

SURVEY PLAT

Dec 30, T4N R4W

22
SHEET 1 OF 2

MAR 10 1993

DUNCAN-LANDON

OF A PARCEL OF LAND LOCATED IN PARTS OF LOTS 12,13,14 AND 15 IN THE VILLAGE OF BEETOWN, ACCORDING TO THE RECORDED PLAT THEREOF, BEING IN THE NE 1/4 OF SECTION 30, T 4 N, R 4 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON BAR MARKING THE SW CORNER OF LOT 15, PLAT OF THE VILLAGE OF BEETOWN, GRANT COUNTY, WISCONSIN, SAID BAR BEING THE POINT OF BEGINNING;
THENCE N 50° 50' 00" E 116.05' ALONG THE SOUTHERLY LINE OF SAID LOT 15;
THENCE N 39° 58' 57" W 120.48';
THENCE S 31° 30' 30" W 121.16' TO A POINT ON THE NE'LY R.O.W. LINE OF MAIN STREET;
THENCE S 39° 10' 00" E 80.37' ALONG SAID R.O.W. TO THE POINT OF BEGINNING, CONTAINING 0.266 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO TWO EASEMENTS FOR INGRESS-EGRESS, SAID EASEMENTS BEING DESCRIBED AS FOLLOWS:

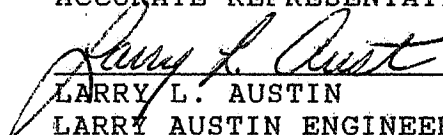
INGRESS-EGRESS EASEMENT # 1

A 25' WIDE PARCEL OF LAND THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 3/4" IRON BAR MARKING THE SW CORNER OF LOT 15, PLAT OF THE VILLAGE OF BEETOWN, GRANT COUNTY, WISCONSIN; THENCE N 39° 10' 00" W 65.16' ALONG THE NE'LY R.O.W. LINE OF MAIN STREET TO THE POINT OF BEGINNING; THENCE N 30° 16' 16" E 20.62'; THENCE N 37° 42' 19" E 26.85'; THENCE N 43° 14' 45" W 22.27' TO THE TERMINUS POINT.

INGRESS-EGRESS EASEMENT # 2

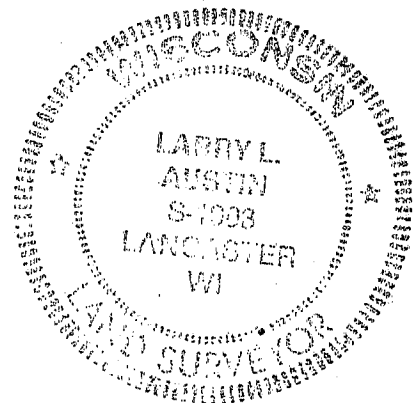
A 12' WIDE PARCEL OF LAND THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 3/4" IRON BAR MARKING THE SW CORNER OF LOT 15, PLAT OF THE VILLAGE OF BEETOWN, GRANT COUNTY, WISCONSIN; THENCE N 39° 10' 00" W 65.16' ALONG THE NE'LY R.O.W. OF MAIN STREET; THENCE N 30° 16' 16" E 20.62'; THENCE N 37° 42' 19" E 26.85' TO THE POINT OF BEGINNING; THENCE N 48° 19' 30" E 19.52'; THENCE N 09° 37' 46" E 42.13'; THENCE N 15° 50' 04" W 18.00' TO THE TERMINUS POINT.

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 LEO LANDON OF BEETOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.


LARRY L. AUSTIN RLS 1903
LARRY AUSTIN ENGINEERING
RT. 2
LANCASTER, WI. 53813
PHONE (608) 723-6363

12/30/92
DATE

BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY BEARINGS ARE REFERENCED TO THE SOUTHERLY LINE OF LOT 15 WHICH IS ASSUMED TO BEAR N 50° 50' 00" E.



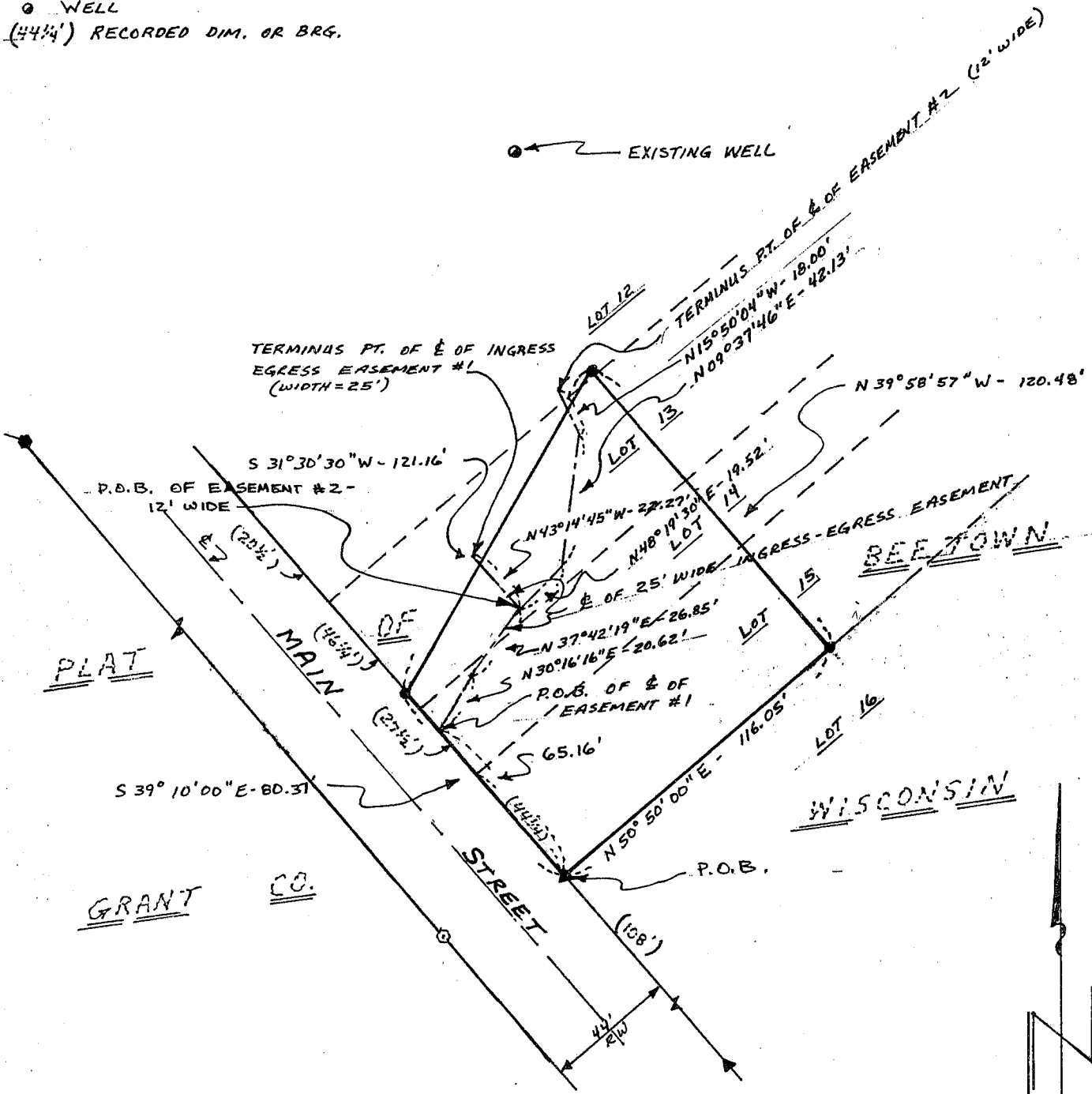
SURVEY PLAT

SHEET 2 OF 2

DUNCAN - LANDON

LEGEND

- ▲ FOUND 3/4" REBAR
- SET 1" x 24" IRON PIPE
- ⊙ FOUND STONE MONUMENT WITH IRON ROD
- FOUND STONE MONUMENT
- ⊙ WELL
- (44 3/4) RECORDED DIM. OR BRG.



Survey of
Larry J. Landon
12/29/92
Revised 12/30/92
LAND SURVEYOR
(EASE #2)