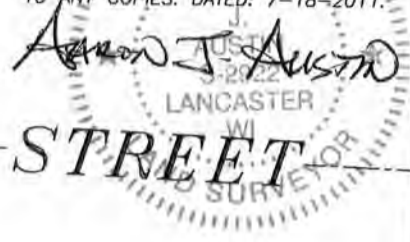


# PLAT OF SURVEY

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: 7-18-2011.



PINE STREET

BRADFORD STREET

BLOCK 40 ASSESSMENT PLAT

7  
VOLUME 604, PAGE 867,  
DOCUMENT NO. 502642  
GRANT COUNTY REGISTRY

6  
VOLUME 976, PAGE 161,  
DOCUMENT NO. 655110  
GRANT COUNTY REGISTRY

PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 5-17-2004  
JOB NO. 03s322

8  
VOLUME 975, PAGE 497,  
DOCUMENT NO. 654953  
GRANT COUNTY REGISTRY  
**0.17± ACRES**  
**7,428± SQ.FT.**

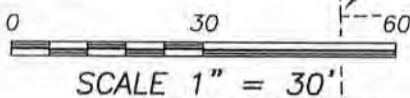
9  
VOLUME 681, PAGE 580,  
DOCUMENT NO. 544773  
GRANT COUNTY REGISTRY

CITY OF PLATTEVILLE

NORTHWEST CORNER  
LOT 11, HENRY'S ADDITION

HENRY'S ADDITION

WEST 1/4 CORNER  
SECTION 15, T3N R1W



The West line of the NW 1/4 of Section 15 is assumed to bear N 01°59'04" W.

AUG 04 2011



Prepared for: NICK JOHANSEN

4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 11s152  
G:\PVILLE\HOMESTD  
H:\PLAT\PVILLE\AP\BLOCK-40\11s152-JOHANSEN

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: BS-SB

SHEET 1 OF 2

# PLAT OF SURVEY

## DESCRIPTION OF SURVEY:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section of Section 15, Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, containing 0.17 acre, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 15;  
thence North 01° 59' 04" West 65.24 feet along the West line of said Section;  
thence North 88° 00' 56" East 656.26 feet to the Southwest corner of that property as described in Volume 975, Page 497, recorded as Document No. 654953, Grant County Registry, said corner being the point of beginning;  
thence South 89° 57' 27" East 112.61 feet along the South line of said property to the Southeast corner thereof;  
thence North 01° 37' 23" West 61.61 feet along a line of said property;  
thence North 85° 41' 27" West 25.33 feet along a line of said property;  
thence North 01° 34' 34" West 3.50 feet along a line of said property;  
thence South 89° 42' 13" West 88.02 feet along a line of said property;  
thence South 02° 09' 29" East 66.50 feet along a line of said property to the point of beginning.

The above described land corresponds in general location to Lot Eight (8), Block Forty (40) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin.

## 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.

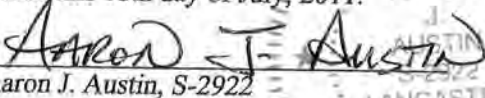
That this survey was prepared under the instructions of Nick Johansen.

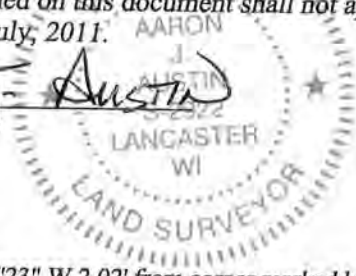
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 18th day of July, 2011.

  
Aaron J. Austin, S-2922



## SURVEYOR'S NOTES:

### NOTE #1

1" Iron pipe found N 01°37'23" W 2.02' from corner marked by No. 6 rebar found.

### NOTE #2

2" Iron pipe found S 69°28'10" W 1.31' from corner marked by No. 6 rebar found.

### NOTE #3

2" Iron pipe found S 66°21'51" E 3.57' from corner marked by Existing 1" Steel Axle.

### OTHER NOTES:

Description provided was a Warranty Deed recorded in Volume 975, Page 497 as Document No. 654953, Grant County Registry. 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.

## LEGEND

- No. 6 rebar found
- 1" Steel "Axle" shaft found
- △ 1" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- × Chisel " X " found
- ⊙ P.K. Nail found
- ⊙ Harrow Tooth found
- ⊙ Railroad Spike found
- + No monument set
- No. 6 x 18" rebar set with cap
- ⊠ Wire flag set
- ( ) Recorded as



Austin  
Engineering LLC  
austinengineeringllc.com

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FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
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SHEET 2 OF 2