

# PLAT OF SURVEY

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. DATE: JULY 18, 2003. REVISED: JULY 29, 2003. (MONUMENT)



PLATTED AS:  
**LUTHERAN STREET**

**B L O C K " A "**

PREVIOUS SURVEY BY LARRY AUSTIN DATED SEPTEMBER 24, 1998

NORTHWEST CORNER, LOT 1, BLOCK "B" P.O.B. TRACT 1

PLATTED AS:  
**BOLDT AVENUE**

P.O.B. TRACT 2  
S 84°14'01" E 97.04'

N 84°14'01" W 2.92'

**TRACT 1**  
6,912 SQ. FT. ±

**TRACT 2**  
103 SQ. FT. ±

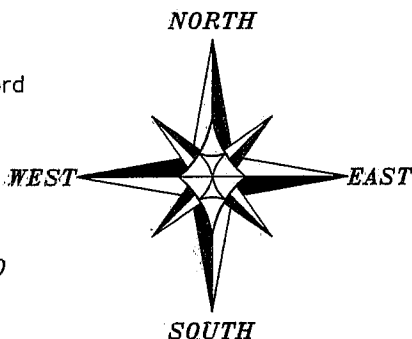
**B L O C K " B "**

PREVIOUS SURVEY BY LARRY AUSTIN DATED MAY 30, 2003

DRIVE

## LEGEND

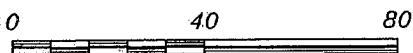
- No. 6 x 24" rebar set with cap
- ⊙ 1/4" diameter drill hole placed in concrete walk
- ⊠ Stone Monument of record
- No. 6 rebar found
- ⊙ No. 4 rebar found
- △ .1" dia. iron pipe found
- ( ) Recorded as



## SURVEYOR'S NOTES:

NOTE #1  
REBAR FOUND S 83°21'12" E  
1.05' OF LINE

Bearings referenced to the North line of Block B of Queen Ann Hill Addition, City of Platteville, which is assumed to bear as shown.



SCALE 1" = 40'

Prepared For: CONNIE HINKINS

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

JOB NO: 03S178  
FIELDBOOK: 9816  
G:\PVILLE\JAYTOPO  
H:\PLAT\PVILLE\QUEENANNHILL\03S178-HINKINS

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

SHEET 1 OF 2

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of Lot One (1) of Block "B" of Queen Ann Hill Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof, and being described as follows:  
Commencing at the Northwest corner of said Lot One (1), said corner being the point of beginning;  
thence South 84° 14' 01" East 97.04' along the North line of said Lot One (1);  
thence South 04° 17' 13" West 70.85' to the Southeast corner of said Lot One (1);  
thence North 75° 42' 12" West 125.53' along the South line of said Lot One (1) to the Southwest corner thereof;  
thence North 31° 35' 54" East 58.00' along the West line of said Lot One (1) to the point of beginning, containing 6,912 square feet, more or less.  
Tract being subject to any and all easements of record and/or usage.

## TRACT 2 DESCRIPTION:

Part of Lot One (1) of Block "B" of Queen Ann Hill Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof, and being described as follows:  
Commencing at the Northwest corner of said Lot One (1);  
thence South 84° 14' 01" East 97.04' along the North line of said Lot One (1) to the point of beginning;  
thence South 04° 17' 13" West 70.85' to the Southeast corner of said Lot One (1);  
thence North 06° 38' 48" East 70.83' along the East line of said Lot One (1) to the Northeast corner thereof;  
thence North 84° 14' 01" West 2.92' along the North line of said Lot One (1) to the point of beginning, containing 103 square feet, more or less.  
Tract 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 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 Connie Hinkins.

That to the best of my knowledge and belief, this plat is an accurate representation thereof.

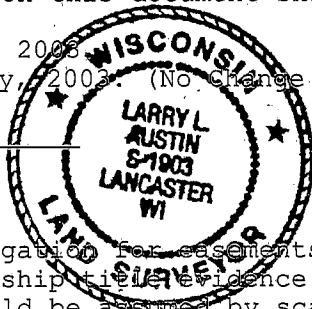
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 18th day of July, 2006.

Revised this 29th day of July, 2006. (No change in description) *LH*

*Larry L. Austin*  
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: CONNIE HINKINS

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SHEET 2 OF 2