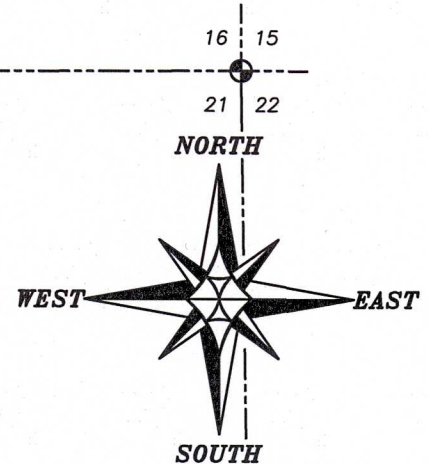


# MAP OF EASEMENT



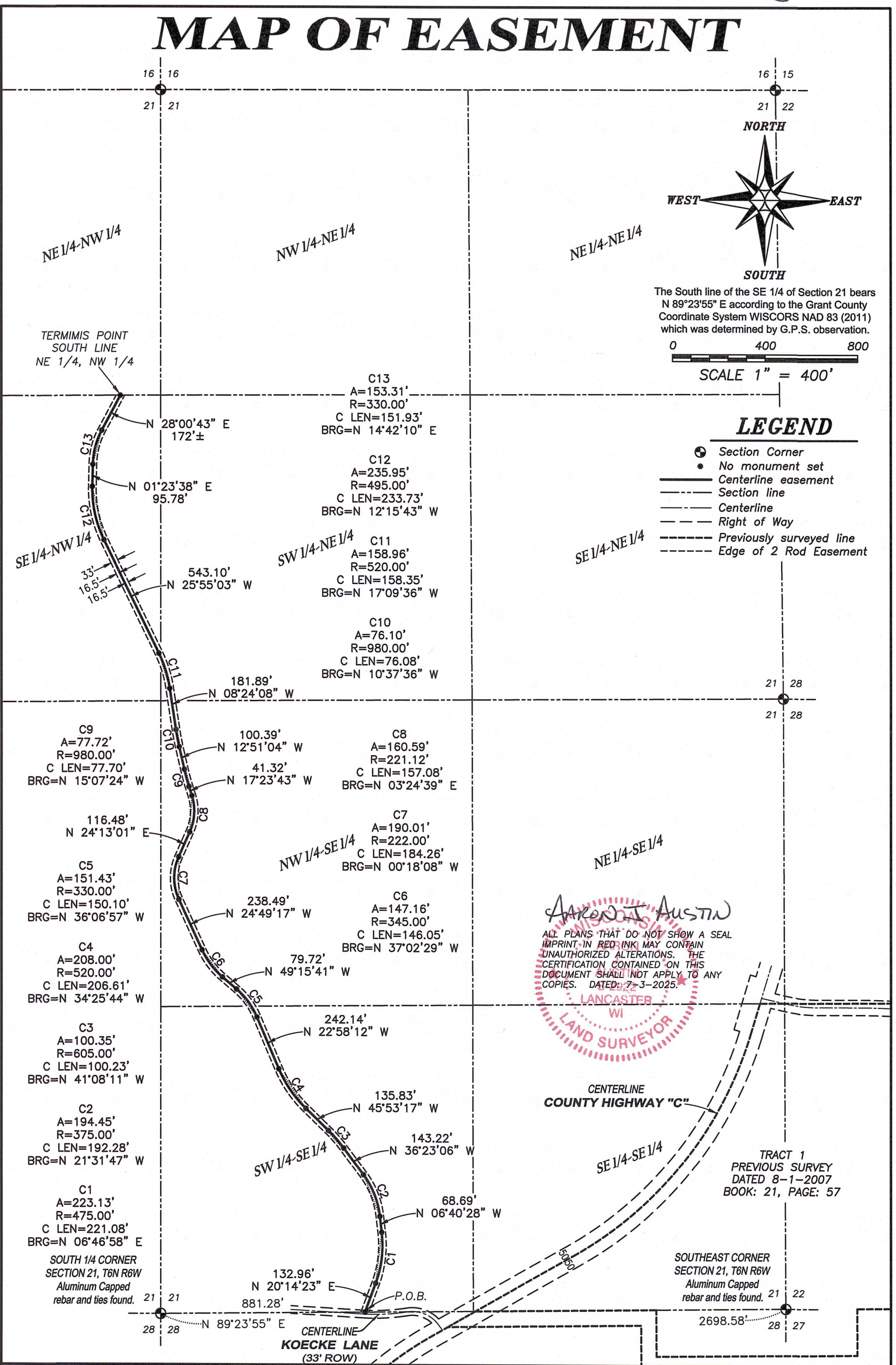
The South line of the SE 1/4 of Section 21 bears N 89°23'55" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 400 800

SCALE 1" = 400'

## LEGEND

- ⊙ Section Corner
- No monument set
- Centerline easement
- Section line
- Centerline
- Right of Way
- Previously surveyed line
- Edge of 2 Rod Easement



*Aaron 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: 7-3-2025.  
 LANCASTER WI  
 LAND SURVEYOR

TRACT 1  
 PREVIOUS SURVEY  
 DATED 8-1-2007  
 BOOK: 21, PAGE: 57

SOUTHEAST CORNER  
 SECTION 21, T6N R6W  
 Aluminum Capped  
 rebar and ties found.

TERMIS POINT  
 SOUTH LINE  
 NE 1/4, NW 1/4

CENTERLINE  
 KOECKE LANE  
 (33' ROW)

CENTERLINE  
 COUNTY HIGHWAY "C"

Prepared for: SEAN O'FLAHERTY



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

JOB NO: 25S134-O'FLAHERTY  
 C:\CRD\25s134  
 H:\PLAT\T6NR6W\21\25s134-O'FLAHERTY

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

# MAP OF EASEMENT

## DESCRIPTION:

A two rod (33' foot) wide access easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Six (6) North, Range Six (6) West of the 4th P.M., Town of Wyalusing, Grant County, Wisconsin, said easement being located 16.5 feet on each side of the following described centerline:

Commencing at the South Quarter (S 1/4) corner of said Section;  
 thence North 89° 23' 55" East 881.28 feet along the South line of said Section to the point of beginning;  
 thence North 20° 14' 23" East 132.96 feet;  
 thence 223.13 feet on the arc of a curve to the left having a radius of 475.00 feet and a long chord bearing North 06° 46' 58" East 221.08 feet;  
 thence North 06° 40' 28" West 68.69 feet;  
 thence 194.45 feet on the arc of a curve to the left having a radius of 375.00 feet and a long chord bearing North 21° 31' 47" West 192.28 feet;  
 thence North 36° 23' 06" West 143.22 feet;  
 thence 100.35 feet on the arc of a curve to the left having a radius of 605.00 feet and a long chord bearing North 41° 08' 11" West 100.23 feet;  
 thence North 45° 53' 17" West 135.83 feet;  
 thence 208.00 feet on the arc of a curve to the right having a radius of 520.00 feet and a long chord bearing North 34° 25' 44" West 206.61 feet;  
 thence North 22° 58' 12" West 242.14 feet;  
 thence 151.43 feet on the arc of a curve to the left having a radius of 330.00 feet and a long chord bearing North 36° 06' 57" West 150.10 feet;  
 thence North 49° 15' 41" West 79.72 feet;  
 thence 147.16 feet on the arc of a curve to the right having a radius of 345.00 feet and a long chord bearing North 37° 02' 29" West 146.05 feet;  
 thence North 24° 49' 17" West 238.49 feet;  
 thence 190.01 feet on the arc of a curve to the right having a radius of 222.00 feet and a long chord bearing North 00° 18' 08" West 184.26 feet;  
 thence North 24° 13' 01" East 116.48 feet;  
 thence 160.59 feet on the arc of a curve to the left having a radius of 221.12 feet and a long chord bearing North 03° 24' 39" East 157.08 feet;  
 thence North 17° 23' 43" West 41.32 feet;  
 thence 77.72 feet on the arc of a curve to the right having a radius of 980.00 feet and a long chord bearing North 15° 07' 24" West 77.70 feet;  
 thence North 12° 51' 04" West 100.39 feet;  
 thence 76.10 feet on the arc of a curve to the right having a radius of 980.00 feet and a long chord bearing North 10° 37' 36" West 76.08 feet;  
 thence North 08° 24' 08" West 181.89 feet;  
 thence 158.96 feet on the arc of a curve to the left having a radius of 520.00 feet and a long chord bearing North 17° 09' 36" West 158.35 feet;  
 thence North 25° 55' 03" West 543.10 feet;  
 thence 235.95 feet on the arc of a curve to the right having a radius of 495.00 feet and a long chord bearing North 12° 15' 43" West 233.73 feet;  
 thence North 01° 23' 38" East 95.78 feet;  
 thence 153.31 feet on the arc of a curve to the right having a radius of 330.00 feet and a long chord bearing North 14° 42' 10" East 151.93 feet;  
 thence North 28° 00' 43" East 172 feet, more or less to the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 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 description was surveyed and mapped as shown on this plat by me or under my direct supervision and field work was completed on 6-9-2025.

That this survey was prepared under the instructions of Sean O'Flaherty.

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.

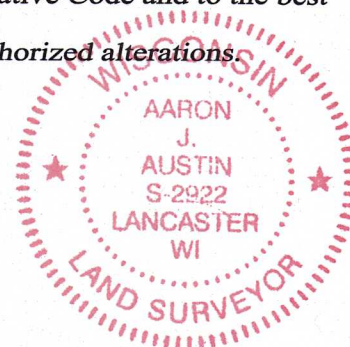
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 3rd day of July, 2025.



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



Prepared for: SEAN O'FLAHERTY  
**Austin Surveying, LLC**

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SHEET 2 OF 2