

PLAT OF SURVEY

WEST 1/4 CORNER SECTION 4, T3N R1W

NORTH 1/4 CORNER SECTION 4, T3N R1W

EAST 1/4 CORNER SECTION 4, T3N R1W

5 4

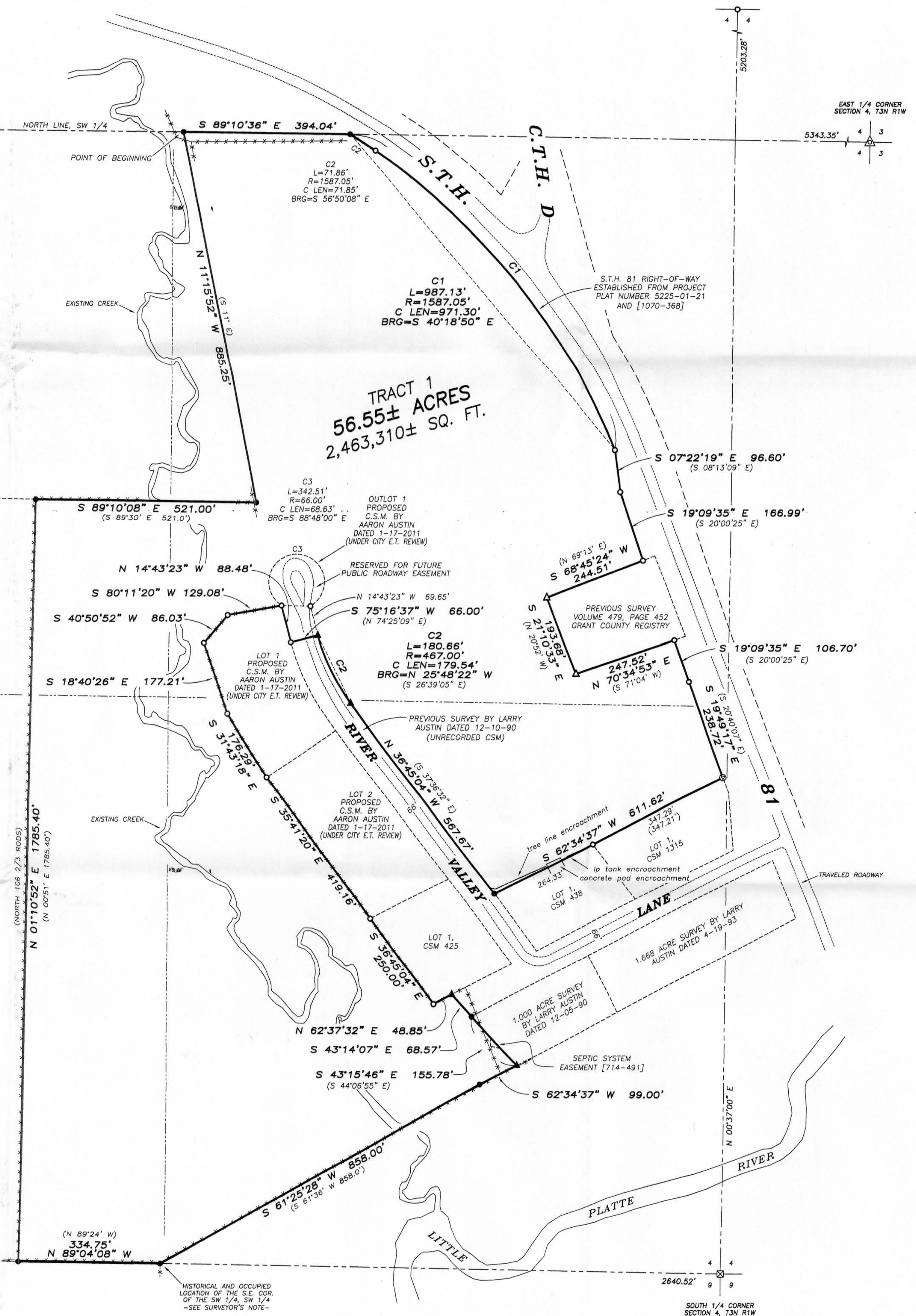
4 4

4 3

LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 6 x 18" rebar set with cap - wt=1.50 #/l.f.
- ⊙ 60d Spike found against t-ped
- △ 1" diameter iron pipe found
- ▲ 1 1/2" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- ⊠ Stone monument found
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- Approximate location of fence

Fences shown on this survey were measured at random locations. The fence may meander between the fence corners and is shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence was intended to mark the boundary or if it is a fence of convenience. This survey was prepared with the intent of following the lines shown and described hereon.



TRACT 1 DESCRIPTION:
A tract of land being located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Four (4), Township Three (3) North, Range One (1) West of the 4th p.m., Town of Platteville, Grant County, Wisconsin, containing 56.55 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Four (4);
 thence South 89° 10' 36" East 1354.87 feet along the North line of the Southwest Quarter (SW 1/4) of said Section Four (4) to a No. 6 rebar marking the point of beginning;
 thence South 89° 10' 36" East 394.04 feet along said North line to a No. 6 rebar on the Southwesterly right of way of State Highway #81;
 thence 987.13 feet on the arc of a curve to the right having a radius of 1587.05 feet and a long chord bearing South 40° 18' 50" East 971.30 feet along said right of way to a No. 6 rebar;
 thence South 07° 22' 19" East 96.60 feet along said right of way to a No. 6 rebar;
 thence South 19° 09' 35" East 166.99 feet along said right of way to a No. 6 rebar on the North line of that property as described in Volume 479, Page 452, Grant County Registry;
 thence South 68° 45' 24" West 244.51 feet along a line of said property to a 1" iron pipe;
 thence South 21° 10' 33" West 61.62 feet along the North line of Lot 1 of said Certified Survey Map No. 1315 and along the North line of Lot 1 of Certified Survey Map No. 438 to a No. 6 rebar marking the Northwest corner of Lot 1, Certified Survey Map No. 438;
 thence North 70° 34' 53" East 247.52 feet along a line of said property to a No. 6 rebar on the Westerly right of way of State Highway #81;
 thence South 19° 09' 35" East 106.70 feet along said right of way to a No. 6 rebar;
 thence South 19° 49' 17" East 238.72 feet along said right of way to a No. 6 rebar;
 thence South 62° 34' 37" West 61.62 feet along the North line of Lot 1 of said Certified Survey Map No. 1315 and along the North line of Lot 1 of Certified Survey Map No. 438 to a No. 6 rebar marking the Northwest corner of Lot 1, Certified Survey Map No. 438;
 thence North 36° 45' 04" West 567.67 feet along a previous survey by Larry Austin dated 12-10-1990 (unrecorded CSM) to a 2" iron pipe;
 thence 180.66 feet on the arc of a curve to the right having a radius of 467.00 feet and a long chord bearing North 25° 48' 22" West 179.34 feet along a line of said survey to a 2" iron pipe;
 thence South 75° 16' 37" West 66.00 feet along a line of said survey to a No. 6 rebar;
 thence North 14° 43' 23" West 88.48 feet to a No. 6 rebar;
 thence South 80° 11' 20" West 129.08 feet to a No. 6 rebar;
 thence South 40° 50' 52" West 86.03 feet to a No. 6 rebar;
 thence South 18° 40' 26" East 177.21 feet to a No. 6 rebar;
 thence South 31° 43' 18" East 176.29 feet to a No. 6 rebar;
 thence South 35° 41' 20" East 419.16 feet to a No. 6 rebar marking a corner of Lot 1, Certified Survey Map No. 425;
 thence South 36° 45' 04" East 250.00 feet along a line of said Lot 1 to a No. 6 rebar;
 thence North 62° 37' 32" East 48.85 feet along a line of said Lot 1 to a 2" iron pipe;
 thence South 43° 14' 07" East 68.57 feet along a line of a previous survey by Larry Austin dated 12-10-1990 (unrecorded CSM) to a 2" iron pipe marking a corner of a 1.000 acre survey by Larry Austin dated 12-05-1990;
 thence South 43° 15' 46" East 155.78 feet along a line of said survey to a 2" iron pipe;
 thence South 62° 34' 37" West 99.00 feet to a No. 6 rebar;
 thence South 61° 25' 28" West 858.00 feet to a No. 6 rebar on the South line of said Section Four (4);
 thence North 89° 04' 08" West 334.75 feet along said South line to a No. 6 rebar;
 thence North 01° 10' 52" East 1785.40 feet to a No. 6 rebar;
 thence South 89° 10' 08" East 521.00 feet to a No. 6 rebar;
 thence North 11° 15' 52" West 885.25 feet to the point of beginning, being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.
 That conformance with local ordinances are not guaranteed with this survey.
 That this survey was prepared under the instructions of ALETHA MASBRUCH.
 That to the best of my knowledge and belief, this plat is an accurate representation thereof.
 That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.
 The certification contained on this document shall not apply to any copies.

Dated this 21st day of April, 2011.
 Revised this 11th day of May, 2011. (map only encroachments & monumentation)

Aaron J. Austin
 Aaron J. Austin, S-2922

SURVEYOR'S NOTES:
 -By utilizing the Historical and occupied location of the Southeast corner of the SW 1/4 of the SW 1/4, the description appears to fit the occupied location of the fences reasonably close. It is my opinion that the intended location of this property was to follow the fence lines, therefore the lines were surveyed as shown on this survey.
 -A previous survey by Matthew Janiak dated 3-30-1990 was completed in this Section. Janiak measured and established the boundary of Section 4 along with the Center of Section. No Tie Sheet was found for the West 1/4 corner of Section 4, therefore the Janiak location of this corner was not accepted. I accepted the location as established by Larry Austin and shown on a tie sheet dated May 16, 2002. Since I believe Janiak was in error on the location of the W 1/4 corner, I did not accept the monument for the Center of Section 4 as established by said survey.
 -Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat.
 -No distance should be assumed by scaling.
 -No improvements have been located unless shown and noted.
 -No representation as to ownership, use or possession should be hereon implied.
 -Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines.
 -No abstract, nor title commitment, nor results of title searches were furnished to the surveyor.

ACREAGE TABLE

NW 1/4 OF SW 1/4	3.40 ACRES±
SW 1/4 OF SW 1/4	10.16 ACRES±
NE 1/4 OF SW 1/4	24.54 ACRES±
SE 1/4 OF SW 1/4	18.45 ACRES±

977.07' (EAST 60 RODS)
 334.75'
 N 89°04'08" W

(N 89°24' W)
 334.75'
 N 89°04'08" W

HISTORICAL AND OCCUPIED LOCATION OF THE S.E. COR. OF THE SW 1/4, SW 1/4 - SEE SURVEYOR'S NOTE -

PLAT OF SURVEY
 PREPARED FOR: ALETHA MASBRUCH
 LOCATED IN SECTION 4, T3N R1W OF THE 4TH P.M.,
 TOWN OF PLATTEVILLE, GRANT COUNTY, WI

Austin Engineering LLC
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JOB NO: 11a030-MASBRUCH
 FIELDBOOK: TDSR 1002
 C:\YANQW\DAQNON
 H:\PLAT\T3N1W\04\11a030-MASBRUCH

DRAWN BY: SW AUSTIN
 APPROVED: AJ AUSTIN
 CREW: BS-SA-SB-BD
 SHEET 1 OF 1