PLAT OF SURVEY
for
LAWRENCE ROE

LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ⊗ No. 8 x 30" rebar set with Grant County Aluminum Cap – wt=2.67#/l.f.
- ○ No. 6 rebar found
- ● No. 6 x 24" rebar set with cap – wt=1.50 #/l.f.
- ▣ Aluminum Monument found with Grant County Aluminum Cap
- ( ) Recorded as
- [–] Property described in Volume and Page, Grant County Registry

DESCRIPTIONS PROVIDED:

THAT PROPERTY DESCRIBED IN VOLUME 446, PAGE 311, GRANT COUNTY REGISTRY, LANCASTER WISCONSIN, BEING DESCRIBED AS FOLLOWS:
The north half of the southeast quarter of section 26, town 3 north, range 5 west – Grant County, Wisconsin.
Also:
All that part of the south half of the southeast quarter and all that part of the south half of the southwest quarter – all in section 26, lying north of the right of way of the Chicago, Burlington and Quincy Railroad Company, excepting therefrom the lands described in two certain deeds recorded in the office of the Register of Deeds for Grant County, Wisconsin, in volume 253 of Deeds on page 435 and volume 306 of Deeds on page 235.
Also:
All that part of lots or fractions 2 and 3 in fractional section 35, lying north of said Railroad right of way – all the above lands being in town 3 north, range 5 west of the 4th P.M., Grant County, Wisconsin.

THAT PROPERTY DESCRIBED IN VOLUME 253, PAGE 435, GRANT COUNTY REGISTRY, LANCASTER WISCONSIN, BEING DESCRIBED AS FOLLOWS:
A piece or parcel of land in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Six (26), Town Three (3) North, Range Five (5), West of the 4th P.M., described as follows to-wit:
Commencing at the Southwest corner of the said forty (40) acre parcel; thence North along the west side thereof across the C. B. and Q Railroad tracks to the North side of the right right-of-way thereof; thence north along the west side of said forty (40) acre parcel one hundred eleven feet (111); thence east at right angles one hundred seventeen feet (117); thence south at right angles eighty-four feet (84) to the north side of the C. B. & Q. railroad right-of-way; thence west along the north side of said C. B. & Q. right-of-way to place of beginning.

THAT PROPERTY DESCRIBED IN VOLUME 306, PAGE 235, GRANT COUNTY REGISTRY, LANCASTER WISCONSIN, BEING DESCRIBED AS FOLLOWS:
A tract located in Sections Twenty-six (26) and Twenty-seven (27), Town Three (3) North, Range Five (5) West, described as: Commence at a point which is 769.4 feet South of the Northwest corner of the S.W. 1/4 of the S.W. 1/4 of Sec. 26, T 3 N, R 5 W. of the 4th P.M. in Grant County, Wisconsin, thence North 81° 00' W 236.8 feet, thence S 05° 25' W 169.5 feet to the Northern boundary of the C. B. & Q Railroad right of way, thence S 84° 30' E 896.5 feet along said Northern boundary, thence N 05° 30' E 84 feet, thence N 81° 00' W 662.2 feet to the place of beginning, EXCEPTING AND RESERVING, to the grantor, his heirs and assigns, the joint use along with the grantee, his heirs, and assigns, and all others having the present right of use, of the present right-of-way (or roadway) that crosses said described tract, and which right-of-way runs from a point approximately Ten (10) feet South of the Northwest corner to a point approximately Ten (10) feet North of the Southeast corner of said tract; and the grantor grants to the grantee, his heirs, and assigns, the right to move said right-of-way (or roadway) to a different location on the above described tract, provided said new right-of-way (or roadway) will be as usable as the present right-of-way (or roadway).

THAT PROPERTY DESCRIBED IN VOLUME 449, PAGE 138, GRANT COUNTY REGISTRY, LANCASTER WISCONSIN, BEING DESCRIBED AS FOLLOWS:
All that part, or fraction, of lot 3 in fractional section 35, lying north of the right of way of the Chicago, Burlington & Quincy Railroad Company, being in town 3 north, range 5 west of the 4th P.M. – Grant County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the above descriptions were 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 Lawrence Roe.

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 9th day of September, 2001.

Larry L. Austin, S-1903

WISCONSIN LARRY L. AUSTIN S-1903 LANCASTER WI LAND SURVEYOR

SURVEYOR'S NOTES:

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.

Railroad right of way was established from the centerline of the land side track using Plat No. 8 of the Right of Way Track & Map, Chicago, Burlington & Quincy R.R. Co. on file at the Register of Deeds Office, Grant County, Wisconsin.

Volume 306, Page 235, Grant County Registry, has a misclosure of 30.6 feet, more or less. This description was retraced from existing evidence of fences, the Railroad right-of-way, and interior angles and dimensions of the legal description.

Bearings referenced to the East line of the SE 1/4 of Section 26 which is assumed to bear N 00°26'34" W.

0 300 600

SCALE 1" = 300'

PLAT OF SURVEY for LAWRENCE ROE

PART OF THE SE 1/4 AND SW 1/4 OF SECTION 26, THE SE 1/4 OF THE SE 1/4 OF SECTION 27 AND PART OF GOVERNMENT LOTS 2 AND 3, SECTION 35, T3N R5W, CASSVILLE TOWNSHIP, GRANT COUNTY, WISCONSIN

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

FIELDBOOK: SDR33
G:\T3NR4W\133
C:\AJA\T3NR5W\26LW-ROE

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS – SB – SA

SHEET 1 OF 1