

PLAT OF SURVEY

RAY COFFMAN

OF 2 PARCELS OF LAND LOCATED IN SECTION 31, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF TONY'S LOT: PARCEL #1

COMMENCING AT A FOUND 3/4" BAR AT THE NE CORNER OF SECTION 31, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 63° 21'34" W 2964.06' TO A POINT IN THE CENTER LINE OF C.T.H. "H", SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 00° 00'00" W 96.59' ALONG SAID CENTER LINE;

THENCE N 89° 13'11" E 315.23';

THENCE N 00° 11'59" E 96.60' TO A FOUND 1" IRON PIPE;

THENCE S 89° 13'11" W 315.56' ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING, CONTAINING 0.699 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO A 49.5' WIDE R.O.W. FOR C.T.H. "H", SAID R.O.W. BEING LOCATED EASTERLY OF AND ADJACENT TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY, AND ALSO BEING SUBJECT TO EASEMENTS FOR SEPTIC SYSTEM AND FOR INGRESS-EGRESS, SAID EASEMENTS BEING DESCRIBED AS FOLLOWS:

EASEMENT FOR SEPTIC SYSTEM:

COMMENCING AT A FOUND 3/4" BAR AT THE NE CORNER OF SECTION 31, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 63° 21'34" W 2964.06' TO A POINT IN THE CENTER LINE OF C.T.H. "H"; THENCE S 00° 00'00" W 96.59' ALONG SAID CENTER LINE; THENCE N 89° 13'11" E 147.66' TO THE POINT OF BEGINNING; THENCE S 07° 21'31" E 180.62'; THENCE N 82° 38'29" E 45.00'; THENCE N 07° 21'31" W 175.43'; THENCE S 89° 13'11" W 45.30' TO THE POINT OF BEGINNING.

EASEMENT FOR INGRESS-EGRESS

A 25' WIDE STRIP OF LAND THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 3/4" BAR AT THE NE CORNER OF SECTION 31, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 63° 21'34" W 2964.06' TO A POINT IN THE CENTER LINE OF C.T.H. "H"; THENCE S 00° 00'00" W 281.16' ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; THENCE N 71° 01'32" E 149.04'; THENCE N 11° 24'33" E 21.95'; THENCE N 14° 10'23" E 130.00' TO THE TERMINUS POINT.

DESCRIPTION OF PARCEL AROUND EXISTING HOUSE: PARCEL #2

COMMENCING AT A FOUND 3/4" IRON ROD MARKING THE NE CORNER OF SECTION 31, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 63° 21'34" W 2964.06' TO A POINT IN THE CENTER LINE OF C.T.H. "H"; THENCE S 00° 00'00" W 443.83' ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;

THENCE N 85° 49'25" E 314.89';

THENCE S 00° 11'59" W 96.62';

THENCE S 49° 10'15" W 279.28';

THENCE N 62° 08'34" W 115.81' TO THE CENTER LINE OF SAID C.T.H.

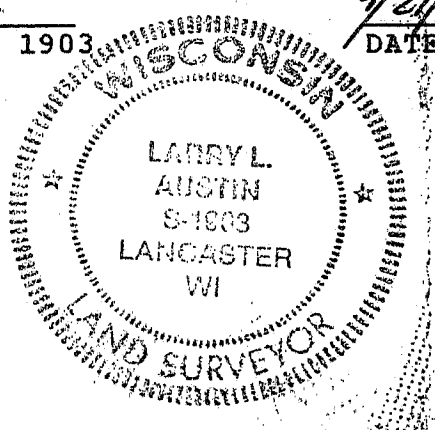
"H"; THENCE N 00° 00'00" E 202.17' ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, CONTAINING 1.422 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO A 49.5' WIDE R.O.W. FOR C.T.H. "H", SAID R.O.W. BEING LOCATED ADJACENT TO AND EASTERLY OF THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.

SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THAT PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE INSTRUCTIONS OF RAY COFFMAN OF CUBA CITY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

Larry L. Austin
LARRY L. AUSTIN,
LARRY AUSTIN ENGINEERING
RT. 2
LANCASTER, WI. 53813
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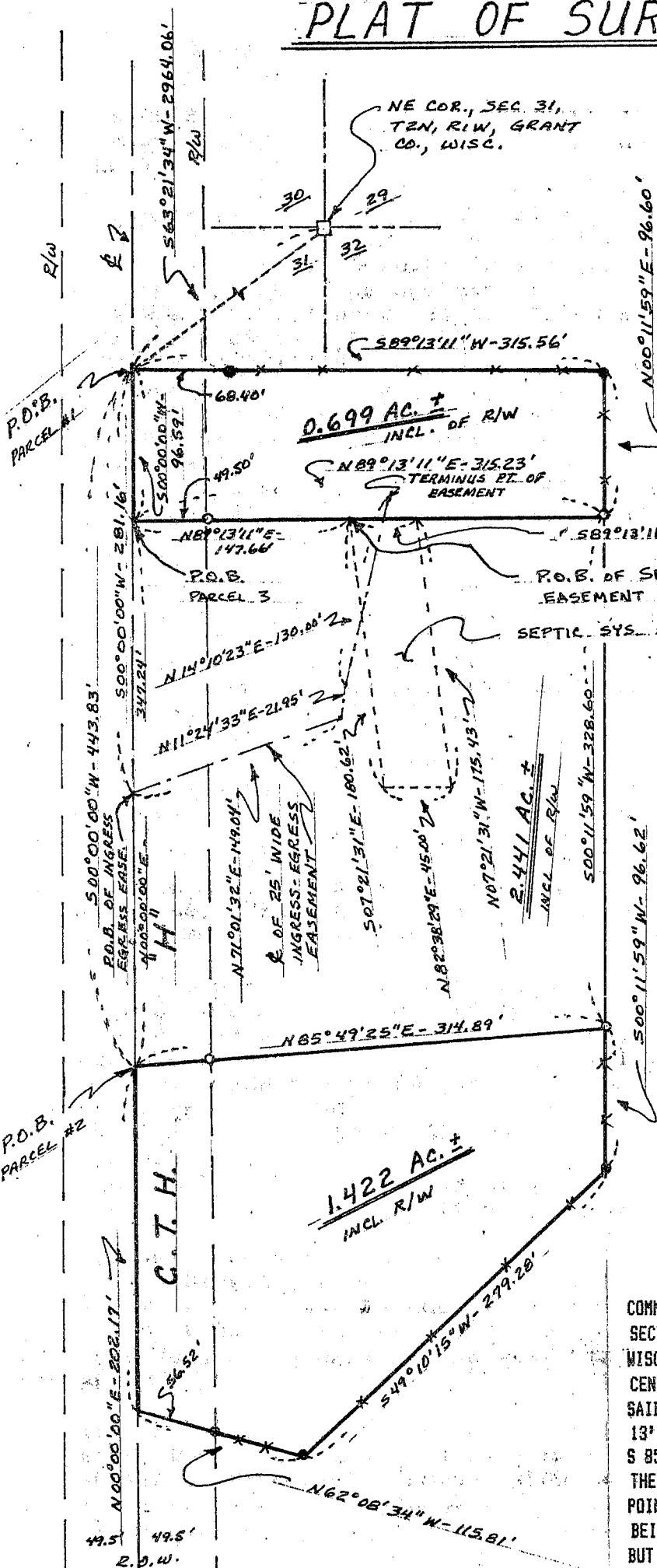
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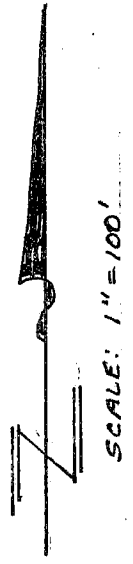


PLAT OF SURVEY

-RAY COFFMAN-



- LEGEND**
- FOUND 3/4" BAR
 - EXISTING 1" IRON PIPE
 - 1 1/4" X 24" IRON PIPE SET



DESCRIPTION FOR RAY COFFMAN BUILDING SITE; PARCEL 3

COMMENCING AT A FOUND 3/4" IRON BAR AT THE NE CORNER OF SECTION 31, T 2 N, R 1 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 63°21'34" W 2964.06' TO A POINT IN THE CENTER LINE C.T.H. "H"; THENCE S 00°00'00" W 96.59' ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; THENCE N 89°13'11" E 315.23'; THENCE S 00°11'59" W 328.60'; THENCE S 85°49'25" W 314.89' TO THE CENTER LINE OF C.T.H. "H"; THENCE N 00°00'00" E 347.24' ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, CONTAINING 2.441 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO A 49.5' WIDE R.O.W. FOR C.T.H. "H", SAID R.O.W. BEING LOCATED EASTERLY OF AND ADJACENT TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY; AND ALSO BEING SUBJECT TO EASEMENTS FOR SEPTIC SYSTEM AND FOR INGRESS-EGRESS, SAID EASEMENTS BEING DESCRIBED ON SHEET 1 OF 2.

