

BLOCK 5
BURT'S ADDITION

OUTLOT R
ASSESSMENT PLAT

LOT 1
C.S.M. NO. 1732

LOT 1
C.S.M. NO. 1731

NORTHEAST CORNER
SECTION 3, T4N R3W
Aluminum Capped
rebar and ties found



PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 7-18-1959
BOOK: E, PAGE: 143

LEGEND

- ⊕ Section Corner
- 5/8" x 18" rebar set with cap
- △ 1" diameter iron pipe found
- 3/4" rebar found
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- No monument set
- ⊗ Angle iron post in concrete
- ⊘ Existing utility pole
- ⊠ Existing pedestal
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously described line
- - - Previously surveyed line
- - - Existing Improvement
- ▨ Existing structure

BLOCK 4
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 1-21-1996
BOOK W, PAGE 60

LOT 3
BLOCK 114
ASSESSMENT PLAT

OUTLOT R1

N.W. Corner
Block 4
Burt's Addition

N.E. Corner
Block 4
Burt's Addition

PARCEL 2
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 1-21-1996
BOOK W, PAGE 60

PARCEL 3
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 1-21-1996
BOOK W, PAGE 60

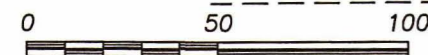
[765484]
PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 1-17-1957
BOOK: E, PAGE: 129

Point recorded as 729' East and
120' North of the Southwest corner
of Block 3 of Burt's Addition

0.28± ACRE
12,350± SQ.FT.



The East line of the NE 1/4 of Section 3 bears N 00°58'09" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 50'

ELM STREET

EAST 1/4 CORNER
SECTION 3, T4N R3W
Stone and ties found



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

DESCRIPTION PROVIDED:

Property described in Document Number 825068, Grant County Registry and being described as follows:

Commencing at a point which is 729 feet East and 120 feet North of the Southwest corner of Block 3 in Burt's Addition to the City of Lancaster, thence running North 90 feet, thence East 138 feet, thence South 90 feet, thence West 138 feet to the point of beginning. Being a portion of Outlot R1 and Outlot R according to the Assessment Plat of said City of Lancaster recorded in the office of the Register of Deeds for Grant County, Wisconsin, in Volume 1 of Plats on page 34.

Subject to, and together with, the joint right to travel for ingress and egress, over the East 12 feet of the South 210 feet of those premises conveyed to Frank E. Richardson by a deed recorded in the Office of the Register of Deeds for Grant County, Wisconsin, in Volume 225 of Deeds on page 29, and extending from the North line of the premises hereby conveyed, Southward to Elm Street in said City of Lancaster, Grant County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional 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 and field work was finished on 4-29-2022.

That this survey was prepared under the instructions of Janice McClain.

That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and 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 June, 2022.

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



Austin
Engineering LLC
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Prepared for: **JANICE McCLAIN**

JOB NO: 21S277
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H:\PLAT\LANCASTER\AP\OUTLOT-R\21S277-McCLAIN

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 2 OF 2