



# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, containing 7.25 acres, more or less, and being described as follows:

Commencing at No. 8 rebar with a Grant County Aluminum Cap marking the East Quarter (E 1/4) corner of said Section 12;  
thence North 89° 24' 10" West 2217.36 feet along the North line of the Southeast Quarter (SE 1/4) of said Section;  
thence South 00° 35' 50" West 455.71 feet to a point in the centerline of County Highway "U", said point being the point of beginning;  
thence South 45° 03' 51" East 183.85 feet along said centerline;  
thence 417.99 feet on the arc of a curve to the left with a radius of 1637.10 feet and a long chord bearing South 52° 22' 43" East 416.86 feet along said centerline;  
thence South 59° 41' 35" East 120.82 feet along said centerline;  
thence North 75° 01' 57" East 127.98 feet along a line of that property as described in Volume 448, Page 342 recorded as Document No. 417731, Grant County Registry to a No. 6 rebar;  
thence North 30° 20' 48" East 4.50 feet along a line of said property to a No. 6 rebar;  
thence 464.91 feet on the arc of a curve to the left with a radius of 894.93 feet and a long chord bearing North 15° 27' 51" East 459.70 feet along a line of said property to a No. 6 rebar;  
thence North 70° 05' 01" West 486.25 feet to a No. 6 rebar;  
thence South 60° 37' 37" West 408.46 feet to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, containing 4.70 acres, more or less, and being described as follows:

Commencing at a No. 8 rebar with a Grant County Aluminum Cap marking the East Quarter (E 1/4) corner of said Section 12;  
thence North 89° 24' 10" West 2217.36 feet along the North line of the Southeast Quarter (SE 1/4) of said Section;  
thence South 00° 35' 50" West 455.71 feet to a point in the centerline of County Highway "U", said point being the point of beginning;  
thence South 45° 03' 51" East 183.85 feet along said centerline;  
thence 185.96 feet on the arc of a curve to the left with a radius of 1637.10 feet and a long chord bearing South 48° 19' 06" East 185.86 feet along said centerline;  
thence South 81° 56' 52" West 532.05 feet to a No. 6 rebar;  
thence South 68° 43' 52" West 199.05 feet to a No. 6 rebar on the West line of the Southeast Quarter (SE 1/4) of said Section;  
thence North 00° 13' 48" West 220.49 feet along said West line to a No. 6 rebar on the South line of that property as described in Volume 1172, Page 365 recorded as Document No. 708313, Grant County Registry;  
thence North 89° 50' 05" East 138.31 feet along the South line of said property to a 1" iron pipe marking the Southeast corner thereof;  
thence North 00° 09' 55" West 444.38 feet along the East line of said property and it's extension thereof to a point in the centerline of County Highway "U";  
thence 265.81 feet on the arc of a curve to the right with a radius of 1200.00 feet and a long chord bearing South 51° 24' 36" East 265.27 feet along said centerline;  
thence South 45° 03' 51" East 141.06 feet along said centerline 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, Professional 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 Bill Yoose.

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

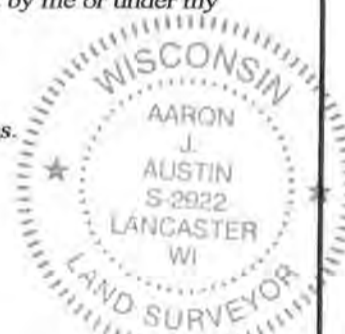
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 30th day of September, 2014.

Revised this 12th day of November, 2014. (REVISED TRACT 1 DESCRIPTION) *AJA*

*Aaron J. Austin*  
Aaron J. Austin, S-2922



## SURVEYOR'S NOTES:

A filed survey in Book F, Page 219 was found for that property as described in Volume 1172, Page 365. This survey did not start from, or was tied to U.S. Public Land Corners. This survey also showed a fence as the Westerly property line. No calls were made in the description as to following the West line of the Southeast 1/4, therefore I held the monuments I found for the retracement and intended location of that description and intersected my survey with the retraced location of said property. 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.



Austin  
Engineering LLC  
austinenengineeringllc.com

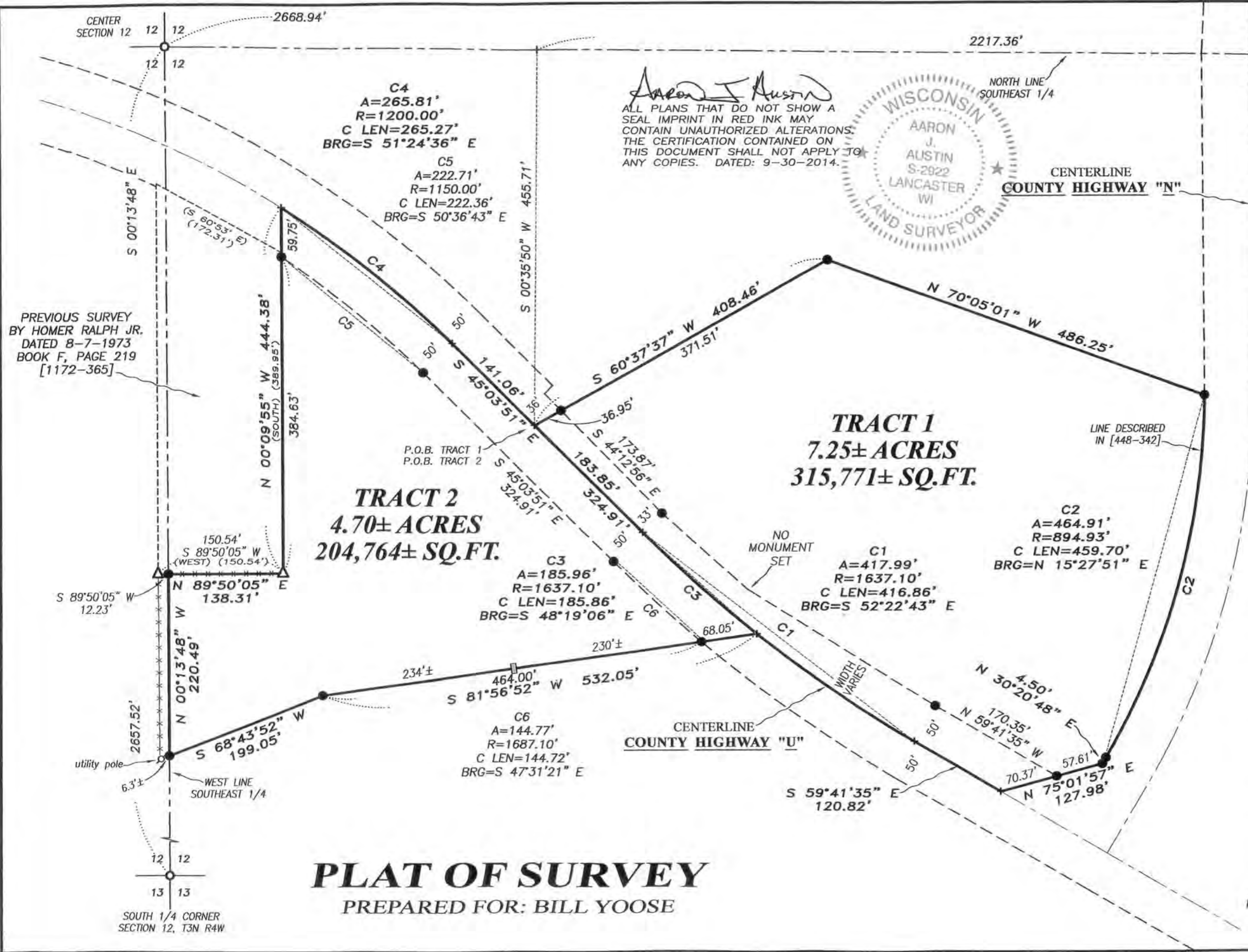
4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: BILL YOOSE

JOB NO: 14s117  
H:CRD\14s117-YOOSE  
H:PLAT\T3NR4W\12\14s117-YOOSE

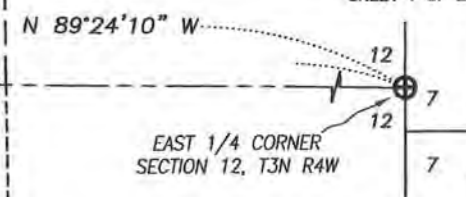
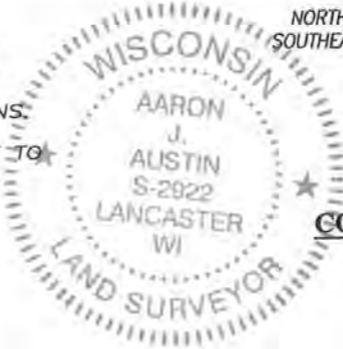
FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN

SHEET 2 OF 2



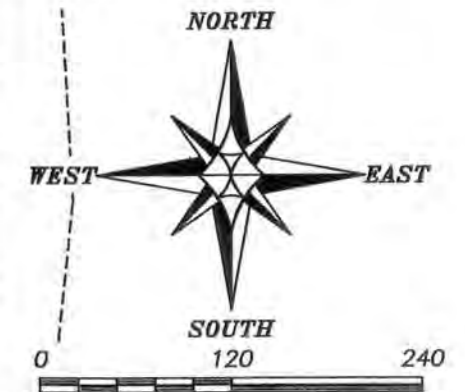
PREVIOUS SURVEY  
BY HOMER RALPH JR.  
DATED 8-7-1973  
BOOK F, PAGE 219  
[1172-365]

*Aaron J. Austin*  
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: 9-30-2014.



**LEGEND**

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- △ 1" diameter iron pipe found
- No. 6 x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- ⊞ 1/2" x 1" x 4' Wood lath set
- + No monument set
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- \*- Approximate fence



The North line of the SE 1/4 of Section 12 bears N 89°24'10" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

LOT 3  
C.S.M. NO. 1372

**PLAT OF SURVEY**  
PREPARED FOR: BILL YOOSE

**Austin Engineering LLC**  
austinengineeringllc.com  
4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702  
JOB NO: 14s117  
H:CRD\14s117-YOOSE  
H:PLAT\T3NR4W\12\14s117-YOOSE

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, containing 7.25 acres, more or less, and being described as follows:

Commencing at No. 8 rebar with a Grant County Aluminum Cap marking the East Quarter (E 1/4) corner of said Section 12;  
thence North 89° 24' 10" West 2217.36 feet along the North line of the Southeast Quarter (SE 1/4) of said Section;  
thence South 00° 35' 50" West 455.71 feet to a point in the centerline of County Highway "U", said point being the point of beginning;  
thence South 45° 03' 51" East 183.85 feet along said centerline;  
thence 417.99 feet on the arc of a curve to the left with a radius of 1637.10 feet and a long chord bearing South 52° 22' 43" East 416.86 feet along said centerline;  
thence South 59° 41' 35" East 120.82 feet along said centerline;  
thence North 75° 01' 57" East 127.98 feet along a line of that property as described in Volume 448, Page 342 recorded as Document No. 417731, Grant County Registry to a No. 6 rebar;  
thence North 30° 20' 48" East 4.50 feet along a line of said property to a No. 6 rebar;  
thence 464.89 feet on the arc of a curve to the left with a radius of 894.76 feet and a long chord bearing North 15° 27' 51" East 459.70 feet along a line of said property to a No. 6 rebar;  
thence North 70° 05' 01" West 486.25 feet to a No. 6 rebar;  
thence South 60° 37' 37" West 408.46 feet to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, containing 4.70 acres, more or less, and being described as follows:

Commencing at a No. 8 rebar with a Grant County Aluminum Cap marking the East Quarter (E 1/4) corner of said Section 12;  
thence North 89° 24' 10" West 2217.36 feet along the North line of the Southeast Quarter (SE 1/4) of said Section;  
thence South 00° 35' 50" West 455.71 feet to a point in the centerline of County Highway "U", said point being the point of beginning;  
thence South 45° 03' 51" East 183.85 feet along said centerline;  
thence 185.96 feet on the arc of a curve to the left with a radius of 1637.10 feet and a long chord bearing South 48° 19' 06" East 185.86 feet along said centerline;  
thence South 81° 56' 52" West 532.05 feet to a No. 6 rebar;  
thence South 68° 43' 52" West 199.05 feet to a No. 6 rebar on the West line of the Southeast Quarter (SE 1/4) of said Section;  
thence North 00° 13' 48" West 220.49 feet along said West line to a No. 6 rebar on the South line of that property as described in Volume 1172, Page 365 recorded as Document No. 708313, Grant County Registry;  
thence North 89° 50' 05" East 138.31 feet along the South line of said property to a 1" iron pipe marking the Southeast corner thereof;  
thence North 00° 09' 55" West 444.38 feet along the East line of said property and its extension thereof to a point in the centerline of County Highway "U";  
thence 265.81 feet on the arc of a curve to the right with a radius of 1200.00 feet and a long chord bearing South 51° 24' 36" East 265.27 feet along said centerline;  
thence South 45° 03' 51" East 141.06 feet along said centerline 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, Professional 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.

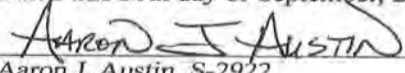
That this survey was prepared under the instructions of Bill Yoose.

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.

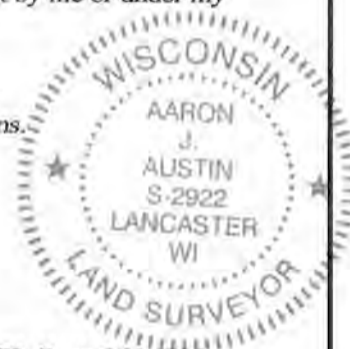
The certification contained on this document shall not apply to any copies.

Dated this 30th day of September, 2014.

  
Aaron J. Austin, S-2922

## SURVEYOR'S NOTES:

A filed survey in Book F, Page 219 was found for that property as described in Volume 1172, Page 365. This survey did not start from, or was tied to U.S. Public Land Corners. This survey also showed a fence as the Westerly property line. No calls were made in the description as to following the West line of the Southeast 1/4, therefore I held the monuments I found for the retracement and intended location of that description and intersected my survey with the retraced location of said property. 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.



Austin  
Engineering LLC  
austinengineeringllc.com

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

Prepared for: BILL YOOSE

JOB NO: 14s117  
H:CRD\14s117-YOOSE  
H:PLAT\T3NR4W\12\14s117-YOOSE

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

SHEET 2 OF 2