

NORTH 1/4 CORNER
SECTION 21, T3N R4W
Aluminum Capped
rebar and ties found

C1
A=91.05'
R=3150.00'
C LEN=91.05'
BRG=N 51°55'15" E

C2
A=263.86'
R=1876.86'
C LEN=263.86'
BRG=N 56°46'35" E
(BRG=S 56°45'41" W)

C3
A=116.45'
R=3117.00'
C LEN=116.44'
BRG=S 51°40'43" W

C4
A=161.07'
R=1942.86'
C LEN=161.02'
BRG=S 58°25'43" W
(BRG=S 58°24'50" W)

(491067)
RMV PROJECT
NO. 6656-0-00
N 71°06'35" E 548.56'
S 33°20' E 240.94'
S 27°14'39" E 69.24'

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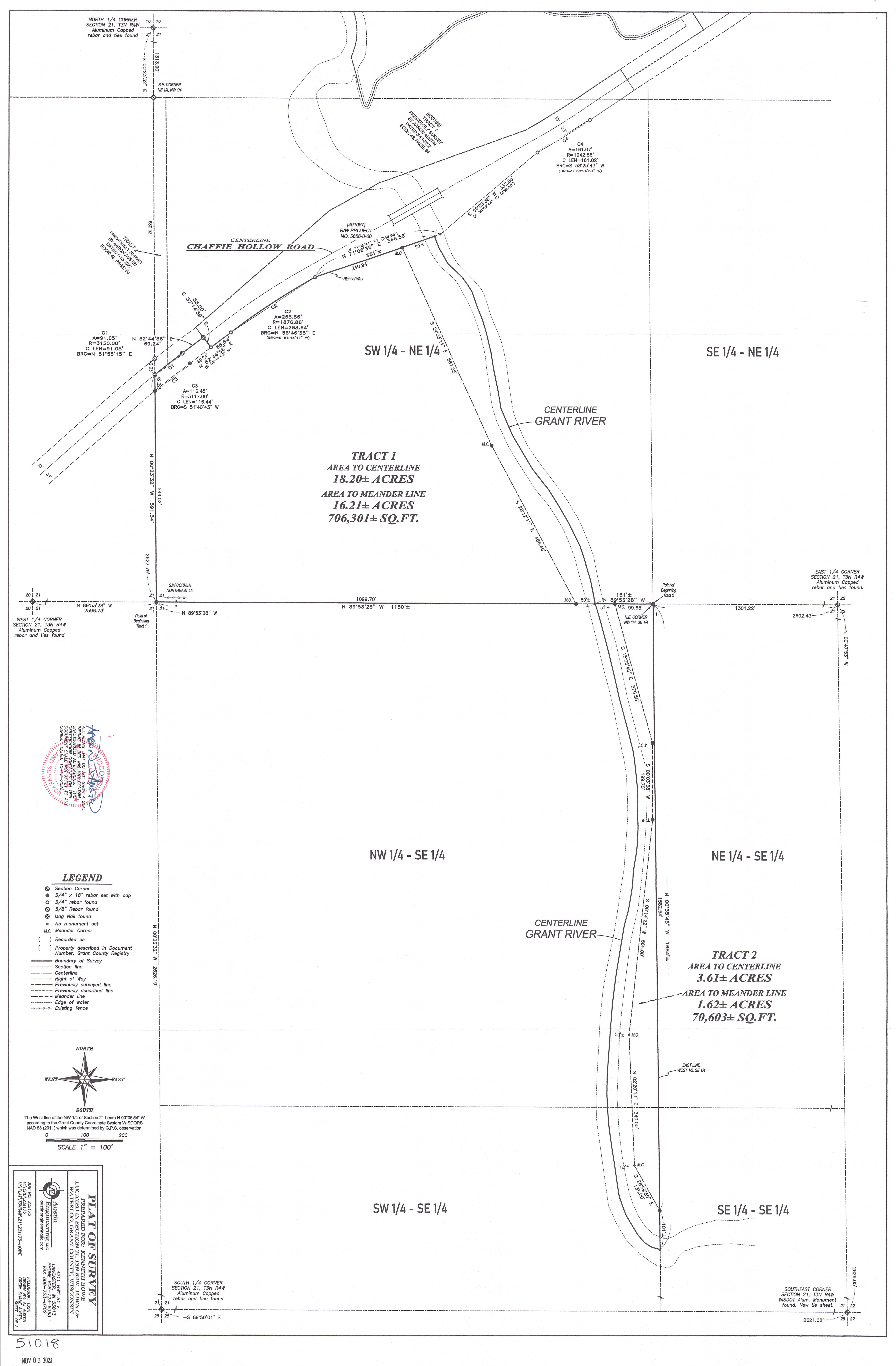
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CENTERLINE
CHAFFIE HOLLOW ROAD

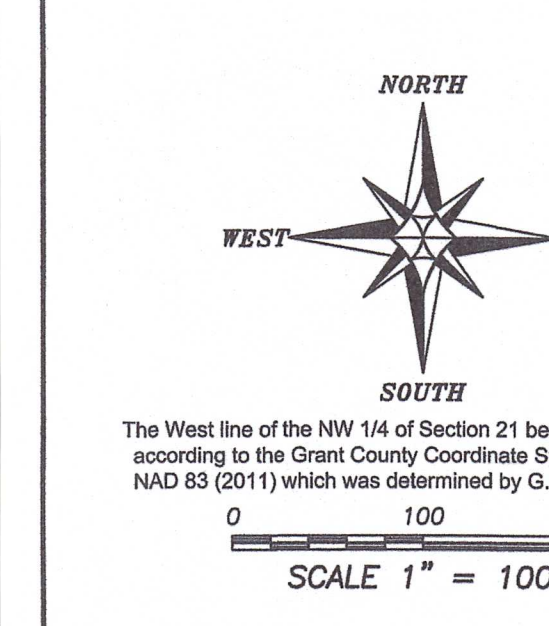
CENTERLINE
GRANT RIVER

TRACT 1
AREA TO CENTERLINE
18.20± ACRES
AREA TO MEANDER LINE
16.21± ACRES
706,301± SQ.FT.

TRACT 2
AREA TO CENTERLINE
3.61± ACRES
AREA TO MEANDER LINE
1.62± ACRES
70,603± SQ.FT.



- LEGEND**
- Section Corner
 - 3/4" x 18" rebar set with cap
 - 3/4" rebar found
 - 5/8" Rebar found
 - Mag Nail found
 - No monument set
 - M.C. Meander Corner
 - () Recorded as
 - [] Property described in Document Number, Grant County Registry
 - Boundary of Survey
 - Section line
 - Centerline
 - Right of Way
 - Previously surveyed line
 - Previously described line
 - Meander line
 - Edge of water
 - Existing fence



PLAT OF SURVEY
PREPARED FOR: KENNETH HOWE
LOCATED IN SECTION 21, T3N R4W, TOWNSHIP OF
WATERLOO, GRANT COUNTY, WISCONSIN

4211 HWY B1 E
LANCASTER, WI 53153
FAX 908-723-6702

PREPARED BY: JAMES M. ASHBY
REGISTERED PROFESSIONAL SURVEYOR
STATE OF WISCONSIN

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section; thence North 89° 53' 28" West 2602.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section to a 3/4" rebar marking the Southwest corner thereof and the point of beginning; thence North 00° 23' 32" West 591.34 feet along the West line of the Northeast Quarter (NE 1/4) to a mag nail in the centerline of a township road known as Chaffie Hollow Road; thence 91.05 feet on the arc of a curve to the right having a radius of 3150.00 feet and a long chord bearing North 51° 55' 15" East 91.05 feet along the centerline of Chaffie Hollow Road as described in Document Number 830184, Grant County Registry to a mag nail; thence North 52° 44' 56" East 69.24 feet along said centerline to a mag nail; thence South 37° 14' 39" East 33.00 feet along a line of that property as described in Document Number 491067, Grant County Registry to a 3/4" rebar; thence North 52° 44' 56" East 65.54 feet along the Southerly right of way of Chaffie Hollow Road as described in said Document Number 491067 to a 3/4" rebar; thence 263.86 feet on the arc of a curve to the right having a radius of 1876.86 feet and a long chord bearing North 56° 46' 35" East 263.64 feet along said right of way to a 3/4" rebar; thence North 71° 06' 35" East 240.94 feet along said right of way to a 3/4" rebar marking a Meander Corner which is South 71° 06' 35" West 90 feet, more or less, from the centerline of the Grant River; thence South 24° 33' 11" East 567.58 feet along the Westerly meander line to a 3/4" rebar marking a Meander Corner; thence South 28° 12' 17" East 466.46 feet along said meander line to a 3/4" rebar marking the Meander Corner on the South line of the Northeast Quarter (NE 1/4) which is North 89° 53' 28" West 50 feet, more or less, from the centerline of the Grant River; thence North 89° 53' 28" West 1099.70 feet along the South line of the Northeast Quarter (NE 1/4) to the point of beginning, INCLUDING ALL LANDS between the above described meander line to the centerline of Grant River.

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section; thence North 89° 53' 28" West 1301.22 feet to a 3/4" rebar marking the Northeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) thereof and the point of beginning; thence North 89° 53' 28" West 99.65 feet along the North line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar marking Meander Corner which is located South 89° 53' 28" East 51 feet, more or less, from the centerline of the Grant River; thence South 15° 08' 46" East 376.58 feet along the Easterly meander line to a 3/4" rebar marking a Meander Corner; thence South 00° 03' 38" West 199.70 feet along said meander line to a 3/4" rebar marking a Meander Corner; thence South 06° 14' 22" West 565.00 feet along said meander line to a Meander Corner; thence South 02° 20' 13" East 340.00 feet along said meander line to a Meander Corner; thence South 28° 59' 59" East 135.00 feet along said meander line to a 3/4" rebar marking a Meander Corner which is located North 00° 35' 43" West 101 feet, more or less, from the centerline of the Grant River; thence North 00° 35' 43" West 1582.54 feet along the East line of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section to the point of beginning, INCLUDING ALL LANDS between the above described meander line and the centerline of the Grant River.

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 10-16-2023.


That this survey was prepared under the instructions of Kenneth Howe.

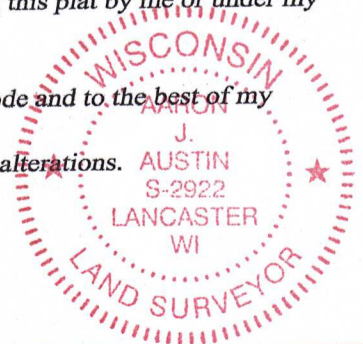
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 19th day of October, 2023.


Aaron J. Austin, S-2922



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

Prepared for: KENNETH HOWE

JOB NO: 23s175
H:\CRD\23s175
H:\PLAT\T3NR4W\21\23s175-HOWE

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN
SHEET 2 OF 2