

# PLAT OF SURVEY

**DESCRIPTION PROVIDED:**

Property described in Volume 870, Page 413, Document No. 626794, Grant County Registry, being described as follows:  
 Lots Twenty-five (25), Twenty-seven (27), Twenty-nine (29), Thirty-one (31), Thirty-three (33) and Thirty-five (35), all in the recorded Plat of Van Buren, a part of the Village of Potosi, Grant County, Wisconsin.

Also including the North Half (N 1/2) of Lot Twenty-three (23) in the recorded Plat of Van Buren, a part of the Village of Potosi, more particularly described as follows, to-wit:


Commencing at the Southeast corner of said Lot 23;  
 thence North 13° 30' East 25.00 feet along the Eastern boundary of said Lot 23 to the place of beginning;  
 thence North 76° 30' West to the Western boundary of said Lot 23;  
 thence North along the Western boundary of said Lot 23 to the Northwest corner of said Lot 23;  
 thence South 76° 30' East along the Northern boundary of said Lot 23 to the Northeast corner of said Lot 23;  
 thence South 13° 30' West 25.00 feet along the Eastern boundary of said Lot 23 to the place of beginning.

**SURVEYOR'S CERTIFICATE:**

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

- That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.
- That this parcel is subject to any and all easements of record and/or usage.
- That conformance with local ordinances are not guaranteed with this survey.
- That this survey was prepared under the instructions of Chad Walsh of Epic Construction, Dubuque Iowa.
- 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 20th day of December, 2002.

  
 Larry L. Austin, S-1903



**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.

Prepared For: **POTOSI BREWERY FOUNDATION**  
**AUSTIN ENGINEERING, LLC**  
 4211 HWY 81 E LANCASTER, WI 53813  
 PHONE 608-723-6363 FAX 608-723-6702

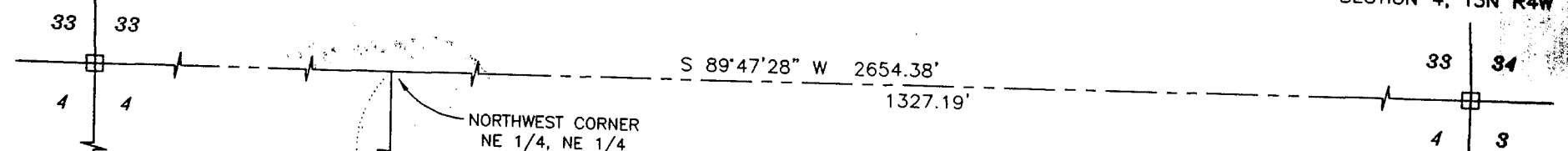
JOB NO. 02S312  
 FIELDBOOK: 2035  
 G:\T2NR3W\04  
 C:\AJA\POTOSI\VANBUREN\02S312-BREWERY

DRAWN BY: AJ AUSTIN  
 APPROVED: LL AUSTIN  
 CREW: BS - SA - BD

# PLAT OF SURVEY

NORTH 1/4 CORNER  
SECTION 4, T3N R4W

NORTHEAST CORNER  
SECTION 4, T3N R4W



### SURVEYOR'S NOTES:

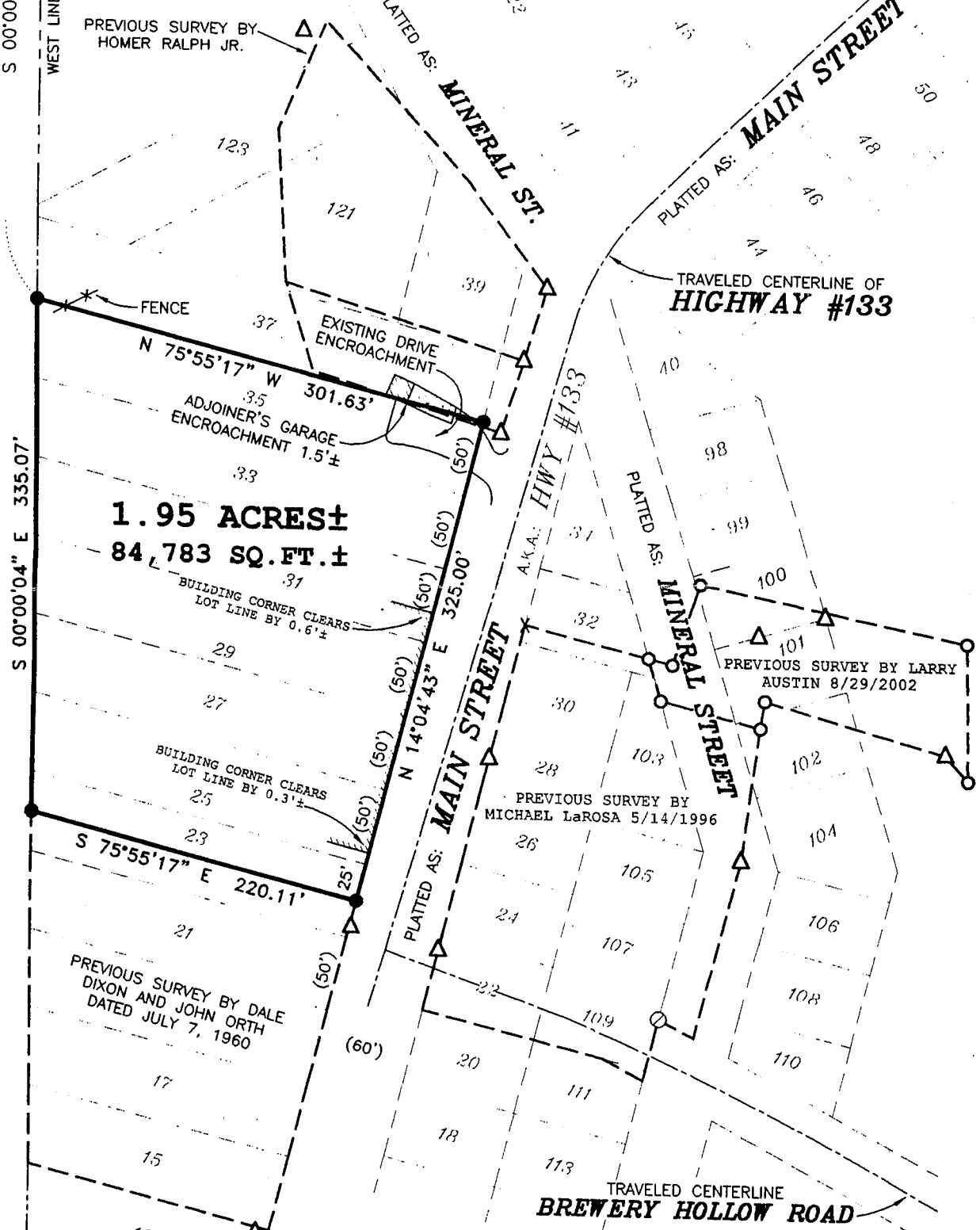
MANY VARIOUS SURVEYS IN THE AREA SHOW THE R.O.W. LOCATION OF MAIN STREET IN DIFFERENT LOCATIONS. THE TRAVELED CENTERLINE OF MAIN STREET VARIES FROM THE PLATTED LOCATION. MANY UNDIMENSIONED LINES OF THE PLAT OF VAN BUREN MAKE RETRACING THE ORIGINAL PLATTED LOT LINES EXTREMELY DIFFICULT. IT IS RECOMMENDED THAT AN ASSESSMENT PLAT OF THIS AREA BE PERFORMED TO CLARIFY OWNERSHIP AND PLATTED LINES OF THE STREET.

S 00°00'04" E 1675.03'  
WEST LINE, EAST 1/2, NE 1/4

N 00°11'31" W 5372.94'

S 00°00'04" E 335.07'

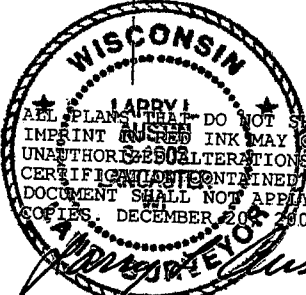
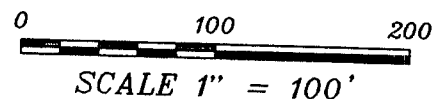
S 00°11'26" W 2649.79'



**1.95 ACRES ±**  
**84,783 SQ. FT. ±**

### LEGEND

- No. 6 x 24" rebar set with cap
- No. 6 rebar found
- ⊞ Wisc. Dept. of Transportation Monument found
- ⊠ 1 1/2" x 6" Railroad Rail Splice found
- △ 1" diameter iron pipe found
- ⊙ P.K. Nail found
- X Chisel "X" found
- ( ) Recorded as



Bearings referenced to the North of the NE 1/4 of Section 4 which is assumed to bear S 89°47'28" W.

SOUTH 1/4 CORNER  
SECTION 4, T3N R4W

EAST 1/4 CORNER  
SECTION 4, T3N R4W

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SHEET 1 OF 2

MAY 13 2003