

PLAT OF SURVEY

NORTHEAST CORNER SECTION 35, T8N R3W

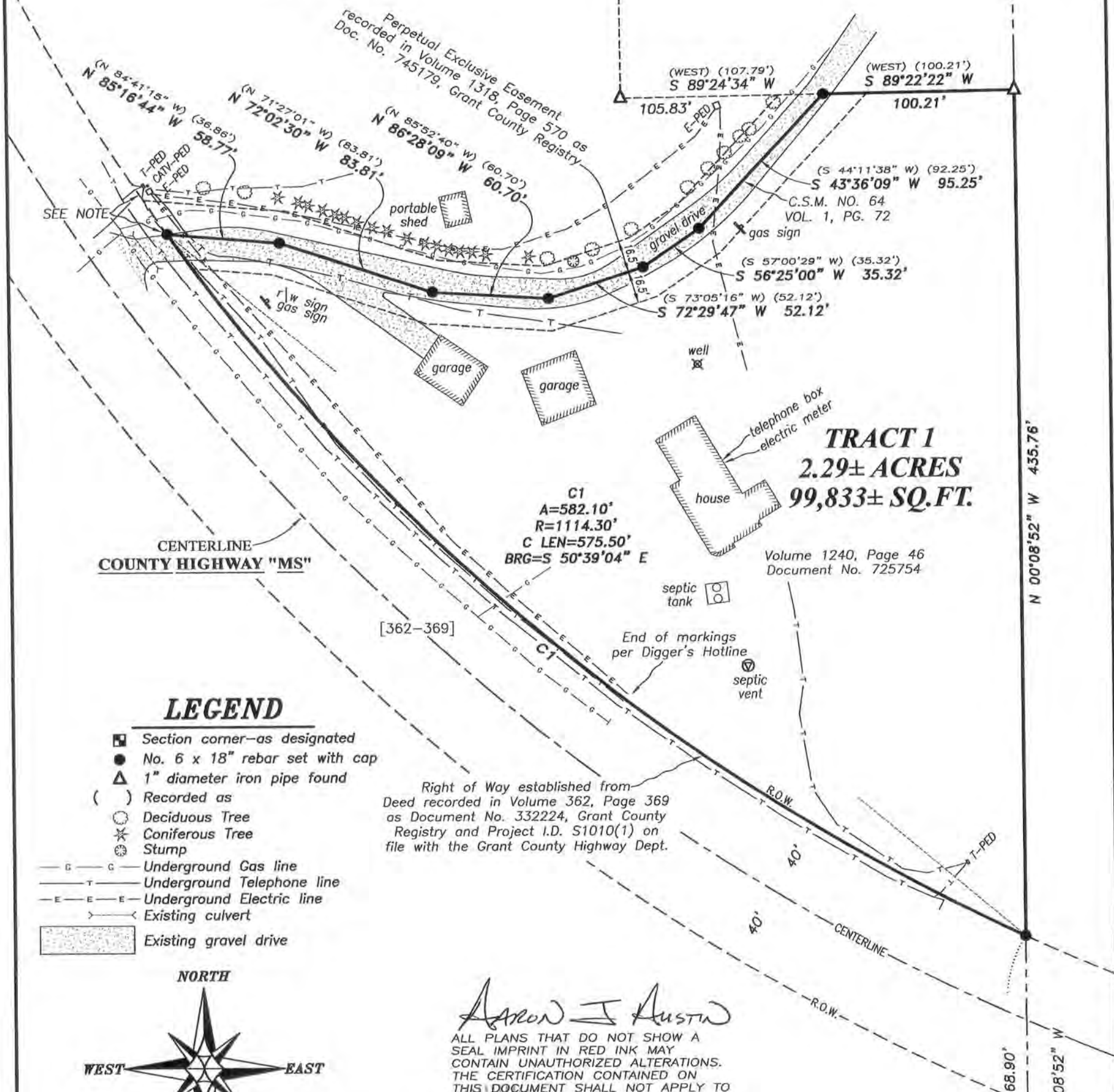
Area of Land affected by the Perpetual Exclusive Easement recorded in Volume 1318, Page 570 as Doc. No. 745179, Grant County Registry = 0.15± Acre - 6,506± Sq.Ft.

CITY OF BOSCOBEL ALUMINUM MONUMENT FOUND

C.S.M. NO. 63 VOL. 1, PG. 71

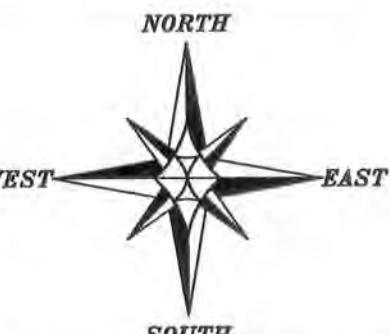
Volume 1318, Page 570 Document No. 745179

Volume 1240, Page 46 Document No. 725754

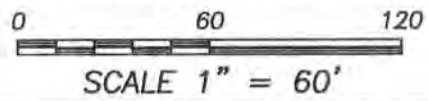


LEGEND

- Section corner--as designated
- No. 6 x 18" rebar set with cap
- 1" diameter iron pipe found
- Recorded as
- Deciduous Tree
- Coniferous Tree
- Stump
- Underground Gas line
- Underground Telephone line
- Underground Electric line
- Existing culvert
- Existing gravel drive



The East line of the NE 1/4 of Section 35 bears N 00°08'52" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



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: 11-5-2014.

WISCONSIN
AARON J. AUSTIN
S-2922
LANCASTER WI
LAND SURVEYOR

STONE MONUMENT UNDER CONCRETE LOCATION DETERMINED FROM EXISTING TIES. SEE THE SHEET FILED BY LARRY AUSTIN DATED 9-25-2003.

EAST 1/4 CORNER SECTION 35, T8N R3W

Prepared for: ALEXENDRA WICKENKAMP

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 14s166
H:CRD\14s166-WICKENKAMP
H:PLAT\T8NR3W\35\14s166-WICKENKAMP

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

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Volume 940, Page 192 recorded as Document No. 646378, Grant County Registry, and that property being surveyed as follows:

TRACT I DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Eight (8) North, Range Three (3) West of the 4th P.M., Town of Boscobel, Grant County, Wisconsin, containing 2.29 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;
thence North 00° 08' 52" West 268.90 feet along the East line of said Section to a point on the Northeasterly right of way of County Highway MS, said point being the point of beginning;
thence North 00° 08' 52" West 435.76 feet along said East line to the Southeast corner of that property as described in Volume 1318, Page 570 recorded as Document No. 745179, Grant County Registry;
thence South 89° 22' 22" West 100.21 feet along the South line of said property described in Volume 1318, Page 570;
thence South 43° 36' 09" West 95.25 feet along a line of that property as described in Volume 1240, Page 46 recorded as Document No. 725754, Grant County Registry;
thence South 56° 25' 00" West 35.32 feet along a line of said property described in Volume 1240, Page 46;
thence South 72° 29' 47" West 52.12 feet along a line of said property described in Volume 1240, Page 46;
thence North 86° 28' 09" West 60.70 feet along a line of said property described in Volume 1240, Page 46;
thence North 72° 02' 30" West 83.81 feet along a line of said property described in Volume 1240, Page 46;
thence North 85° 16' 44" West 58.77 feet along a line of said property described in Volume 1240, Page 46 to the Northeasterly right of way of County Highway MS;
thence 582.10 feet on the arc of a curve to the left with a radius of 1113.98 feet and a long chord bearing South 50° 39' 04" East 575.50 feet along said right of way 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 this survey was prepared under the instructions of Alexandra Wickenkamp.

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 5th day of November, 2014.


Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

The right of way for County Highway MS was established from a deed recorded in Volume 362, Page 369 recorded as Document No. 332224, Grant County Registry and Project I.D. S1010(1). This coincided with measurements taken to the existing centerline of said Highway.

No survey could be found for the adjoining property to the North recorded as Volume 1240, Page 46. Existing calls in that description to the Easterly right of way limit and along the right of way were utilized by intersecting the property lines with the right of way as established by deed in Volume 362, Page 369. This did create some differential distances between the recorded and measured locations of County Highway "M". It is my belief that there was no intent to leave a gap between the right of way and those descriptions, based upon those calls found in the deeds.

Utilities shown on this map were measured after Digger's Hotline clearance on 10-24-2014. Digger's Hotline Ticket No. 20144307139. Measurements to those utilities and monumenting of this property were performed on 10-30-2014.

The adjoining property described in Volume 1318, Page 570 does contain a perpetual exclusive easement for driveway purposes. This easement was also found in a previous deed recorded in Volume 472, Page 746.

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.



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

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