

# PLAT OF SURVEY

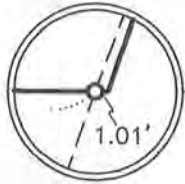
## LEGEND

- No. 6 rebar found
- △ 1" diameter iron pipe found
- No. 6 x 18" rebar set with cap
- ⊗ Existing light pole
- ⊕ Existing Utility pole
- ▭ Existing l.p. tank
- + No monument set
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- x-x- Existing fence
- - - Subdivision of Section 35 line

PREVIOUS SURVEY  
BY HOMER RALPH JR.  
DATED 6-30-1966  
TO 7-1-1966

PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 11-8-2001

(S 24°57' W) (57.20')  
(S 25°38'24" W) (56.50')  
**S 25°09'34" W 56.73'**



(N 71°28'00" W)  
(S 70°46'35" E)  
**S 71°15'26" E 116.76'**

(NORTH)  
(S 00°41'17" W)  
**S 00°12'26" W 48.31'**

FOUND  
DISTURBED  
-RESET-

47.30'

C1 #61 & #35  
49.50'  
7.23'  
49.50'

[1383-233]

49.50'

C1  
L=269.02'  
R=1146.28'  
C LEN=268.41'  
BRG=N 71°09'52" W

[843-906]

(LOT 47)  
SECTION 35

(LOT 45)

MAP OF  
SUBDIVISION

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

**TRACT 1**  
**0.59± ACRE**  
**25,595± SQ.FT.**

(S 55°45' E)  
(S 55°03'35" E)  
**S 55°32'26" E 169.39'**

asphalt

concrete

car wash

concrete

asphalt

101.13'

49.62'

15'

15'

**N 08°00'49" E**

150.75'

(S 67°49' E)  
(S 67°07'35" E)  
**S 67°36'26" E 7.65'**

SOUTHEAST CORNER  
LOT 1, CSM NO. 1089  
POINT OF BEGINNING



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

EAST LINE  
LOT 1

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

HWY

[1240-268]

(LOT 48)



[785-440]

The East 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.

0 60 120

SCALE 1" = 60'

(LOT 38)

(LOT 44)

*Aaron J. Austin*  
3-21-14



**Austin Engineering LLC**  
austinengineeringllc.com

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

Prepared for: BENTON STATE BANK

JOB NO: 14s021  
G:\14s021  
H:\PLAT\TENNYSON\14s021-BENTON STATE BANK

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

SHEET 1 OF 2

MAR 28 2014

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in Lots Forty-four (44), Forty-five (45) and Forty-seven (47) 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 0.59 acre, more or less, and being described as follows:

Commencing at the Southeast 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 North  $08^{\circ} 00' 49''$  East 150.75 feet along the East line of said Lot 1;

thence South  $67^{\circ} 36' 26''$  East 7.65 feet along a line of that property as described in Volume 1310, Page 145 recorded as Document No. 743106, Grant County Registry;

thence South  $55^{\circ} 32' 26''$  East 169.39 feet along a line of said property;

thence South  $00^{\circ} 12' 26''$  West 48.31 feet along a line of said property;

thence South  $71^{\circ} 15' 26''$  East 116.76 feet along a line of said property;

thence South  $25^{\circ} 09' 34''$  West 56.73 feet along a line of said property to a point in the centerline of Highway #61 & #35;

thence Northwesterly 269.02 feet on the arc of a curve to the left having a radius of 1146.28 feet and a long chord bearing of North  $71^{\circ} 09' 52''$  West 268.41 feet along the centerline of Highway to the point of beginning.

## 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, President and C.E.O. of Benton State Bank.

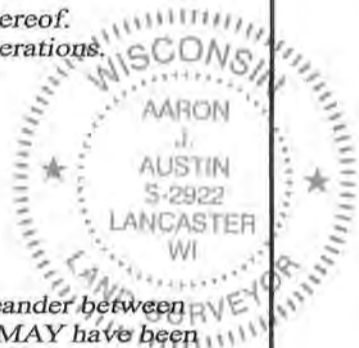
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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.

  
Aaron J. Austin, S-2922



## SURVEYOR'S NOTES:

Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. 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.



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SHEET 2 OF 2