

# SURVEY PLAT

PERFORMED FOR:  
BEN KAUFFMAN

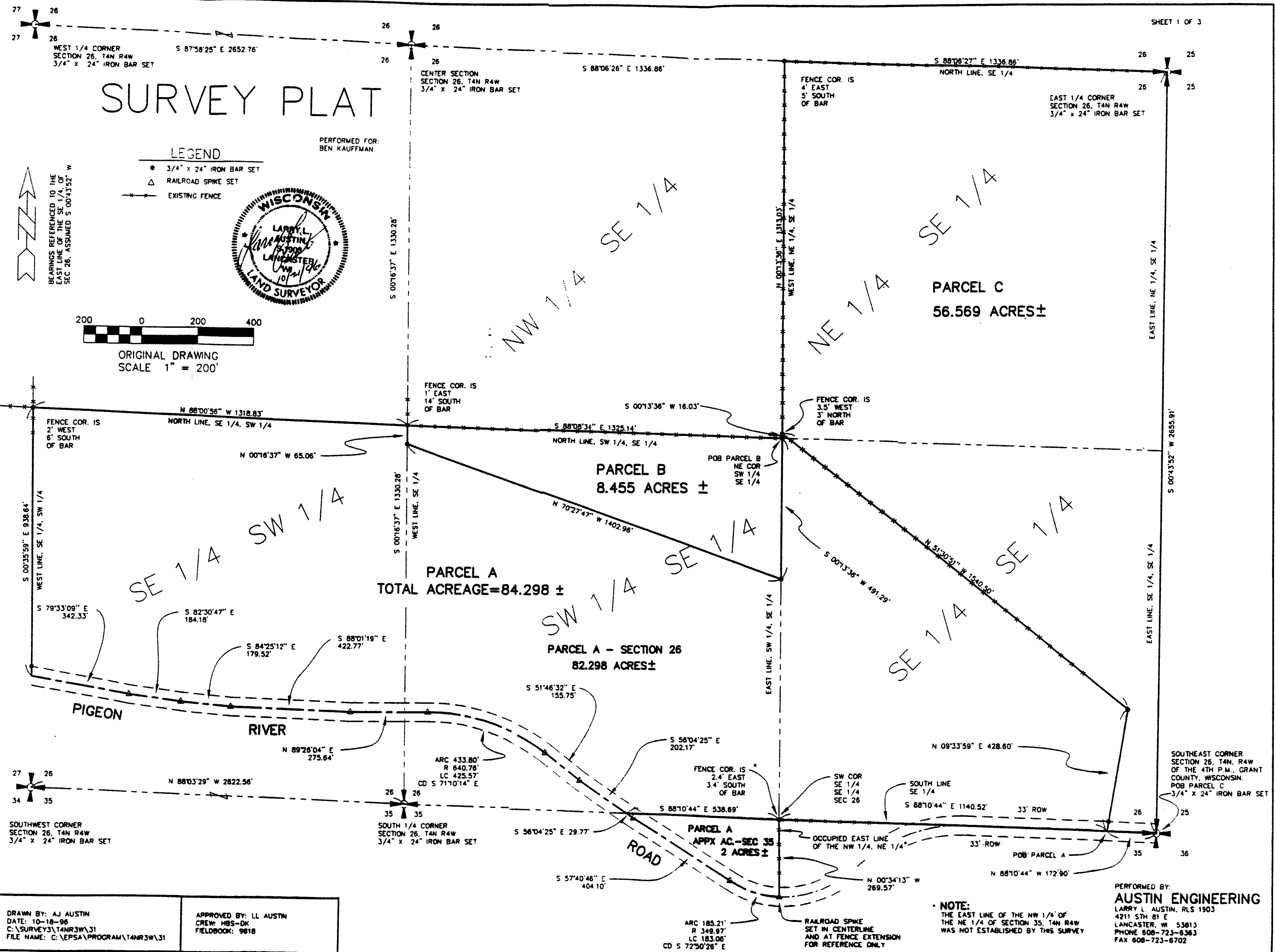
### LEGEND

- 3/4" x 24" IRON BAR SET
- △ RAILROAD SPIKE SET
- +— EXISTING FENCE



ORIGINAL DRAWING  
SCALE 1" = 200'

BEARINGS REFERENCED TO THE  
EAST LINE OF THE SE 1/4, OF  
SEC 26. ASSUMED S 00°13'52" W



DRAWN BY: AJ AUSTIN  
DATE: 10-18-96  
C:\SURVEY3\T4NR3W\31  
FILE NAME: C:\EPSA\PROGRAM\T4NR3W\31

APPROVED BY: LL AUSTIN  
CREW: HBS-DK  
FIELDBOOK: 9618

NOTE:  
THE EAST LINE OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 35, T4N R4W  
WAS NOT ESTABLISHED BY THIS SURVEY

PERFORMED BY:  
**AUSTIN ENGINEERING**  
LARRY L. AUSTIN, RLS 1903  
4211 5TH ST E  
LANCASTER, WI 53813  
PHONE 608-723-6363  
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REC'D JAN 30 1997

106

Sec 26 + 35, T4N, R4W.

# SURVEY PLAT

- BEN KAUFFMAN  
- 4331FB9618MSW

Of 3 parcels of land located in the Southeast 1/4, the Southeast 1/4 of the Southwest 1/4, of Section 26, and the Northeast 1/4 of Section 35, T4N R4W, of the 4th P.M., Grant County, Wisconsin said parcels being described as follows:

## PARCEL A

Commencing at the Southeast corner of Section 26, T4N R4W, of the 4th P.M., Grant County, Wisconsin;

thence N 88deg 10min 44sec W 172.90 ft along the South line of the Southeast 1/4 of said Section 26 to the POINT OF BEGINNING;

thence N 09deg 33min 59sec E 428.60 ft;

thence N 51deg 30min 51sec W 1540.50 ft to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section;

thence S 00deg 13min 36sec W 16.03 ft to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section;

thence S 00deg 13min 36sec W 491.29 ft along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section;

thence N 70deg 27min 47sec W 1402.96 ft to the West line of the Southeast 1/4;

thence N 00deg 16min 37sec W 65.06 ft along said West line;

thence N 88deg 00min 56sec W 1318.83 ft along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 26;

thence S 00deg 35min 59sec E 938.64 ft along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 26 to a point in the centerline of Pigeon River Road;

thence S 79deg 33min 09sec E 342.33 ft along said centerline;

thence S 82deg 30min 47sec E 184.18 ft along said centerline;

thence S 84deg 25min 12sec E 179.52 ft along said centerline;

thence S 88deg 01min 19sec E 422.77 ft along said centerline;

thence N 89deg 26min 04sec E 275.64 ft along said centerline;

thence Southeasterly 433.80 ft along said centerline on the arc of a curve concave Southwesterly having a radius of 640.76 ft and a long chord which bears S 71deg 10min 14sec E 425.57 ft;

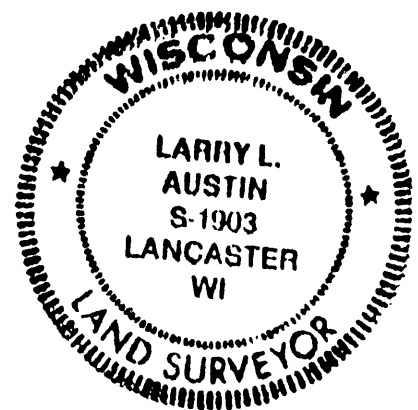
thence S 51deg 46min 32sec E 155.75 ft along said centerline;

thence S 56deg 04min 25sec E 202.17 ft along said centerline to the South line of the Southeast 1/4 of said Section 26;

thence S 88deg 10min 44sec E 538.69 ft along the South line of the Southeast 1/4 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 26;

thence S 88deg 10min 44sec E 1140.52 ft along said South line to the POINT OF BEGINNING, containing 82.298 acres, more or less, and being subject to any and all easements of record, including, but not limited to a R.O.W for Pigeon River Road.

Also that part of the Northwest 1/4 of the Northeast 1/4 of Section 35, T4N R4W of the 4th P.M., Grant County, Wisconsin lying Northeasterly of the centerline of Pigeon River Road containing approximately 2 acres and being subject to any and all easements of record, including, but not limited to a R.O.W. for Pigeon River Road.



# SURVEY PLAT

SHEET 3 OF 3

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## PARCEL B

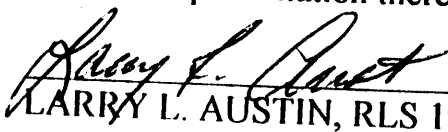
Commencing at the Southeast corner of Section 26, T4N R4W, of the 4th P.M., Grant County, Wisconsin;  
thence N 88deg 10min 44sec W 172.90 ft along the South line of the Southeast 1/4 of said Section 26;  
thence N 09deg 33min 59sec E 428.60 ft;  
thence N 51deg 30min 51sec W 1540.50 ft to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 26;  
thence S 00deg 13min 36sec W 16.03 ft to the Northeast corner of the Southwest 1/4 of the Southeast 1/4, said corner being the POINT OF BEGINNING;  
thence S 00deg 13min 36sec W 491.29 ft along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 26;  
thence N 70deg 27min 47sec W 1402.96 ft to the West line of the Southeast 1/4;  
thence N 00deg 16min 37sec W 65.06 ft along said West line;  
thence S 88deg 08min 34sec E 1325.14 ft along the North line of the Southwest 1/4 of the Southeast 1/4 to the POINT OF BEGINNING, containing 8.455 acres, more or less, and being subject to any and all easements of record.

## PARCEL C

Commencing at the Southeast corner of Section 26, T4N R4W, of the 4th P.M., Grant County, Wisconsin, said corner being the POINT OF BEGINNING;  
thence N 88deg 10min 44sec W 172.90 ft along the South line of the Southeast 1/4 of said Section 26;  
thence N 09deg 33min 59sec E 428.60 ft;  
thence N 51deg 30min 51sec W 1540.50 ft to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section;  
thence N 00deg 13min 36sec E 1313.03 ft along the said West line;  
thence S 88deg 06min 27sec E 1336.86 ft along the North line of the Southeast 1/4, to the East 1/4 corner of said Section;  
thence S 00deg 43min 52sec W 2655.91 ft along the East line of the Southeast 1/4 to the POINT OF BEGINNING, containing 56.569 acres, more or less, and being subject to any and all easements of record, including, but not limited to a R.O.W. for Pigeon River Road.

### SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, do hereby certify that the above description was surveyed, mapped, and monumented by me or under my direct supervision all in accordance with the instructions of Ben Kauffman, and to the best of my knowledge and belief, this plat is an accurate representation thereof.

  
LARRY L. AUSTIN, RLS 1903  
AUSTIN ENGINEERING  
4211 S.T.H. 81 E  
LANCASTER, WI 53813  
PHONE 608-723-6363  
FAX 608-723-6702

10/21/96  
DATE

