

PLAT OF SURVEY

(N 89°23'10" W)
N 89°12'35" W 352.95'

LEGEND

- △ 1" diameter iron pipe found
- No. 6 x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- - - Subdivision of Section 35 line

MAP OF THE

PREVIOUS SURVEY
BY KENNETH KERST
DATED 3-28-1978

TRACT 2
3.17± ACRE
138,302± SQ.FT.



Aaron J. Austin
REV. 3-21-14
REV. 7-18-14

SUBDIVISION SECTION 35

(S 00°10'45" E)
S 00°00'10" E 458.29'

N 13°28'50" E 135.86'
(N 13°18'16" E)

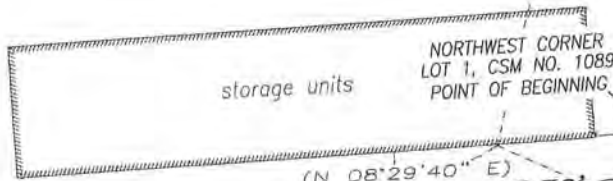
(LOT 37)

N 03°06'06" E 253.34'
(S 02°55'32" W) (253.27')

(LOT 45)

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 2-21-2008
JOB NO. 07s264
BOOK 22, PAGE 73

(S 81°54'38" E)
S 81°43'48" E 9.28'



(N 08°29'40" E)
N 08°00'49" E 23.76'

(N 81°08' E)
(N 80°56'01" E)
N 81°06'36" E 298.61'
(76')

asphalt
EASEMENT PLATTED
ON C.S.M. NO. 1089



NORTH



PARCEL 1
PREVIOUS SURVEY
BY H.D. RALPH
DATED 9-28-1950

PARCEL 2
PREVIOUS SURVEY
BY H.D. RALPH
DATED 9-28-1950

PARCEL 3
PREVIOUS SURVEY
BY H.D. RALPH
DATED 9-28-1950

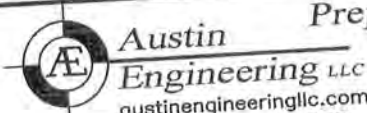
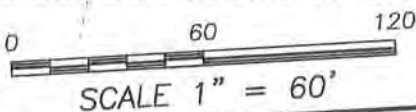
(LOT 44)

HWY #61 & #35

(LOT 48)

SOUTH

The West line of Lot 1 of C.S.M. No. 1089 is assumed to bear N 08°00'49" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



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

Prepared for: GERALD LEIBFRIED

JOB NO: 14s028
G:\14s021
H:\PLAT\TENNYSON\14s028-LEIBFRIED

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN

SHEET 1 OF 2

JUL 18 2014

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in Lots Thirty-eight (38), Forty-four (44) and Forty-five (45) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Village of Tennyson, Grant County, Wisconsin, containing 3.17 acres, more or less, and being described as follows:

Commencing at the Northwest corner of Lot 1 of Certified Survey Map No. 1089 recorded in Volume 9 of Certified Survey Maps on Page 88 as Document No. 668057, Grant County Registry, said corner being the point of beginning;
thence South 81° 43' 48" East 9.28 feet along the North line of said Lot 1;
thence North 03° 06' 06" East 253.34 feet along a line of that property as described in Volume 1310, Page 145 recorded as Document No. 743106, Grant County Registry;
thence North 13° 28' 50" East 135.86 feet along a line of said property;
thence North 89° 12' 35" West 352.95 feet along a line of said property;
thence South 00° 00' 10" East 458.29 feet along a line of said property;
thence North 81° 06' 36" East 298.61 feet along a line of said property to the West line of said Lot 1;
thence North 08° 00' 49" East 23.76 feet along the West 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 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 Steve Malone.

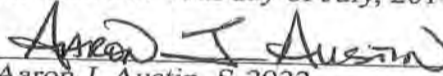
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 March, 2014.

Revised this 18th day of July, 2014. (MAP AND DESCRIPTION) ~~AAA~~



Aaron J. Austin, S-2922

SURVEYOR'S NOTES:

This survey was prepared with the intent of following the lines shown and described hereon. 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.



Austin
Engineering LLC
austinengineeringllc.com

Prepared for: GERALD LEIBFRIED

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

JOB NO: 14s028
G:\14s021
H:\PLAT\TENNYSON\14s028-LEIBFRIED

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN

SHEET 2 OF 2

PLAT OF SURVEY

(N 89°23'10" W)
N 89°12'35" W 352.95'

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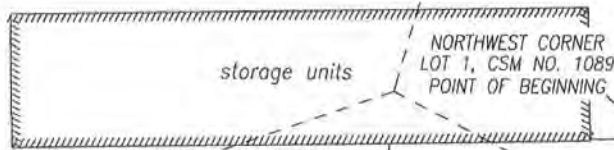
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N 81°06'36" E 298.61'

asphalt

EASEMENT PLATTED
ON C.S.M. NO. 1089

building

LOT 1
CSM NO. 1089
VOLUME 9, PAGE 88
DOC. NO. 668057

building

NORTH

WEST

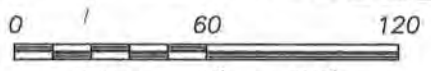
EAST

SOUTH

HWY

(LOT 48)

#61 & #35



SCALE 1" = 60'

The West line of Lot 1 of C.S.M. No. 1089 is assumed to bear N 08°00'49" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



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SHEET 1 OF 2

MAR 28 2014