

SURVEY PLAT

SHEET 1 OF 2

PREPARED FOR: **JEFF GLASS**
LOCATED IN THE VILLAGE OF CASSVILLE,
GRANT COUNTY, WISCONSIN

* SEE NOTE ON SHEET 2 OF 2 *

LEGEND



- 3/4" X 24" REBAR SET
- ⊕ EXISTING STORM SEWER MANHOLE

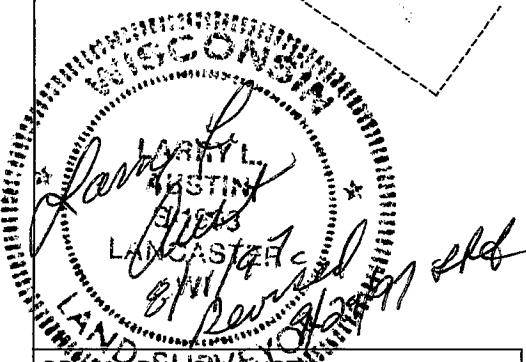
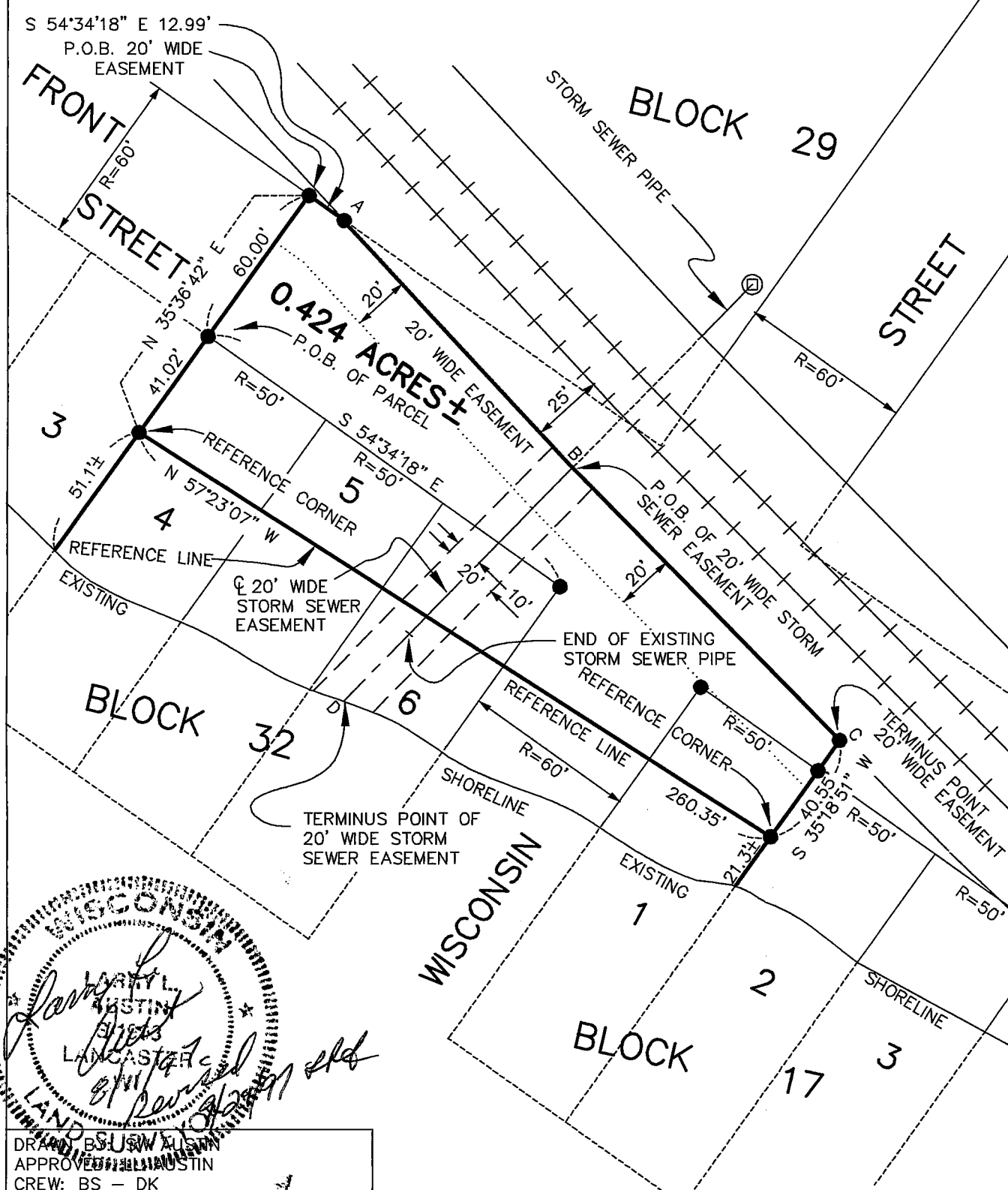
BEARINGS REFERENCED TO THE NORTHERLY
LINE OF LOT 6, BLOCK 32 OF THE VILLAGE
OF CASSVILLE, WHICH IS ASSUMED TO BEAR
S 54°34'18" E.



SCALE 1" = 50'

TABULATION

A-C	ARC=251.24' RAD=5778.86' LC= S 43°37'43" E 251.22'
A-B	ARC=118.70' RAD=5778.86' LC=S 42°58'17" E 118.69'
B-D	S 44°21'31" W 111.28'



DRAWN BY: JAW/AUSTIN
 APPROVED BY: LLA/AUSTIN
 CREW: BS - DK
 FIELDBOOK: 97 - 13
 C:\SURVEY3\CASSVLE\WALZ
 C:\EPSA\PROGRAM\CASSVLE\WALZJG

AUSTIN ENGINEERING - LARRY L. AUSTIN
 4211 S.T.H. 81 EAST, LANCASTER, WI. 53813
 PHONE: 608-723-6363 FAX: 608-723-6702

SURVEY PLAT

SHEET 2 OF 2

PREPARED FOR: **JEFF GLASS**
LOCATED IN THE VILLAGE OF CASSVILLE,
GRANT COUNTY, WISCONSIN

DESCRIPTION

COMMENCING AT A 3/4" REBAR MARKING THE NORTHERNMOST CORNER OF LOT 4, BLOCK 32 OF THE ORIGINAL PLAT OF THE VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN, SAID CORNER BEING THE POINT OF BEGINNING;
THENCE N 35°36'42" E 60.00' TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 29 OF SAID ORIGINAL PLAT;
THENCE S 54°34'18" E 12.99' TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 29, SAID POINT BEING 25' FROM THE RIVERSIDE RAIL OF THE C. B. & Q. RAILROAD TRACKS;
THENCE SOUTHEASTERLY 251.24' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5778.86' AND A LONG CHORD WHICH BEARS S 43°37'43" E 251.22';
THENCE S 35°18'51" W 40.55' TO A POINT ON THE SOUTHEAST LINE OF LOT 1, BLOCK 17 OF SAID ORIGINAL PLAT, SAID POINT BEING ON A REFERENCE LINE ON THE NORTHEAST BANK OF THE MISSISSIPPI RIVER;
THENCE N 57°23'07" W 260.35' TO A REFERENCE CORNER ON THE NORTHWESTERLY LINE OF LOT 4, BLOCK 32 OF SAID ORIGINAL PLAT;
THENCE N 35°36'42" E 41.02' TO THE POINT OF BEGINNING, CONTAINING 0.424 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

20' WIDE EASEMENT

A 20' WIDE EASEMENT LOCATED SOUTHERLY OF, AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:
COMMENCING AT A 3/4" REBAR MARKING THE NORTHERNMOST CORNER OF LOT 4, BLOCK 32 OF THE ORIGINAL PLAT OF THE VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN;
THENCE N 35°36'42" E 60.00' TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 29 OF SAID ORIGINAL PLAT, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S 54°34'18" E 12.99' TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 29, SAID POINT BEING 25' FROM THE RIVERSIDE RAIL OF THE C. B. & Q. RAILROAD TRACKS;
THENCE SOUTHEASTERLY 251.24' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5778.86' AND A LONG CHORD WHICH BEARS S 43°37'43" E 251.22' TO THE TERMINUS POINT.

STORM SEWER EASEMENT

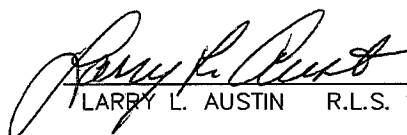
A 20' WIDE PARCEL OF LAND, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/4" REBAR MARKING THE NORTHERNMOST CORNER OF LOT 4, BLOCK 32 OF THE ORIGINAL PLAT OF THE VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN, SAID CORNER BEING THE POINT OF BEGINNING;
THENCE N 35°36'42" E 60.00' TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 29 OF SAID ORIGINAL PLAT;
THENCE S 54°34'18" E 12.99' TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 29, SAID POINT BEING 25' FROM THE RIVERSIDE RAIL OF THE C. B. & Q. RAILROAD TRACKS;
THENCE SOUTHEASTERLY 118.70' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5778.86' AND A LONG CHORD WHICH BEARS S 42°58'17" E 118.69' TO A POINT, SAID POINT BEING 25' FROM THE RIVERSIDE RAIL OF THE C. B. & Q. RAILROAD TRACKS, AND BEING THE POINT OF BEGINNING;
THENCE S 44°21'31" W 111.28' TO THE TERMINUS POINT.

* NOTE *

THIS DESCRIPTION WAS PREPARED AS DIRECTED BY JEFF GLASS, AND NO REPRESENTATION OF OWNERSHIP IS WARRANTED BY THIS SURVEY PLAT, OR DESCRIPTION.

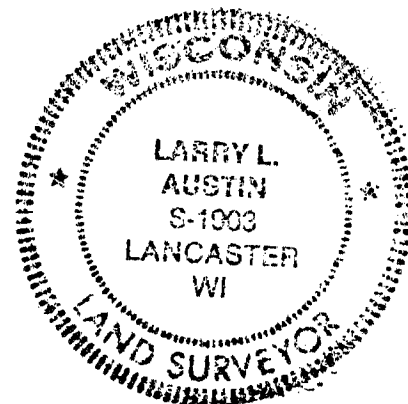
SURVEYOR'S CERTIFICATE

I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS SURVEYED, MAPPED, AND MONUMENTED BY ME OR UNDER MY DIRECT SUPERVISION ALL IN ACCORDANCE WITH THE INSTRUCTIONS OF JEFF GLASS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.


LARRY L. AUSTIN R.L.S. 1903

8/11/97
DATE

Revised 9/29/97
LLA



DRAWN BY: SW AUSTIN
APPROVED: LL AUSTIN
CREW: BS - DK
FIELDBOOK: 97 - 13
C:\SURVEY3\CASSVILLE\WALZ
C:\EPSA\PROGRAM\CASSVILLE\WALZJG

AUSTIN ENGINEERING - LARRY L. AUSTIN
4211 S.T.H. 81 EAST, LANCASTER, WI. 53813
PHONE: 608-723-6363 FAX: 608-723-6702