

TRACT 1 DESCRIPTION:

Lots 8 and 9 in Block 10 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof, containing 0.35 acre, more or less, and being more particularly described as follows:
 Commencing at the Northwest corner of said Lot 8;
 thence North 89° 42' 57" East 140.00 feet along the North line of said Lots 8 and 9 to the Northeast corner of Lot 9;
 thence South 00° 53' 19" East 145.00 feet along the East line of said Lot 9 to the Southeast corner thereof;
 thence South 89° 42' 57" West 54.52 feet along the South line of said Lots 9 and 8 to the Easterly Railroad right of way;
 thence North 36° 12' 18" West 147.86 feet along said right of way;
 thence North 00° 53' 19" West 25.25 feet along the West line of said Lot 8 to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Lots 12, 13, 14, 15, 16 and 17 excepting the East 71 feet of Lots 12, 13, 14 and the East 71 feet of the North 14 feet of Lot 15 of Block 10 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof containing 0.55 acre, more or less, and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 12;
 thence North 89° 42' 57" East 69.00 feet to the West line of the East 71 feet of said Lot 12;
 thence South 00° 53' 19" East 134.00 feet along the West line of the East 71 feet of said Lots 12, 13, 14 and part of Lot 15;
 thence North 89° 42' 57" East 71.00 feet along the South line of the North 14 feet of said Lot 15;
 thence South 00° 53' 19" East 106.00 feet along the East line of said Lots 15, 16 and 17;
 thence South 89° 42' 57" West 140.00 feet along the South line of said Lot 17;
 thence North 00° 53' 19" West 240.00 feet along the West line of said Lots 17, 16, 15, 14, 13 and 12 to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

TRACT 3 DESCRIPTION:

Lots 1, 2, 3, 4 and 5 in Block 11 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof, containing 0.48 acre, more or less, and being more particularly described as follows:
 Commencing at the Northeast corner of said Lot 1;
 thence South 00° 59' 15" East 241.25 feet along the East line of said Lots 1, 2, 3, 4 and 5;
 thence North 36° 12' 18" West 297.88 feet along the Easterly Railroad right of way to the Northwest corner of said Lot 1;
 thence North 89° 42' 57" East 171.79 feet along the North line of said Lot 1 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 descriptions were 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 Attorney John McNamara.
 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 24th day of October, 2011.

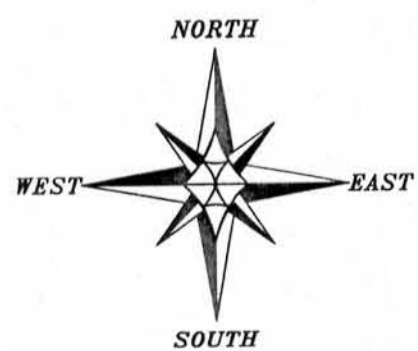
Aaron J. Austin
 Aaron J. Austin, S-2922, LANCASTER, WI
 LAND SURVEYOR

SURVEYOR'S NOTES:

Elm Street as shown on the Original Plat of the Village of Bagley shows a platted distance of 50 feet wide. After retracing Block 10 and Block 11, it appears this may have been a scrivener's error. The measured distance between Block 10 and Block 11 is 60 feet. It should also be noted that the recorded dimension along the Railroad right of way at Elm Street and Oak Street is the same distance (105 feet). This was also taken in consideration as evidence that Elm Street was intended to be 60 feet wide. 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.

LEGEND

- No. 6 x 18" rebar set with cap
- No. 6 rebar found
- ⊙ 1/4" drill hole found
- () Recorded as



The East line of Block 10 of the Original Plat of the Village of Bagley which is assumed to bear S 00°53'19" E.

0 40 80
 SCALE 1" = 40'

PLAT OF SURVEY

PREPARED FOR: JOHN McNAMARA
 LOCATED IN BLOCK 10 & 11, ORIGINAL PLAT,
 VILLAGE OF BAGLEY, GRANT COUNTY, WISCONSIN



Austin
 Engineering LLC
 austinengineeringllc.com

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

JOB NO: 11s211
 FIELDBOOK: 2910
 C:\T5NR6W\17MG
 H:\PLAT\BAGLEY\OP\11s211-WALZ

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