

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'

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



(LOT 45)

TRACT 1B
0.48± ACRE
21,095± SQ.FT.

TRACT 1A
0.10± ACRE
4,500± SQ.FT.

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

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

FOUND
DISTURBED
-RESET-

THE

[1383-233]

MAP OF
SUBDIVISION

asphalt

concrete

car wash

concrete

C2
A=241.56'
R=1146.28'
C LEN=241.11'
BRG=N 70°28'41" W

[843-906]

(LOT 47)
SECTION 35
C1
A=27.46'
R=1146.28'
C LEN=27.46'
BRG=S 77°12'05" E

P.O.B.
TRACT 1B

SOUTHEAST CORNER
LOT 1, C.S.M. NO. 1089
P.O.B. TRACT 1A

LOT 1
C.S.M. NO. 1089
VOLUME 9, PAGE 88
DOC. NO. 668057

[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'



Aaron J. Austin
3-21-2014
REV: 4-29-2014

(LOT 44)

(LOT 38)



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

MAY 02 2014

PLAT OF SURVEY

TRACT 1A 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 0.10 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 27.46 feet on the arc of curve to the right with a radius of 1146.28 feet and a long chord bearing South 77° 12' 05" East 27.46 feet along the centerline of Highway #61 and #35;
thence North 10° 53' 23" East 137.95 feet;
thence North 55° 32' 26" West 30.02 feet along a line of that property as described in Volume 1310, Page 145 recorded as Document No. 743106, Grant County Registry;
thence North 67° 36' 26" West 7.65 feet along a line of said property;
thence South 08° 00' 49" West 150.75 feet along the East line of Lot 1 of said Certified Survey Map to the point of beginning.

TRACT 1B 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 0.48 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;
thence 27.46 feet on the arc of curve to the right with a radius of 1146.28 feet and a long chord bearing South 77° 12' 05" East 27.46 feet along the centerline of Highway #61 and #35 to the point of beginning;
thence North 10° 53' 23" East 137.95 feet;
thence South 55° 32' 26" East 139.37 feet along a line of that property as described in Volume 1310, Page 145 recorded as Document No. 743106, Grant County Registry;
thence South 00° 12' 26" West 48.31 feet along a line of said property;
thence South 71° 15' 26" East 116.76 feet along a line of said property;
thence South 25° 09' 34" West 56.73 feet along a line of said property to a point in the centerline of Highway #61 and #35;
thence 241.56 feet on the arc of a curve to the left with a radius of 1146.28 feet and a long chord bearing North 70° 28' 41" West 241.11 feet along said centerline to the point of beginning.

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 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.

Revised this 29th day of April, 2014. (MAP AND DESCRIPTIONS FOR TRACTS 1A AND 1B) *AAA*

Aaron J. Austin
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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