



# PLAT OF SURVEY

## DESCRIPTION OF SURVEY:

Lots One (1) and Two (2) in Block One (1) of Ledbetter's Addition to the Village of Montfort, Grant County, Wisconsin, according to the recorded plat thereof, less twenty-four (24) feet off the West side of Lot 2, containing 0.22 acres, more or less, and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1, said corner being the point of beginning; thence South 00° 05' 27" East 100.76 feet to the Southeast corner of said Lot 1; thence North 89° 38' 30" West 96.92 feet to the Southwest corner of that property as described in Volume 602, Page 234 recorded as Document No. 501179, Grant County Registry; thence North 00° 05' 27" West 100.76 feet along the West line of said property described in Volume 602, Page 234 to the Northwest corner thereof; thence South 89° 38' 30" East 96.92 feet along the North line of said property described in Volume 602, Page 234 to the point of beginning.  
Tract 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.

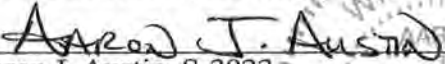
That this survey was prepared under the instructions of Pete Hoffman.

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 16th day of August, 2011.

  
Aaron J. Austin, S-2922

WISCONSIN  
AARON J. AUSTIN  
S-2922  
LANCASTER

## SURVEYOR'S NOTES:

Description provided is recorded in Volume 602, Page 234 as Document No. 501179, 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 the surveyor.



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Prepared for: PETE HOFFMAN

JOB NO: 11s179  
G:\MONTFORT\MONTFORT  
H:\PLAT\LEDBETTER\11s179-HOFFMAN

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

SHEET 2 OF 2