

# ALTA/ACSM LAND TITLE SURVEY for THE UNITED STATES POSTAL SERVICE

19 19  
30 30  
NORTH 1/4 CORNER  
SECTION 30, T4N R4W

### SURVEYOR'S NOTES:

The following information is noted hereon:

**Easements**  
No easements of record were provided.  
Presumed easement for right-of-way for Muscallouge Road described as Parcel "B".  
Presumed easement for overhead electric utility across the Southwesterly corner of property.

**Encroachments**  
No visible encroachments exist.

**Streets and Alleys**  
No proposed improvements are anticipated.

**Utilities & Telephone -**  
(a) Electric=  
Senic Rivers Energy Cooperative  
231 N Sheridan St.  
Lancaster, WI 53813  
Phone 800-236-2141  
  
Telephone=  
Farmers Telephone Co  
140 N Monroe  
Lancaster, WI 53813  
608-723-2181

(b) Water - No water mains available.  
(c) Gas Service - No gas service available.  
(d) Sewers - No public sewer available.

**Other Information**  
An old dwelling was removed from this property in the approximate location shown.

**Flood Plain Data**  
100 year Reginal Flood Elevation = 820.00  
First Floor must be 2' or more above the 100 year RFE

**Curb and Gutter**  
No curb and gutter adjoin this site.

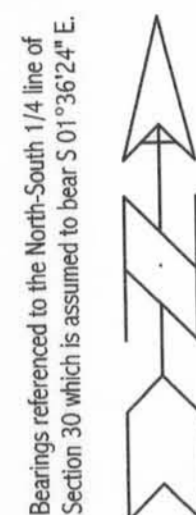
**Building Set Back Lines**  
No zoning set back lines with respect to side and rear.

**Paving Set Back Lines**  
No paving set backs exist

**Zoning**  
Unzoned - No zoning restrictions.  
No Primary underlying Zoning district that would require a setback from a county or township road.

**Closure**  
Metes and bounds closure of this survey meets or exceeds State of Wisconsin requirements.

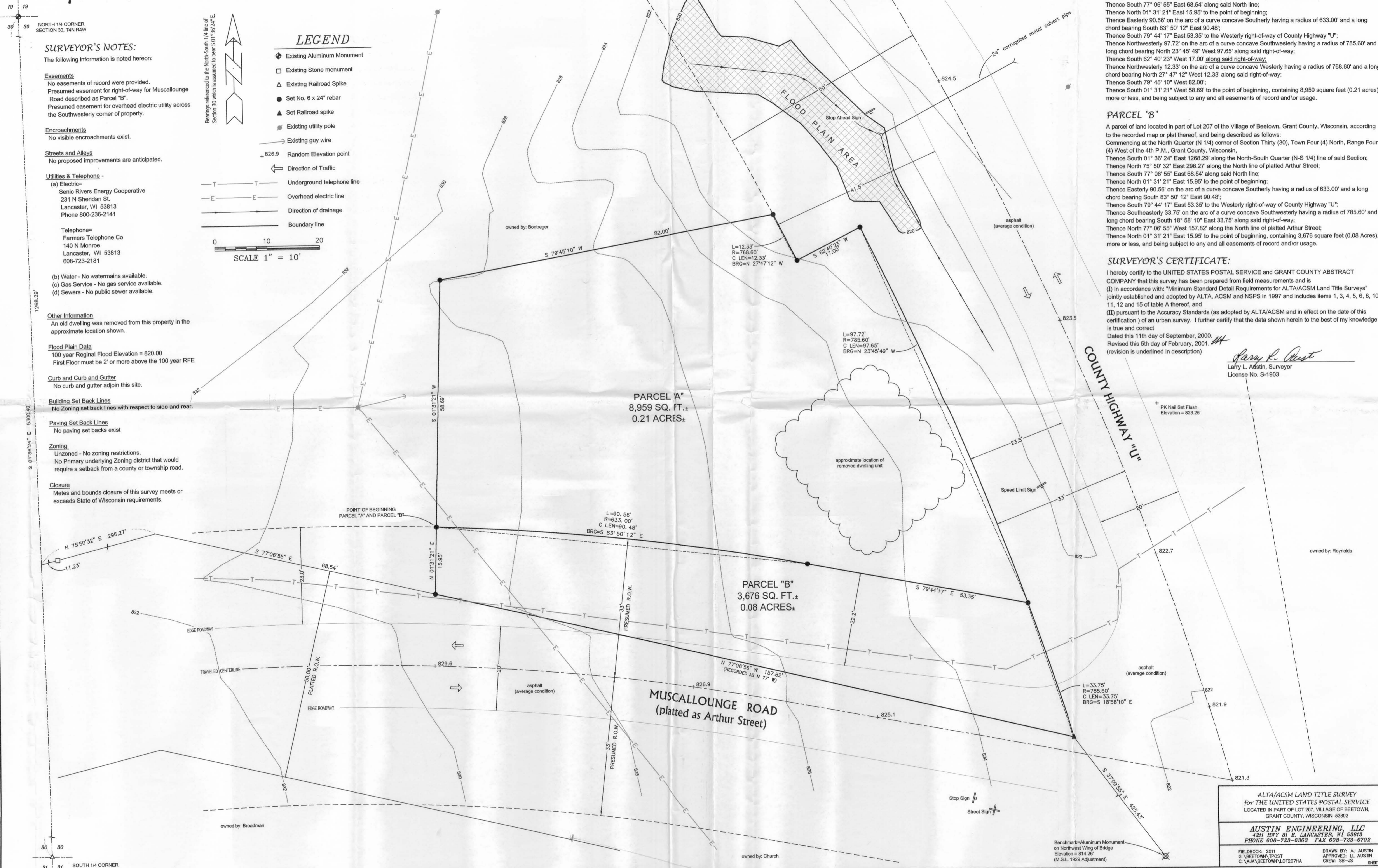
Bearings referenced to the North-South 1/4 line of Section 30 which is assumed to bear S 01°36'24" E.



SCALE 1" = 10'

### LEGEND

- ◆ Existing Aluminum Monument
- Existing Stone monument
- △ Existing Railroad Spike
- Set No. 6 x 24" rebar
- ▲ Set Railroad spike
- Existing utility pole
- Existing guy wire
- + 826.9 Random Elevation point
- ← Direction of Traffic
- T — T — Underground telephone line
- E — E — Overhead electric line
- Direction of drainage
- Boundary line



### PARCEL "A"

A parcel of land located in part of Lot 207 of the Village of Beetown, Grant County, Wisconsin, according to the recorded map or plat thereof, and being described as follows:  
Commencing at the North Quarter (N 1/4) corner of Section Thirty (30), Town Four (4) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin;  
Thence South 01° 36' 24" East 1268.29' along the North-South Quarter (N-S 1/4) line of said Section;  
Thence North 75° 50' 32" East 296.27' along the North line of platted Arthur Street;  
Thence South 77° 06' 55" East 68.54' along said North line;  
Thence North 01° 31' 21" East 15.95' to the point of beginning;  
Thence Easterly 90.56' on the arc of a curve concave Southerly having a radius of 633.00' and a long chord bearing South 83° 50' 12" East 90.48';  
Thence South 79° 44' 17" East 53.35' to the Westerly right-of-way of County Highway "U";  
Thence Northwesterly 97.72' on the arc of a curve concave Southwesterly having a radius of 785.60' and a long chord bearing North 23° 45' 49" West 97.65' along said right-of-way;  
Thence South 62° 40' 23" West 17.00' along said right-of-way;  
Thence Northwesterly 12.33' on the arc of a curve concave Westerly having a radius of 768.60' and a long chord bearing North 27° 47' 12" West 12.33' along said right-of-way;  
Thence South 79° 45' 10" West 58.69' to the point of beginning, containing 8,959 square feet (0.21 acres), more or less, and being subject to any and all easements of record and/or usage.

### PARCEL "B"

A parcel of land located in part of Lot 207 of the Village of Beetown, Grant County, Wisconsin, according to the recorded map or plat thereof, and being described as follows:  
Commencing at the North Quarter (N 1/4) corner of Section Thirty (30), Town Four (4) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin;  
Thence South 01° 36' 24" East 1268.29' along the North-South Quarter (N-S 1/4) line of said Section;  
Thence North 75° 50' 32" East 296.27' along the North line of platted Arthur Street;  
Thence South 77° 06' 55" East 68.54' along said North line;  
Thence North 01° 31' 21" East 15.95' to the point of beginning;  
Thence Easterly 90.56' on the arc of a curve concave Southerly having a radius of 633.00' and a long chord bearing South 83° 50' 12" East 90.48';  
Thence South 79° 44' 17" East 53.35' to the Westerly right-of-way of County Highway "U";  
Thence Southeasterly 33.75' on the arc of a curve concave Southwesterly having a radius of 785.60' and a long chord bearing South 18° 58' 10" East 33.75' along said right-of-way;  
Thence North 77° 06' 55" West 157.82' along the North line of platted Arthur Street;  
Thence North 01° 31' 21" East 15.95' to the point of beginning, containing 3,676 square feet (0.08 Acres), more or less, and being subject to any and all easements of record and/or usage.

### SURVEYOR'S CERTIFICATE:

I hereby certify to the UNITED STATES POSTAL SERVICE and GRANT COUNTY ABSTRACT COMPANY that this survey has been prepared from field measurements and is (I) in accordance with: "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1997 and includes items 1, 3, 4, 5, 6, 8, 10, 11, 12 and 15 of table A thereof, and (II) pursuant to the Accuracy Standards (as adopted by ALTA/ACSM and in effect on the date of this certification) of an urban survey. I further certify that the data shown herein to the best of my knowledge is true and correct.  
Dated this 11th day of September, 2000.  
Revised this 5th day of February, 2001.  
(revision is underlined in description)

*Larry L. Adstin*  
Larry L. Adstin, Surveyor  
License No. S-1903

ALTA/ACSM LAND TITLE SURVEY  
for THE UNITED STATES POSTAL SERVICE  
LOCATED IN PART OF LOT 207, VILLAGE OF BEETOWN,  
GRANT COUNTY, WISCONSIN 53802

**AUSTIN ENGINEERING, LLC**  
4211 HWY 51 E, LANCASTER, WI 53813  
PHONE 608-723-6863 FAX 608-723-6702

FIELDBOOK: 2011 DRAWN BY: AJ AUSTIN  
C: VJJA/BEETOWN/LOT207HA APPROVED: LL AUSTIN  
CREW: SB-JS SHEET 1 OF 1

30 30  
SOUTH 1/4 CORNER  
SECTION 30, T4N R4W