200'

[814561]
 PART OF PREVIOUS SURVEY BY AARON AUSTIN DATED 10-1-2020 BOOK: 45, PAGE: 46

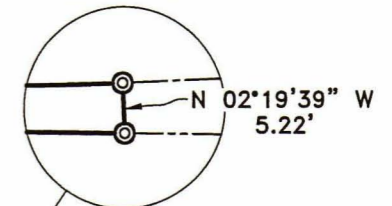
SE 1/4 - SW 1/4 SECTION 17

SW 1/4 - SE 1/4 SECTION 17

6.59± ACRES
286,883± SQ.FT.

[814651]
 PART OF PREVIOUS SURVEY BY AARON AUSTIN DATED 10-1-2020 BOOK: 45, PAGE: 46

DETAIL SCALE 1"=20'



C1
 A=276.27'
 R=300.00'
 CL=266.61'
 CB=N 65°56'46" W

C2
 A=128.39'
 R=250.00'
 CL=126.98'
 CB=N 54°16'37" W

N 68°59'21" W
 43.41'

S 47°35'16" W 372.42'
 335.52'

BLUFF ROAD
 N 39°33'53" W 520.49'

S 05°02'44" E 325.37'

SOUTH LINE, SECTION 17

S 89°06'27" E

S 89°06'27" E 541.85'

Point of Beginning

2625.51'

S 89°10'18" E

231.87'

S 89°10'18" E 382.89'

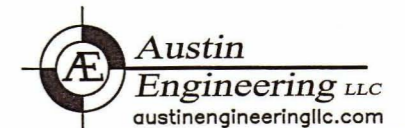
151.02'

2627.71'

SOUTHWEST CORNER SECTION 17, T4N R2W
 Brass Capped Monument found

SOUTH 1/4 CORNER SECTION 17, T4N R2W
 Brass Capped Monument found

SOUTHEAST CORNER SECTION 17, T4N R2W
 Aluminum Capped Monument found



4211 HWY 81 E, LANCASTER, WI 53813
 PHONE: 608-723-6363 FAX: 608-723-6702
 H:\PLAT\T4NR2W\17\21S290-BERG SHEET 1 OF 2

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FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2