



TRACT 1A DESCRIPTION:
 Part of Elm Street located between Block 10 and Block 11 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof, containing 0.04 acre, more or less, and being more particularly described as follows:
 Commencing at the Southwest corner of Lot 8 of said Block 10, said corner being the point of beginning;
 thence North 89° 42' 57" East 54.52 feet along the South line of said Lot 8 and Lot 9 to the Southeast corner of said Lot 9;
 thence continuing North 89° 42' 57" East 10.00 feet to a point in the centerline of the platted alley running North-South through said Block 10;
 thence South 00° 53' 19" East 30.00 feet to a point in the platted centerline of Elm Street;
 thence South 89° 42' 57" West 43.10 feet along the platted centerline of Elm Street to the Easterly right of way of Burlington Northern and Sante-Fe Railroad;
 thence North 36° 12' 18" West 37.04 feet along said right of way to the point of beginning.

TRACT 2A DESCRIPTION:
 Part of Elm Street located between Block 10 and Block 11 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof, containing 0.10 acre, more or less, and being more particularly described as follows:
 Commencing at the Southeast corner of Lot 17 of said Block 10, said corner being the point of beginning;
 thence South 89° 42' 57" West 140.00 feet along the South line of said Lot 17 to the Southwest corner thereof;
 thence continuing South 89° 42' 57" West 10.00 feet to a point in the centerline of the platted alley running North-South through said Block 10;
 thence South 00° 53' 19" East 30.00 feet to a point in the platted centerline of Elm Street;
 thence North 89° 42' 57" East 150.05 feet along the platted centerline of Elm Street;
 thence North 00° 59' 15" West 30.00 feet to the point of beginning.

TRACT 3A DESCRIPTION:
 Part of Elm Street located between Block 10 and Block 11 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof, containing 0.13 acre, more or less, and being more particularly described as follows:
 Commencing at the Northeast corner of said Lot 1 of said Block 11, said corner being the point of beginning;
 thence South 89° 42' 57" West 171.79 feet along the North line of said Lot 1 to the Northwest corner thereof;
 thence North 36° 12' 18" West 37.04 feet along the Easterly right of way of Burlington Northern and Sante-Fe Railroad to a point in the platted centerline of Elm Street;
 thence North 89° 42' 57" East 193.15 feet along the platted centerline of Elm Street;
 thence South 00° 59' 15" East 30.00 feet to the point of beginning.

ACCESS EASEMENT DESCRIPTION:
 A Thirty-three foot (33') wide access easement for ingress-egress being located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 17, Township Five (5) North, Range Six (6) West of the 4th P.M., Village of Bagley, Grant County, Wisconsin, said easement being located 16 1/2 feet on each side of the following described centerline:
 Commencing at the Northwest corner of Lot 8 of Block 10 of the Original Plat of the Village of Bagley, Grant County, Wisconsin, according to the recorded map or plat thereof;
 thence North 64° 51' 21" West 30.45 feet to the Easterly right of way of Burlington Northern and Sante-Fe Railroad and the point of beginning;
 thence South 46° 55' 28" West 85.06 feet;
 thence South 23° 33' 06" West 150.00 feet to the terminus point. Meaning and intending to provide Thirty-three feet (33') of access from the end of platted Bagley Avenue to that property as described in Volume 272, Page 455 recorded as Document No. 188094, Grant County Registry.

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 20th day of February, 2012.

Aaron J. Austin, S-2922

SURVEYOR'S NOTES:
 The Railroad Right of Way for the Westerly side of the Tracks was established based upon existing physical evidence, recorded deeds in this vicinity and Railroad Right of Way Station Map, Bagley, V-WIS-1, S-12, also labeled as BNSF Railway Station Map Line Segment 0003. Additional research and surveying would be required to establish property lines located West of the Railroad Tracks. All lines shown West of the Tracks are approximate based on evidence obtained at the time of this survey. No representation as to ownership, use or possession should be hereon implied. 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. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines.

- LEGEND**
- No. 6 x 18" rebar set with cap
 - No. 6 rebar found
 - ◊ Existing concrete post
 - () Recorded as



AREA TABLE	
TRACT 1A:	0.04± ACRES 1,614± SQ.FT.
TRACT 2A:	0.10± ACRES 4,500± SQ.FT.
TRACT 3A:	0.13± ACRES 5,474± SQ.FT.

PLAT OF SURVEY

PREPARED FOR: JOHN McNAMARA
 LOCATED IN VILLAGE OF BAGLEY,
 GRANT COUNTY, WISCONSIN

<p>Austin Engineering LLC austinengineeringllc.com</p>	4211 HWY 81 E LANCASTER, WI 53813 PHONE 608-723-6363 FAX 608-723-6702
JOB NO: 11s211 FIELDBOOK: 2910 G:\15NRW\17MG H:\PLAT\BAGLEY\OP\11s211-WALZ	DRAWN BY: AJ AUSTIN APPROVED: AJ AUSTIN CREW: BS-SB

SHEET 1 OF 1