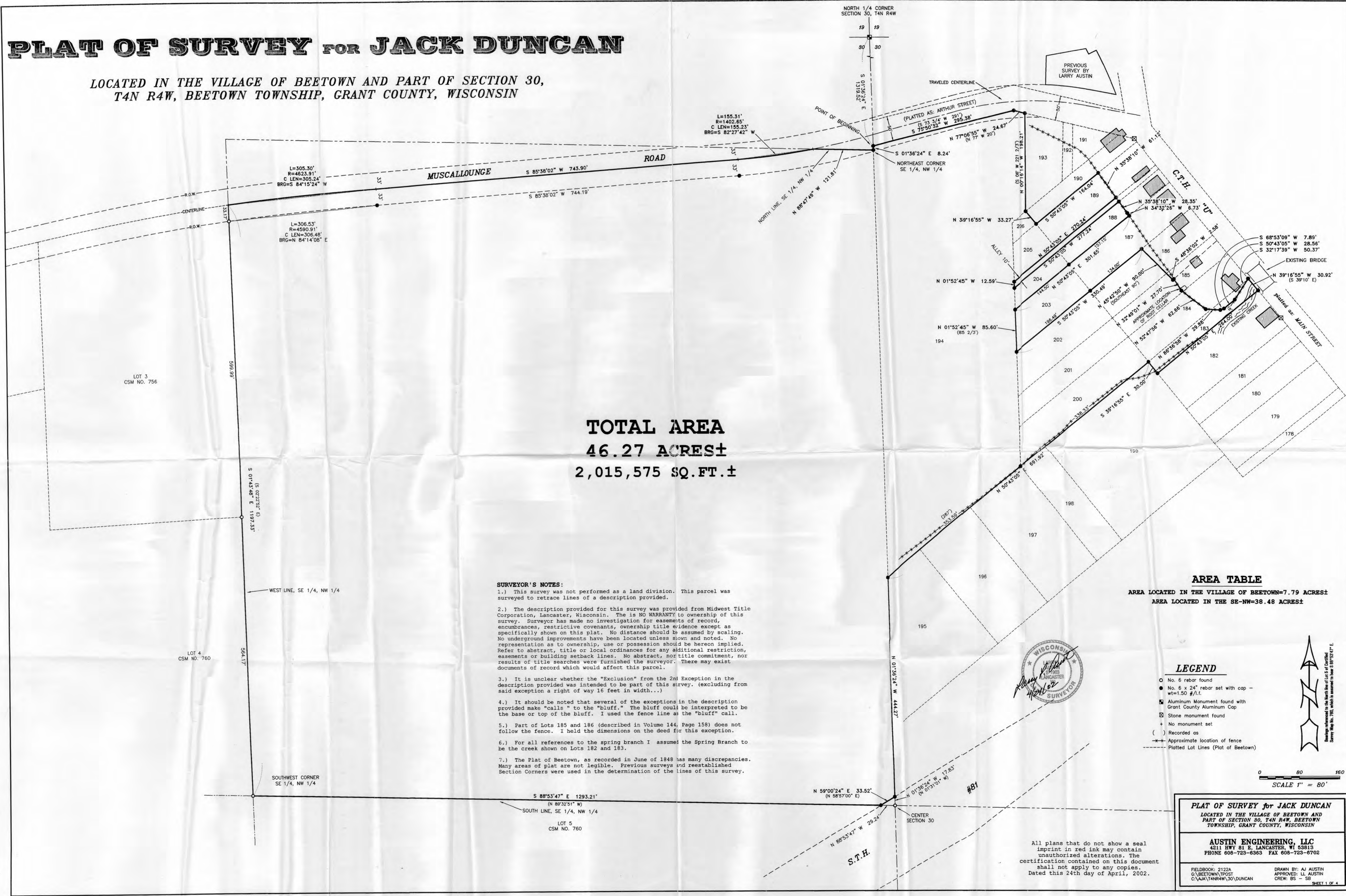


# PLAT OF SURVEY FOR JACK DUNCAN

LOCATED IN THE VILLAGE OF BEETOWN AND PART OF SECTION 30,  
T4N R4W, BEETOWN TOWNSHIP, GRANT COUNTY, WISCONSIN



**TOTAL AREA**  
**46.27 ACRES±**  
**2,015,575 SQ. FT.±**

**SURVEYOR'S NOTES:**

- 1.) This survey was not performed as a land division. This parcel was surveyed to retrace lines of a description provided.
- 2.) The description provided for this survey was provided from Midwest Title Corporation, Lancaster, Wisconsin. There is NO WARRANTY to ownership of this survey. 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 underground 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. No abstract, nor title commitment, nor results of title searches were furnished the surveyor. There may exist documents of record which would affect this parcel.
- 3.) It is unclear whether the "Exclusion" from the 2nd Exception in the description provided was intended to be part of this survey. (excluding from said exception a right of way 16 feet in width...)
- 4.) It should be noted that several of the exceptions in the description provided make "calls" to the "bluff." The bluff could be interpreted to be the base or top of the bluff. I used the fence line as the "bluff" call.
- 5.) Part of Lots 185 and 186 (described in Volume 144, Page 158) does not follow the fence. I held the dimensions on the deed for this exception.
- 6.) For all references to the spring branch I assumed the Spring Branch to be the creek shown on Lots 182 and 183.
- 7.) The Plat of Beetown, as recorded in June of 1848 has many discrepancies. Many areas of plat are not legible. Previous surveys and reestablished Section Corners were used in the determination of the lines of this survey.

**AREA TABLE**

AREA LOCATED IN THE VILLAGE OF BEETOWN=7.79 ACRES±

AREA LOCATED IN THE SE-NW=38.48 ACRES±

- LEGEND**
- No. 6 rebar found
  - No. 6 x 24" rebar set with cap - wt=1.50 #/ft
  - ⊠ Aluminum Monument found with Grant County Aluminum Cap
  - ⊞ Stone monument found
  - + No monument set
  - ( ) Recorded as
  - Approximate location of fence
  - - - - - Platted Lot Lines (Plat of Beetown)

0 80 160  
 SCALE 1" = 80'

**PLAT OF SURVEY for JACK DUNCAN**  
 LOCATED IN THE VILLAGE OF BEETOWN AND PART OF SECTION 30, T4N R4W, BEETOWN TOWNSHIP, GRANT COUNTY, WISCONSIN

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

FIELDBOOK: 2122A  
 C:\A\T4NR4W\30\DUNCAN

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

SHEET 1 OF 4



# PLAT OF SURVEY for JACK DUNCAN

## DESCRIPTION PROVIDED:

Lots One Hundred Ninety-four (194), Two Hundred (200), Two Hundred One (201) and Two Hundred Two (202) in the Village of Beetown, Grant County, Wisconsin, according to the recorded plat thereof.

Also including Lots One Hundred Eight-five (185) and One Hundred Eight-six (186) in the Village of Beetown, Grant County, Wisconsin, according to the recorded plat thereof.

EXCEPT that portion conveyed to Mary Walter by Warranty Deed recorded in Volume 144 of Deeds, page 158 described as follows:

The front part of Lots 185 and the front part of Lot 186 fronting Main Street in the Village of Beetown, Grant County, Wisconsin, and hereby described by measure as follows:

- Commencing on Main Street of North corner of Lot 186;
- thence South along said Lot, 130 feet;
- thence Southeast 90 feet across Lots 186 and 185;
- thence East to Main Street 120 feet;
- thence North along Main Street to place of beginning 85 feet.

Also EXCEPTING parcel of land conveyed to Myron J. Pritchett by Quit Claim Deed recorded in Volume 241 of Deeds, page 316 described as follows: 35 1/2 feet off the Southerly side of Lot 185 of the Original Plat of the Village of Beetown, Grant County, Wisconsin, lying Northeast of a point 20 feet North of the Spring Branch flowing through said lot, reserving and excluding from said exception a right of way 16 feet in width along the North side of said excepted tract.

Also including Lots One Hundred Eighty-eight (188), Two Hundred Four (204), One Hundred Eighty-nine (189), Two Hundred Five (205), One Hundred ninety-one (191), Two Hundred Six (206), One Hundred Eighty-three (183) and One Hundred Eighty-four (184) in the Village of Beetown, Grant County, Wisconsin, according to the recorded plat thereof.

Also EXCEPTING parcel of land conveyed to Myron J. Pritchett by Warranty Deed recorded in Volume 244 of Deeds, page 399 described as follows: All that part of said Lots 183 and 184 lying Northeast of a point 20 feet North of the Spring Branch flowing through said lots, EXCEPTING therefrom 15 feet off the Southerly side of Lot 183, reserving and excluding from said exception a right of way along the North side of Lot 184.

Also EXCEPTING parcel of land conveyed to Stella A. Jamison by Warranty Deed recorded in Volume 244 of Deeds, page 386 described as follows: All that part of said Lot 189 extending from Main Street in said Village to the bluff.

Also including the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4) of Section Thirty (30), Township Four (4) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin, EXCEPT a small tract containing 1 acre more or less off from the North side thereof lying on the Northerly side of the public highway.

Also EXCEPTING Lot One Hundred Ninety-one (191) of said Village of Beetown.

Also EXCEPTING parcel of land conveyed to Norton Salis and Opal Salis, as joint tenants, by Warranty Deed recorded in Volume 244 of Deeds, page 385 described as follows:

All that part of Lot 188 of the Original Plat of the Village of Beetown Grant County, Wisconsin, extending from Main Street in said Village to the bluff at the rear of said Lot.

Also EXCEPTING parcel of land conveyed to Myron J Pritchett by Quit Claim Deed recorded in Volume 341 of Deeds, page 246 described as follows:

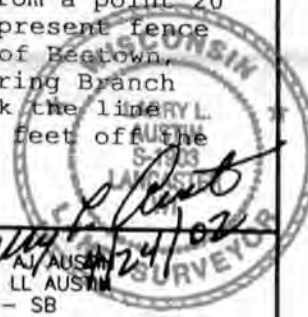
That part of Lot 185 in the Village of Beetown, Grant County, Wisconsin, which extends Southwesterly from a point 20 feet North of the Spring Branch flowing through said Lot to the present fence at the foot of the bluff, together with a right of way 16 feet in width along the North side of that portion of said Lot 185 which is described in the certain deed recorded in Volume 144 of Deeds, page 158. That part of Lot 184 in the Village of Beetown, Grant County, Wisconsin, which extends Southwesterly from a point 20 feet North of the Spring Branch flowing through said Lot to the present fence at the foot of the bluff. That part of Lot 183 in said Village of Beetown, which extends Southwesterly from a point 20 feet North of the Spring Branch flowing through said Lot to the present line of stakes which mark the line where a new fence is to be erected, excepting from this grant 15 feet off the Southerly side of Lot 183.

(CONTINUED ON SHEET 3)

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DRAWN BY: AJ/AUSTIN  
APPROVED: LL/AUSTIN  
CREW: BS - SB



# PLAT OF SURVEY for JACK DUNCAN

(CONTINUED FROM SHEET 2)

Also EXCEPTING parcel of land conveyed to the State of Wisconsin, Department of Transportation, by Warranty Deed recorded in Volume 794 of Records, page 519 described as follows:  
Commencing at an aluminum monument at the South Quarter corner of Section 30, T4N, R4W;  
thence North 01° 31' 01" West along the Quarter line of said Section 30, 2506.65 feet;  
thence South 60° 02' 49" West 247.70 feet to the point of beginning;  
thence North 25° 08' 04" West 140.00 feet;  
thence North 58° 57' 00" East 695.69 feet;  
thence North 52° 32' 19" East 292.93 feet;  
thence North 62° 25' 16" East 113.29 feet to the existing North right-of-way of S.T.H. #81;  
thence South 15° 53' 17" West 134.85 feet to the existing South right-of-way of S.T.H. #81;  
thence South 49° 36' 14" West 292.80 feet;  
thence South 52° 38' 43" West 305.76 feet;  
thence South 60° 02' 49" West 423.02 feet to the point of beginning.

## MORE ACCURATELY DESCRIBED AS FOLLOWS:

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Town Four (4) North, Range Four (4) West of the 4th P.M., and part of the Village of Beetown, according to the recorded map or plat thereof, being located in Grant County, Wisconsin, containing 46.27 acres, more or less, and being described as follows:  
Commencing at the North Quarter (N 1/4) corner of said Section Thirty (30);  
thence South 01° 36' 24" East 1319.52' along the East line of the Northwest Quarter (NW 1/4) of said Section to a no. 6 rebar marking the point of beginning;  
thence South 01° 36' 24" East 8.24' along said East line to the Northeast corner of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) to a no. 6 rebar;  
thence North 88° 47' 49" West 121.81' along the North line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) to a point in the centerline of a township road known as Muscallouge Road;  
thence 155.31' on the arc of a curve to the right having a radius of 1402.65' and a long chord bearing South 82° 27' 42" West 155.23' to a point in said centerline;  
thence South 85° 38' 02" West 743.90' to a point in said centerline;  
thence 305.30' on the arc of a curve to the left having a radius of 4623.91' and a long chord bearing South 84° 15' 24" West 305.24' to a point in said centerline;  
thence South 01° 43' 48" East 1197.33' along the West line of the Southeast Quarter (SE 1/4) of said Northwest Quarter to a no. 6 rebar;  
thence South 88° 53' 47" East 1293.21' along the South line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) to a no. 6 rebar;  
thence North 59° 00' 24" East 33.52' along the Northerly right of way of State Highway #81 to a no. 6 rebar;  
thence North 01° 36' 24" West 444.27' along the East line of said Northwest Quarter (NW 1/4) to a no. 6 rebar;  
thence North 50° 43' 05" East 691.92' to a no. 6 rebar;  
thence South 39° 16' 55" East 30.00' to a no. 6 rebar;  
thence North 50° 43' 05" East 264.00' to a no. 6 rebar;  
thence North 39° 16' 55" West 30.92' to a no. 6 rebar;  
thence South 32° 17' 39" West 50.37' to a no. 6 rebar;  
thence South 50° 43' 05" West 28.56' to a no. 6 rebar;  
thence South 68° 53' 09" West 7.89' to a no. 6 rebar;  
thence North 86° 36' 58" West 29.88' to a no. 6 rebar;  
thence North 52° 47' 56" West 62.66' to a no. 6 rebar;  
thence North 32° 49' 01" West 27.70' to a no. 6 rebar;  
thence South 48° 36' 02" West 2.58' to a no. 6 rebar;  
thence North 45° 42' 50" West 90.00' to a no. 6 rebar;  
thence South 50° 43' 05" West 330.49' to a no. 6 rebar;  
thence North 01° 52' 45" West 85.60' to a no. 6 rebar;  
thence North 50° 43' 05" East 301.65' to a no. 6 rebar;  
thence North 34° 32' 26" West 6.73' to a no. 6 rebar;  
thence North 35° 38' 10" West 28.35' to a no. 6 rebar;  
thence South 50° 43' 05" West 277.24' to a no. 6 rebar;  
thence North 01° 52' 45" West 12.59' to a no. 6 rebar;

(CONTINUED ON SHEET 4)



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APPROVED: LL AUSTIN  
CREW: BS - SB

# PLAT OF SURVEY for JACK DUNCAN


(CONTINUED FROM SHEET 3)

thence North 50° 43' 05" East 270.24' to a no. 6 rebar;  
thence North 35° 38' 10" West 61.12' to a no. 6 rebar;  
thence South 50° 43' 05" West 164.04' to a no. 6 rebar;  
thence North 39° 16' 55" West 33.27' to a no. 6 rebar;  
thence North 00° 16' 14" West 198.21' to a no. 6 rebar;  
thence North 77° 06' 55" West 24.67' to a no. 6 rebar;  
thence South 75° 50' 32" West 295.38' to the point of beginning.  
Parcel being subject to any and all easements of record and/or usage.

## SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:  
That the description hereon was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.  
That conformance with local ordinances are not guaranteed with this survey.  
That this survey was prepared under the instructions of Jack Duncan.  
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 24th day of April, 2002.

  
Larry L. Austin, S-1903

