

# SURVEY PLAT

PREPARED FOR:  
HAROLD LETSON  
VIRGIL BENDORF

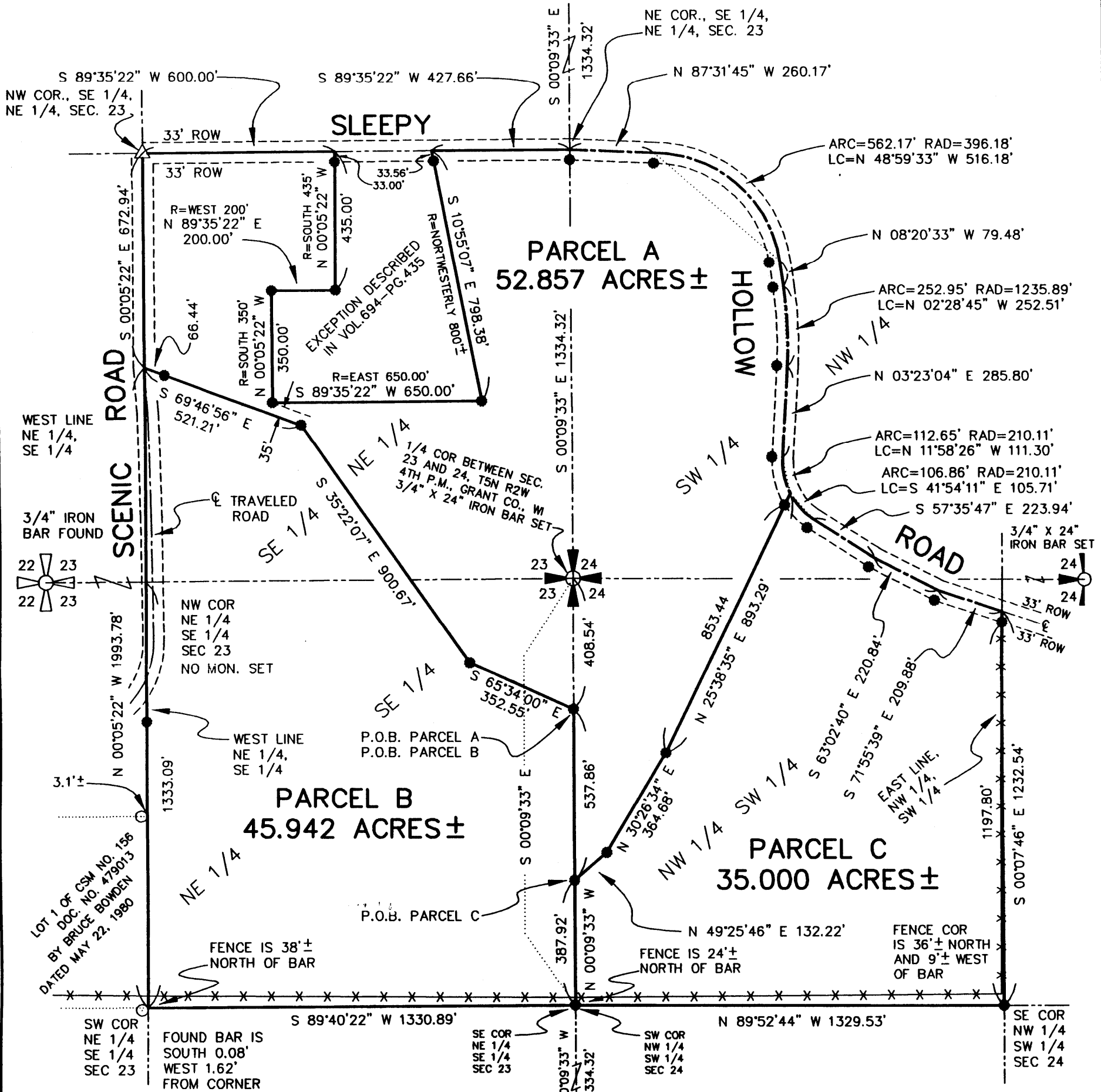
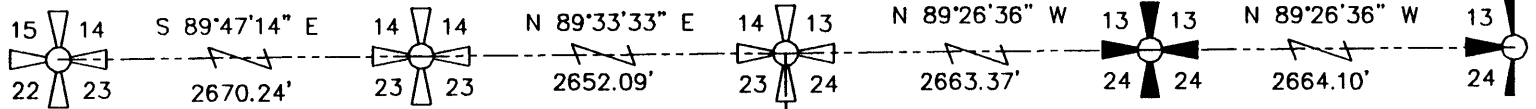
GRANT COUNTY  
ALUM. MON. FOUND

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1 1/2" IRON  
PIPE FOUND

3/4" X 24"  
IRON  
BAR SET

RAIL ROAD  
SPIKE SET



LOT 1 OF CSM NO. 156  
BY BRUCE BOWDEN  
DATED MAY 22, 1980



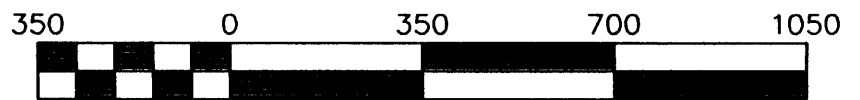
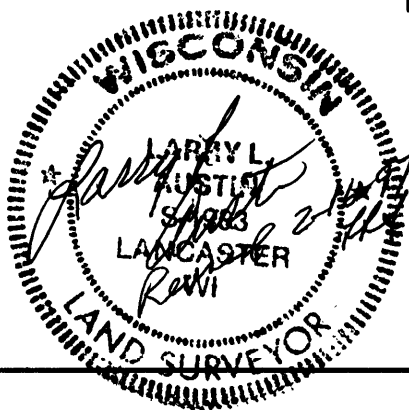
### LEGEND

- 3/4" X 24" IRON BAR SET
- △ RAIL ROAD SPIKE SET
- R= RECORDED AS
- BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 24 WHICH IS ASSUMED TO BEAR S 00°09'33" E.

### NOTE:

THE FENCES AS SHOWN ON THIS PLAT ARE FOR REFERENCE ONLY AND THERE IS NO WARRANTY AS TO THE FENCE LOCATION.

DRAWN BY: AJ AUSTIN  
APPROVED BY: LL AUSTIN  
CREW: BS - DK  
FIELDBOOK: 96-21  
C:\SURVEY3\T5NR2W\26GCC  
C:\EPSA\PROGRAM\T5NR2W\26HL



Scale 1" = 350'

PREPARED BY:  
**AUSTIN ENGINEERING**  
LARRY L. AUSTIN, RLS 1903  
4211 STH 81 E  
LANCASTER, WI 53813  
PHONE 608-723-6363  
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## SURVEY PLAT

-HAROLD LETSON  
-VIRGIL BENDORF

Of 3 parcels of land located in the East 1/2 of Section 23 and the West 1/2 of Section 24, T5N R2W of the 4th P.M., Grant County, Wisconsin, said parcels being more particularly described as follows:

## PARCEL A - 52.857 ACRE

Commencing at the 1/4 corner between Sections 23 and 24, T5N R2W, of the 4th P.M., Grant County, Wisconsin;

THENCE S 00deg 09min 33sec E 408.54 ft along the Section line between said Sections to the point of beginning;

THENCE S 00deg 09min 33sec E 537.86 ft along said Section line;

THENCE N 49deg 25min 46sec E 132.22 ft to a 3/4" iron bar;

THENCE N 30deg 26min 34sec E 364.68 ft to a 3/4" iron bar;

THENCE N 25deg 38min 35sec E 893.29 ft to a point in the center line Sleepy Hollow Road;

THENCE Northwesterly 112.65 ft on the arc of a curve concave Easterly, having a radius of 210.11 ft and a long chord which bears N 11deg 58min 26sec W 111.30 ft to a point in the center line of said road;

THENCE N 03deg 23min 04sec E 285.80 ft to a point in said center line;

THENCE Northwesterly 252.95 ft on the arc of a curve concave Westerly, having a radius of 1235.89 ft and a long chord which bears

N 02deg 28min 45sec W 252.51 ft to a point in the center line of said road;

THENCE N 08deg 20min 33sec W 79.48 ft to a point in said center line;

THENCE Northwesterly 562.17 ft on the arc of a curve concave Southwesterly having a radius of 396.18 ft and a long chord which bears N 48deg 59min 33sec W 516.18 ft to a point in said center line;

THENCE N 87deg 31min 45sec W 260.17 ft along said center line to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 23;

THENCE S 89deg 35min 22sec W 427.66 ft along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 23 to the Northeast corner of an exception as described in Volume 694, Page 435, Grant County Registry, Lancaster, Wisconsin;

THENCE S 10deg 55min 07sec E 798.38 ft along a line of said exception;

THENCE S 89deg 35min 22sec W 650.00 ft along a line of said exception;

THENCE N 00deg 05min 22sec W 350.00 ft along a line of said exception;

THENCE N 89deg 35min 22sec E 200.00 ft along a line of said exception;

THENCE N 00deg 05min 22sec W 435.00 ft along a line of said exception to the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 23;

THENCE S 89deg 35min 22sec W 600.00 ft to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 23;

THENCE S 00deg 05min 22sec E 672.94 ft along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 23;

THENCE S 69deg 46min 56sec E 521.21 ft to a 3/4" iron bar;

THENCE S 35deg 22min 07sec E 900.67 ft to a 3/4" iron bar;

THENCE S 65deg 34min 00sec E 352.55 ft to the point of beginning, containing 52.857 acres, more or less, and being subject to any and all easements of record, including, but not limited to a ROW for Sleepy Hollow Road and Scenic Road.

## PARCEL B - 45.942 ACRE

Commencing at the 1/4 corner between Sections 23 and 24, T5N R2W, of the 4th P.M., Grant County, Wisconsin;  
 THENCE S 00deg 09min 33sec E 408.54 ft along the Section line between said Sections to the point of beginning;  
 THENCE S 00deg 09min 33sec E 537.86 ft along said Section line;  
 THENCE S 00deg 09min 33sec E 387.92 ft along said Section line to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 23;  
 THENCE S 89deg 40min 22sec W 1330.89 ft to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 23;  
 THENCE N 00deg 05min 22sec W 1993.78 ft along the West line of the Northeast 1/4 of the Southeast 1/4 and the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 23 ;  
 THENCE S 69deg 46min 56sec E 521.21 ft to a 3/4" iron bar;  
 THENCE S 35deg 22min 07sec E 900.67 ft to a 3/4" iron bar;  
 THENCE S 65deg 34min 00sec E 352.55 ft to the point of beginning, containing 45.942 acres, more or less, and being subject to any and all easements of record, including, but not limited to a ROW for Scenic Road.

## PARCEL C - 35.000 ACRE

Commencing at the 1/4 corner between Sections 23 and 24, T5N R2W, of the 4th P.M., Grant County, Wisconsin;  
 THENCE S 00deg 09min 33sec E 408.54 ft along the Section line between said Sections;  
 THENCE S 00deg 09min 33sec E 537.86 ft along said Section line to the point of beginning;  
 THENCE N 49deg 25min 46sec E 132.22 ft to a 3/4" iron bar;  
 THENCE N 30deg 26min 34sec E 364.68 ft to a 3/4" iron bar;  
 THENCE N 25deg 38min 35sec E 893.29 ft to a point in the center line of Sleepy Hollow Road;  
 THENCE Southeasterly 106.86 ft on the arc of a curve concave Northeasterly having a radius of 210.11 ft and a long chord which bears S 41deg 54min 11sec E 105.71 ft to a point in the center line of said Road;  
 THENCE S 57deg 35min 47sec E 223.94 ft to a point in said center line;  
 THENCE S 63deg 02min 40sec E 220.84 ft to a point in said center line;  
 THENCE S 71deg 55min 39sec E 209.88 ft to a point in said center line on the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 24;  
 THENCE S 00deg 07min 46sec E 1232.54 ft to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 24;  
 THENCE N 89deg 52min 44sec W 1329.53 ft to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 24;  
 THENCE N 00deg 09min 33sec W 387.92 ft along the Section line between said Sections 23 and 24 to the point of beginning, containing 35.000 acres, more or less, and being subject to any and all easements of record, including, but not limited to a ROW for Sleepy Hollow 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 Virgil Bendorf, 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

12/26/96  
 DATE

