

LEDBURY

DD 23 FB 9416 PW 6

SURVEY PLAT

OF A PARCEL OF LAND LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 34 AND IN THE W 1/2 OF THE SW 1/4 OF SECTION 35 ALL IN T 4 N, R 5 W OF THE 4TH P.M., OF GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 OF SECTION 34, T 4 N, R 5 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 30° 16' 10" E 5355.94' TO A POINT IN THE CENTER LINE OF GARDEN PRAIRIE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 53° 41' 52" E 79.85' ALONG SAID CENTER LINE;

THENCE S 58° 32' 47" E 103.89' ALONG SAID CENTER LINE;

THENCE S 64° 29' 38" E 46.20' ALONG SAID CENTER LINE;

THENCE S 16° 19' 30" W 215.83' ALONG AN EXISTING FENCE;

THENCE N 81° 08' 47" W 267.80';

THENCE N 24° 26' 47" E 315.58' TO THE POINT OF BEGINNING,

CONTAINING 1.460 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A R.O.W. FOR GARDEN PRAIRIE ROAD AS SHOWN ON THE ATTACHED PLAT AND A 20' WIDE EASEMENT FOR INGRESS-EGRESS, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

EASEMENT FOR INGRESS-EGRESS

A 20' WIDE EASEMENT FOR INGRESS-EGRESS THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE N 1/4 CORNER OF SECTION 34, T 4 N, R 5 W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN; THENCE S 30° 16' 10" E 5355.94' TO A POINT IN THE CENTER LINE OF GARDEN PRAIRIE ROAD; THENCE S 53° 41' 52" E 79.85' ALONG SAID CENTER LINE; THENCE S 58° 32' 47" E 103.89' ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;

THENCE S 27° 58' 52" W 144.84';

THENCE S 33° 21' 29" W 75.23';

THENCE S 61° 03' 08" W 22.57';

THENCE S 85° 44' 50" W 34.69';

THENCE N 87° 35' 15" W 115.00' TO THE TERMINUS POINT.

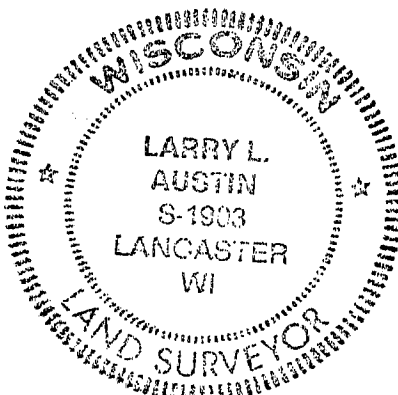
SURVEYOR'S CERTIFICATE: I LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SURVEY, PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SAID SURVEY BEING PERFORMED UNDER THE DIRECTION OF DOUG LEDBURY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

Larry L. Austin
LARRY L. AUSTIN RLS 1903
RT. 2

LANCASTER, WI. 53813
PHONE (608) 723-6363

BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY, BEARING ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 34 WHICH IS ASSUMED TO BEAR WEST.

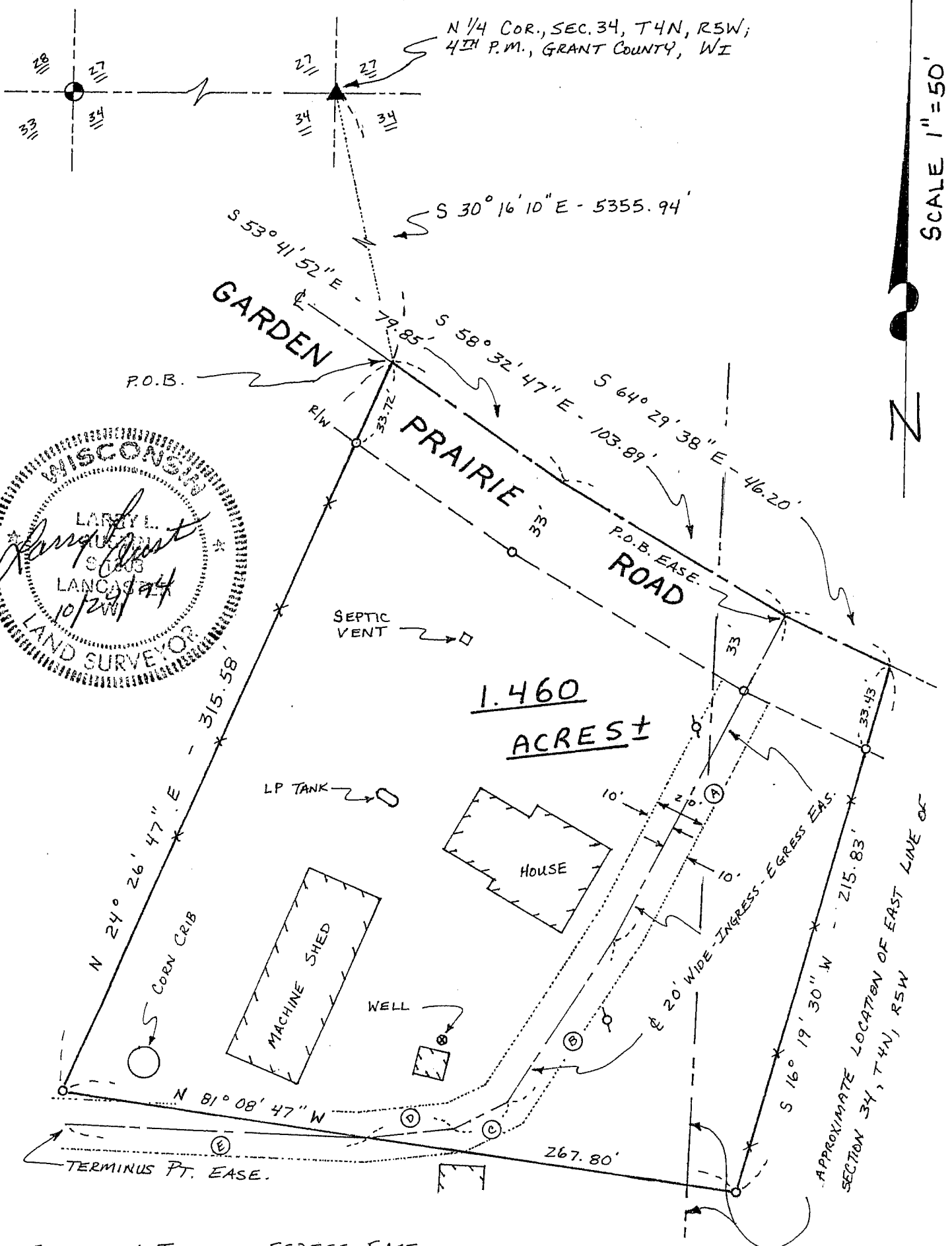
10/24/94
DATE



SURVEY PLAT

SHT 2/2

- LEDBURY
- DD23FB9416PW6



TABULATION INGRESS - EGRESS EASE.

- (A) S 27° 58' 52" W - 144.84'
- (B) S 33° 21' 29" W - 75.23'
- (C) S 61° 03' 08" W - 22.57'
- (D) S 85° 44' 50" W - 34.69'
- (E) N 87° 35' 15" W - 115.00'

LEGEND

- ⊕ ALUMINUM MONUMENT SET
- ▲ 2" IRON PIPE POST IN CONCRETE
- 1" x 24" IRON PIPE SET
- ⊕ UTILITY POLE