

PLAT OF SURVEY for JOHN BASTIAN

PART OF THE MAP OF LOWER HAZEL GREEN

LEGEND

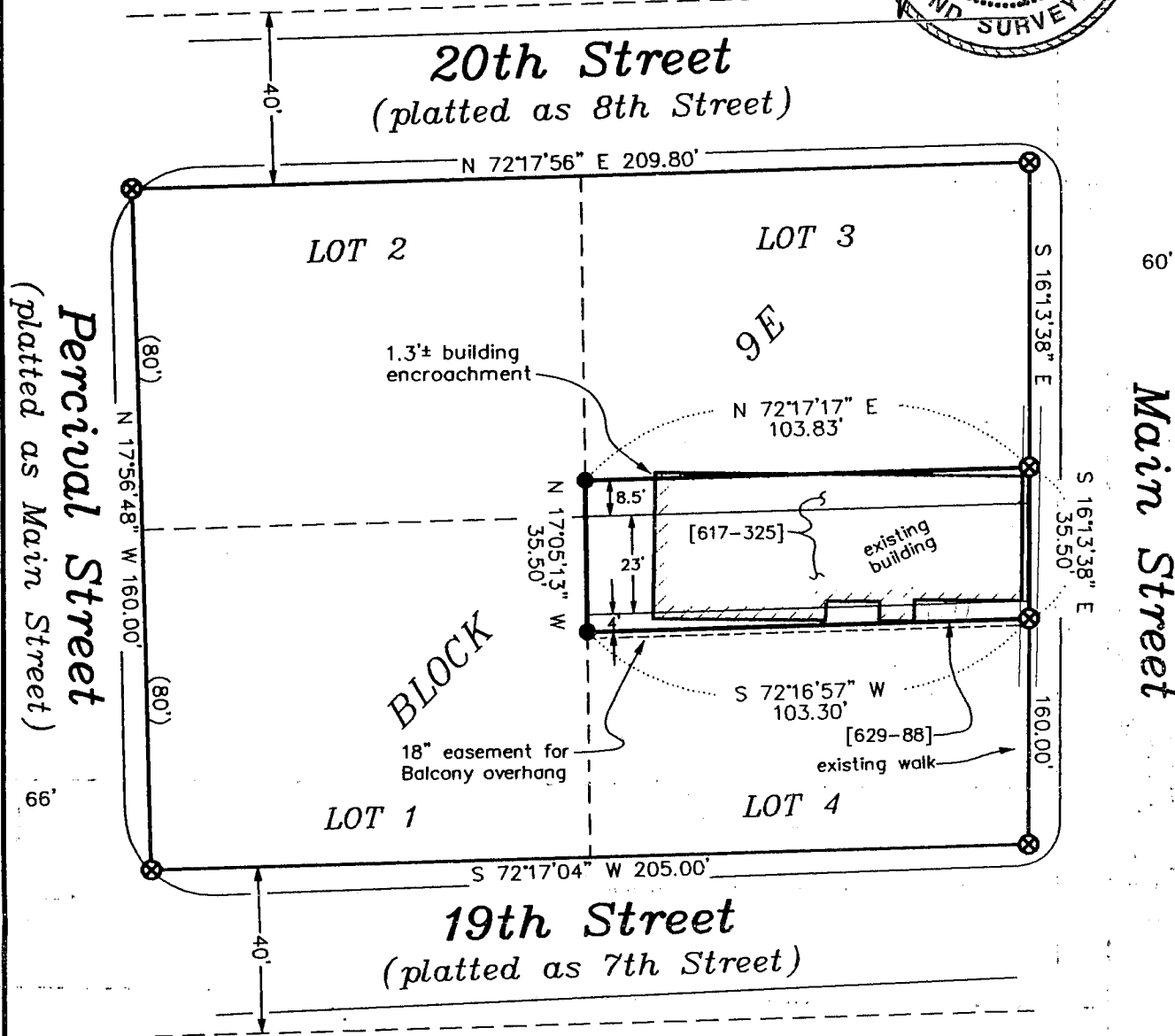
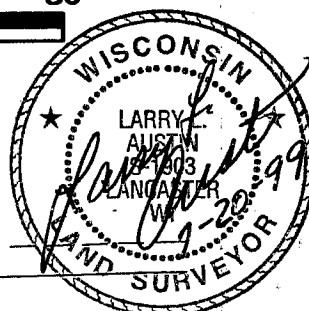


- NO. 6 x 24" REBAR SET WITH CAP
- ⊕ DRILL HOLE IN CONCRETE
- () RECORDED AS
- [617-325] PROPERTY DESCRIBED IN VOLUME AND PAGE, GRANT COUNTY REGISTRY

Bearings referenced to the East line of Block 9 East of Lower Hazel Green which is assumed to bear N 16° 13' 38" W.



SCALE 1" = 40'



NOTE:

Map surveyed by Geo R. Stuntz, Deputy Surveyor of Grant County, Map recorded on 1/4/1849.

SHEET 1 OF 2

AUSTIN ENGINEERING, LLC
 4211 HWY 81 E, LANCASTER, WI 53813
 PHONE 608-723-6363 FAX 608-723-6702

FIELDBOOK: 9905
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DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: BS - SB

PLAT OF SURVEY for JOHN BASTIAN

DESCRIPTIONS PROVIDED:

Property described in Warranty Deed Volume 629, Page 88, Document No. 515559, Grant County Registry:

Beginning at the Northeast Corner of Lot 4, Block 9 on the West side of East Main Street, in the Village of Lower Hazel Green, Grant County, Wisconsin; thence South 23 feet to the point of beginning; thence South 4 feet; thence West 105 feet; thence North 4 feet; thence East 105 feet, more or less, to the point of beginning, intending to convey the North four feet of the property owned by the Seller, pursuant to a certain deed dated June 12, 1985, from Carl R. Friederick and Carol A. Friederick, as Grantor to Linford R. Hanson, Jr., and Evalyn I. Hanson, husband and wife, which was recorded in the office of the Register of Deeds for Grant County, Wisconsin, on June 17, 1985, in Volume 611 of Records, page 701 as document No. 506293.

Easement:

Grantor grants to the Grantee a perpetual easement for a balcony overhang up to 18 inches on the South of Grantee's property which would be the North side of the Grantor's property.

Property described in Warranty Deed Volume 617, Page 325, Document No. 509209, Grant County Registry:

The South 8-1/2 feet of Lot 3 and the North 23 feet of Lot 4, all in Block 9 East, of Lower Hazel Green Village.

SURVEYOR'S CERTIFICATE:

I, Larry Austin, registered land surveyor, do hereby certify:

That the above description was surveyed, mapped and monumented by me or under my direct supervision.

That the above description with local ordinances are not guaranteed with this survey.

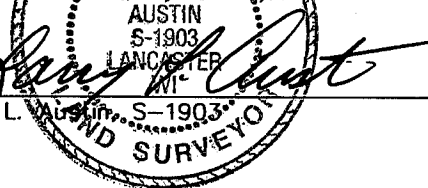
That this survey was prepared under the direction of John Bastian.

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 16th day of July 1999.


Larry L. Austin, S-1903

SURVEYOR'S REPORT

The accompanying survey of a property in Block 9E, Plat of Lower Hazel Green, is based on the following criteria:

The Highway and Street Improvements are not centered in the Platted R.O.W. as platted and surveyed by George Stuntz in 1849. I found several markers in the area of Block 9E, however no record of placement could be found.

Block 9E of the Plat of Lower Hazel Green was retraced based on a 1988 survey by Brashaw of Block 5E and occupational evidence of what believe to be the East Line of Edward's Addition to Lower Hazel Green.

I projected Brashaw's markers to the South Line of 5th Street and established the center line of platted "Main Street"(also being S.T.H. 80). Using this location, the occupational evidence on the West side of Blocks 7W, 8W, and 9W fit the alleys to the East (between Block 11E, 12E, & 13E of Edward's Addition and Block 1 & Block 2 of Scott's Addition).

Research revealed a 1988 survey by Malliet in Block 2 of Scott 1st Addition- this survey fits well with recorded dimensions to Main St. as surveyed by Stuntz in 1849.

It is my opinion that STH 80 is not centered on the original 1849 Platted 60' R.O.W. of Main St. the D.O.T. HWY plan 9506 (1934) shows a bend in the Centerline of HWY 80 at approximately 50' North of the Centerline of Platted Fourth Street. The bend in Main St. R.O.W. on the Plat by Stuntz (1849) is clearly at the South Line of Platted Fifth Street.

I believe STH 80 to be 3.25' East of the centerline of Stuntz's Platted R.O.W. at the South R.O.W. of Fifth Street and 6.35' East of the Stuntz's Platted R.O.W at the South R.O.W. of Platted Eighth Street.

When this location of "Main Street" (as shown on Stuntz's Plat) is used, the Alleys and Malliet Survey fit well.

It appears building and development has occurred based on the premise that HWY 80 is centered in Stuntz's 1849 Platted 60' R.O.W. (for platted main street). It should also be noted that the Plat of "Edward's Addition to Lower Hazel Green" is unclear as to the width of the unnamed street lying East of Block 6E through Block 10E. The width appears to be 50' on Edwards Addition Plat (1864), Stuntz's 1849 Plat has this street at 60' wide.

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SHEET 2 OF 2

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