

PLAT OF SURVEY

Prepared for: ADAM CRIST

WEST 1/4 CORNER
SECTION 5, T1N R2W
1" Iron pipe and ties found.

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- 3/4" rebar found
- No monument set
- ⊕ Utility pole
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Proposed easement
- ▤ Retaining wall
- - - Existing mow line
- - - Existing Improvement
- ▨ Existing Structure
- - - Existing fence

P.O.B. EASEMENT #1

TERMINUS POINT EASEMENT #1

TERMINUS POINT EASEMENT #2

P.O.B. EASEMENT #2

N.E. CORNER
SOUTHWEST 1/4
Point of Beginning

EAST 1/4 CORNER
SECTION 5, T1N R2W
1" Iron pipe and ties found.

2.26± ACRES
98,650± SQ.FT.

SINNIPEE LANE

PREVIOUS SURVEY
BY AARON AUSTIN
DATED 7-8-2024

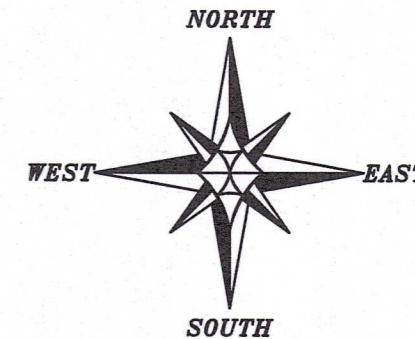
LINE	BEARING	DISTANCE
L1	S 40°03'29" E	97.63'
L2	S 48°03'37" W	60.33'
L3	S 82°54'29" W	58.23'
L4	N 89°03'14" W	117.04'
L5	S 67°24'52" W	125.70'
L6	S 89°31'32" W	54.42'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	176.77'	1095.00'	S 36°48'02" W	176.58'
C2	85.67'	225.00'	S 21°16'05" W	85.15'
C3	151.14'	1095.00'	S 37°28'16" W	151.02'
C4	28.06'	200.00'	S 86°55'38" W	28.04'
C5	41.07'	100.00'	S 79°10'49" W	40.78'
C6	38.59'	100.00'	S 78°28'12" W	38.35'



Aaron J. 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: 9-11-2024.



The East-West 1/4 line of Section 5 bears S 89°26'41" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 80 160
SCALE 1" = 80'

SOUTH 1/4 CORNER
SECTION 5, T1N R2W
Aluminum Capped
rebar and ties found.



Austin Surveying, LLC

Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

PLAT OF SURVEY

PROPERTY DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Five (5), Township One (1) North, Range Two (2) West of the 4th P.M., Town of Jamestown, Grant County, Wisconsin, and being described as follows:

Commencing at the a 1" iron pipe marking the East Quarter (E 1/4) corner of said Section 5; thence South 89° 26' 41" West 2627.27 feet along the East-West Quarter (E-W 1/4) line of said Section to a 3/4" rebar marking the Northeast corner of the Southwest Quarter (SW 1/4) and the point of beginning; thence South 89° 26' 41" West 430.04 feet along the North line of the Southwest Quarter (SW 1/4) of said Section to a 3/4" rebar; thence South 41° 25' 31" West 340.16 feet along the centerline and the extension thereof of a township road known as Sinnipee Lane to a steel cotton gin spike; thence 176.77 feet on the arc of a curve to the left having a radius of 1095.00 feet and a long chord bearing South 36° 48' 02" West 176.58 feet along said centerline to a steel cotton gin spike; thence 85.67 feet on the arc of a curve to the left having a radius of 225.00 feet and a long chord bearing South 21° 16' 05" West 85.15 feet along said centerline to a steel cotton gin spike; thence South 77° 16' 44" East 84.55 feet to a 3/4" rebar; thence North 48° 03' 37" East 120.37 feet to a 3/4" rebar; thence North 56° 09' 09" East 132.00 feet to a 3/4" rebar; thence North 46° 14' 59" East 38.90 feet to a 3/4" rebar; thence North 48° 52' 46" East 71.08 feet to a 3/4" rebar; thence North 34° 02' 11" East 174.00 feet to a 3/4" rebar; thence North 41° 06' 55" East 95.60 feet to a 3/4" rebar; thence North 65° 46' 45" East 37.81 feet to a 3/4" rebar; thence North 60° 05' 43" East 61.09 feet to a 3/4" rebar; thence North 87° 12' 56" East 180.98 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT #1:

A Thirty-three (33) foot wide access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Five (5), Township One (1) North, Range Two (2) West of the 4th P.M., Town of Jamestown, Grant County, Wisconsin, said easement being located 16.5 feet on each side of the following described centerline:

Commencing at the a 1" iron pipe marking the East Quarter (E 1/4) corner of said Section 5; thence South 89° 26' 41" West 2627.27 feet along the East-West Quarter (E-W 1/4) line of said Section to a 3/4" rebar marking the Northeast corner of the Southwest Quarter (SW 1/4) thereof; thence South 89° 26' 41" West 430.04 feet along the North line of the Southwest Quarter (SW 1/4) of said Section to a 3/4" rebar; thence South 41° 25' 31" West 340.16 feet along the centerline and the extension thereof of a township road known as Sinnipee Lane to a steel cotton gin spike; thence 151.14 feet on the arc of a curve to the left having a radius of 1095.00 feet and a long chord bearing South 37° 28' 16" West 151.02 feet along said centerline to the point of beginning; thence South 40° 03' 29" East 97.63 feet; thence South 48° 03' 37" West 60.33 feet to 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.



Prepared for: ADAM CRIST
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JOB NO: 24S179
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H:\PLAT\T1NR2W\05\24S179-CRIST

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

PLAT OF SURVEY

ACCESS EASEMENT #2:

A Thirty-three (33) foot wide access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Five (5), Township One (1) North, Range Two (2) West of the 4th P.M., Town of Jamestown, Grant County, Wisconsin, said easement being located 16.5 feet on each side of the following described centerline:

Commencing at the a 1" iron pipe marking the East Quarter (E 1/4) corner of said Section 5;
thence South 89° 26' 41" West 2627.27 feet along the East-West Quarter (E-W 1/4) line of said Section to a 3/4" rebar marking the Northeast corner of the Southwest Quarter (SW 1/4) thereof;
thence North 00° 35' 57" East 43.48 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to the point of beginning;
thence South 82° 54' 29" West 58.23 feet;
thence 28.06 feet on the arc of a curve to the right having a radius of 200.00 feet and a long chord bearing South 86° 55' 38" West 28.04 feet;
thence North 89° 03' 14" West 117.04 feet;
thence 41.07 feet on the arc of a curve to the left having a radius of 100.00 feet and a long chord bearing South 79° 10' 49" West 40.78 feet;
thence South 67° 24' 52" West 125.70 feet;
thence 38.59 feet on the arc of a curve to the right having a radius of 100.00 feet and a long chord bearing South 78° 28' 12" West 38.35 feet;
thence South 89° 31' 32" West 54.42 feet to a point at the end of Sinnipee Lane;
thence South 41° 25' 31" West 50.00 feet along the centerline of Sinnipee Lane to 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 descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 9-10-2024.

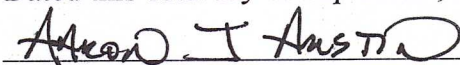
That this survey was prepared under the instructions of Adam Crist.

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 11th day of September, 2024.



Aaron J. Austin, S-2922
Agent, Austin Surveying, LLC



Prepared for: ADAM CRIST



Austin Surveying, LLC

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CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN