

50047

AUG 29 2023  
REVISED

# PLAT OF SURVEY

Prepared for: MEGAN WEBER

NORTHWEST CORNER  
SECTION 28, T3N R2W  
1" Rebar found.  
New tie sheet.

NORTH 1/4 CORNER  
SECTION 28, T3N R2W  
Stone Monument  
and ties found.  
P.O.B. TRACT 1

Point of  
Beginning  
Easement

Terminus  
Point  
Easement

APPROXIMATE EAST  
LINE, NW 1/4, NE 1/4

**TRACT 1**  
1.75± ACRES  
76,230± SQ.FT.

TRACT 2  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
REVISED: 8-15-2005  
BOOK: 17, PAGE: 79

TRACT 3  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED: 11-3-2006  
BOOK: 20, PAGE: 22

C1  
A=99.48'  
R=150.00'  
C LEN=97.66'  
BRG=S 71°09'40" E

C2  
A=73.47'  
R=321.02'  
C LEN=73.31'  
BRG=S 58°43'09" E

C3  
A=226.00'  
R=816.30'  
C LEN=225.28'  
BRG=S 57°20'39" E

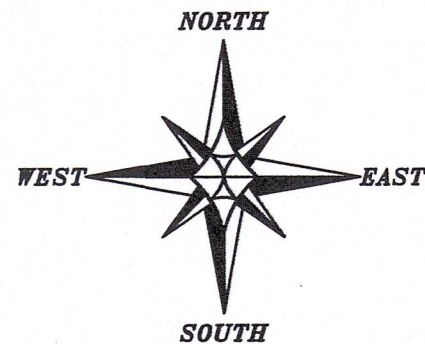
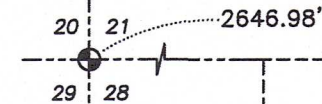
C4  
A=110.33'  
R=100.32'  
C LEN=104.85'  
BRG=S 80°55'12" E

C5  
A=97.34'  
R=200.56'  
C LEN=96.39'  
BRG=N 53°40'05" E

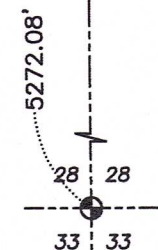
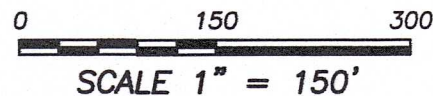
C6  
A=138.79'  
R=353.35'  
C LEN=137.90'  
BRG=N 51°00'55" E

C7  
A=96.45'  
R=301.63'  
C LEN=96.04'  
BRG=N 53°06'24" E

C8  
A=39.21'  
R=35.59'  
C LEN=37.25'  
BRG=N 75°30'29" E



The North-South 1/4 line of Section 28 bears S 00°09'36" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SOUTH 1/4 CORNER  
SECTION 28, T3N R2W  
3/4" Rebar and ties found.

*ARRON AUSTIN*  
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: 6-2-2023. REVISED: 8-22-2023. (EASEMENT) *AJA*

## LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- No monument set
- ( ) Recorded as
- Boundary of Survey
- Section line
- Centerline
- - - Right of Way
- - - Proposed Easement
- - - Previously surveyed line
- \*\*\* Existing fence

**Austin Engineering LLC**  
austinengineeringllc.com  
4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702  
H:\PLAT\T3NR2W\28\23S078-WEBER SHEET 1 OF 2

# PLAT OF SURVEY

**DESCRIPTION:**

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Three (3) North, Range Two (2) West of the 4th P.M., Town of Harrison, Grant County, Wisconsin, and being described as follows:

Commencing at a Stone Monument marking the North Quarter (N 1/4) corner of said Section 28, said corner being the point of beginning;  
 thence South 00° 09' 36" East 265.38 feet along the North-South Quarter (N-S 1/4) line of said Section to a 3/4" rebar;  
 thence North 89° 59' 25" West 287.25 feet to a 3/4" rebar;  
 thence North 00° 09' 36" West 265.38 feet to a 3/4" rebar on the North line of said Section 28;  
 thence South 89° 59' 25" East 287.25 feet along the North line of said Section to the point of beginning.  
 Tract being subject to any and all easements of record and/or usage.

**EASEMENT DESCRIPTION:**

A Sixty-six (66) foot wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Township Three (3) North, Range Two (2) West of the 4th P.M., Town of Harrison, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at a Stone Monument marking the North Quarter (N 1/4) corner of said Section 28;  
 thence South 00° 09' 36" East 45.00 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;  
 thence North 89° 50' 24" East 85.82 feet;  
 thence 99.48 feet on the arc of a curve to the right having a radius of 150.00 feet and a long chord bearing South 71° 09' 40" East 97.66 feet;  
 thence South 52° 09' 44" East 53.48 feet;  
 thence 73.47 feet on the arc of a curve to the left having a radius of 321.02 feet and a long chord bearing South 58° 43' 09" East 73.31 feet;  
 thence South 65° 16' 33" East 23.06 feet;  
 thence 226.00 feet on the arc of a curve to the right having a radius of 816.30 feet and a long chord bearing South 57° 20' 39" East 225.28 feet;  
 thence South 49° 24' 46" East 303.45 feet;  
 thence 110.33 feet on the arc of a curve to the left having a radius of 100.32 feet and a long chord bearing South 80° 55' 12" East 104.85 feet;  
 thence North 67° 34' 21" East 84.35 feet;  
 thence 97.34 feet on the arc of a curve to the left having a radius of 200.56 feet and a long chord bearing North 53° 40' 05" East 96.39 feet;  
 thence North 39° 45' 48" East 20.60 feet;  
 thence 138.79 feet on the arc of a curve to the right having a radius of 353.35 feet and a long chord bearing North 51° 00' 55" East 137.90 feet;  
 thence North 62° 16' 02" East 78.20 feet;  
 thence 96.45 feet on the arc of a curve to the left having a radius of 301.63 feet and a long chord bearing North 53° 06' 24" East 96.04 feet;  
 thence 39.21 feet on the arc of a curve to the left having a radius of 35.59 feet and a long chord bearing North 75° 30' 29" East 37.25 feet;  
 thence South 72° 55' 46" East 22.23 feet to the Westerly right of way of Schuster Avenue;  
 thence continuing South 72° 55' 46" East 21 feet, more or less to the East line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4) and 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:**

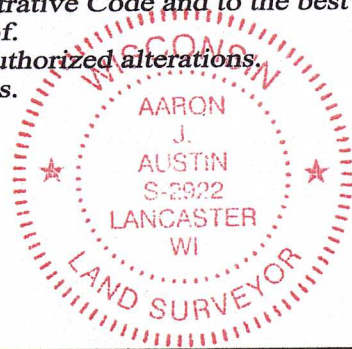
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

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 5-24-2023.  
 That this survey was prepared under the instructions of Megan Weber.  
 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 2nd day of June, 2023.

Revised this 22nd day of August, 2023. (Easement) *AJA*

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



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

Prepared for: MEGAN WEBER

JOB NO: 23S078  
 H:\CRD\23S078  
 H:\PLAT\T3NR2W\28\23S078-WEBER

DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN

50047

JUN 09 2023

# PLAT OF SURVEY

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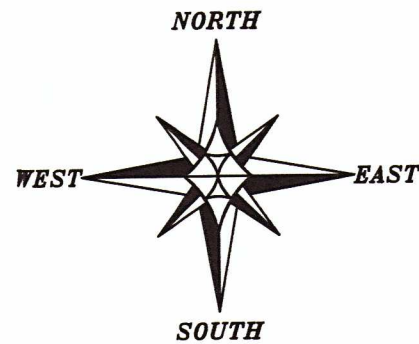
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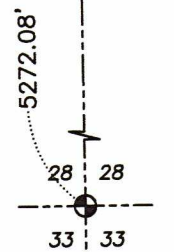
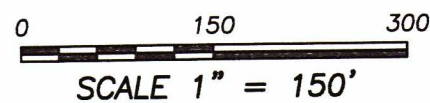
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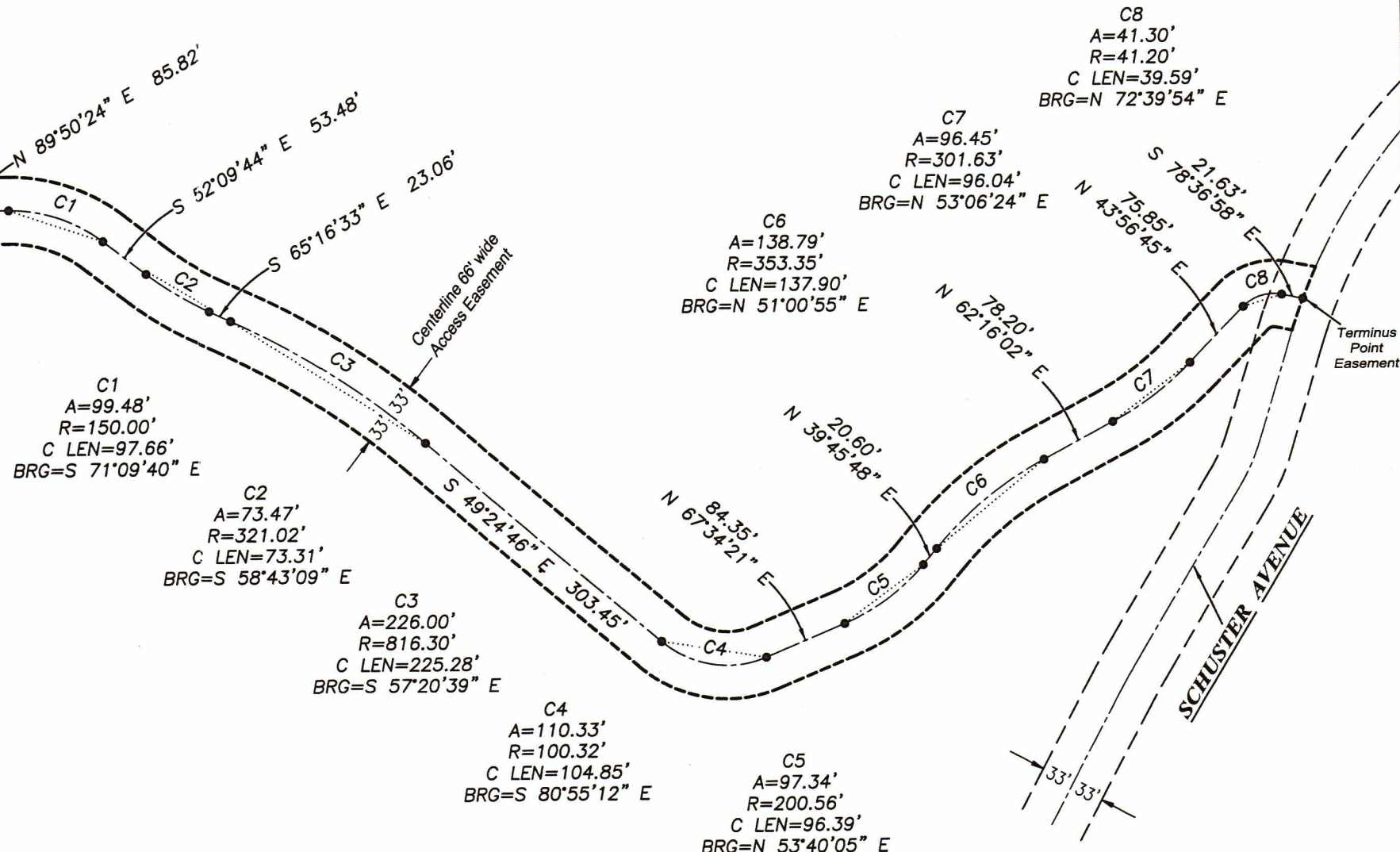
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WISCONSIN  
LAND SURVEYOR  
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thence North 43° 56' 45" East 75.85 feet;  
thence 41.30 feet on the arc of a curve to the right having a radius of 41.20 feet and a long chord bearing North 72° 39' 54" East 39.59 feet;  
thence South 78° 36' 58" East 21.63 feet to a point in the centerline of a township road known as Schuster Avenue, said point being the terminus point.

**EASEMENT NOTES:**


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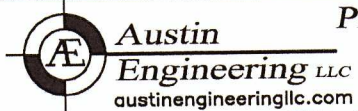
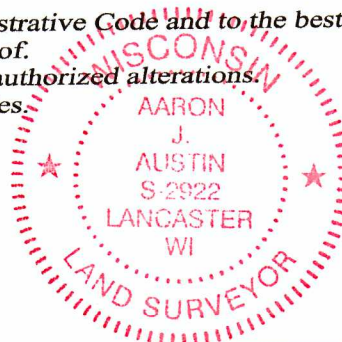
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