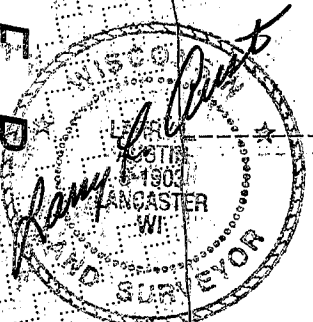
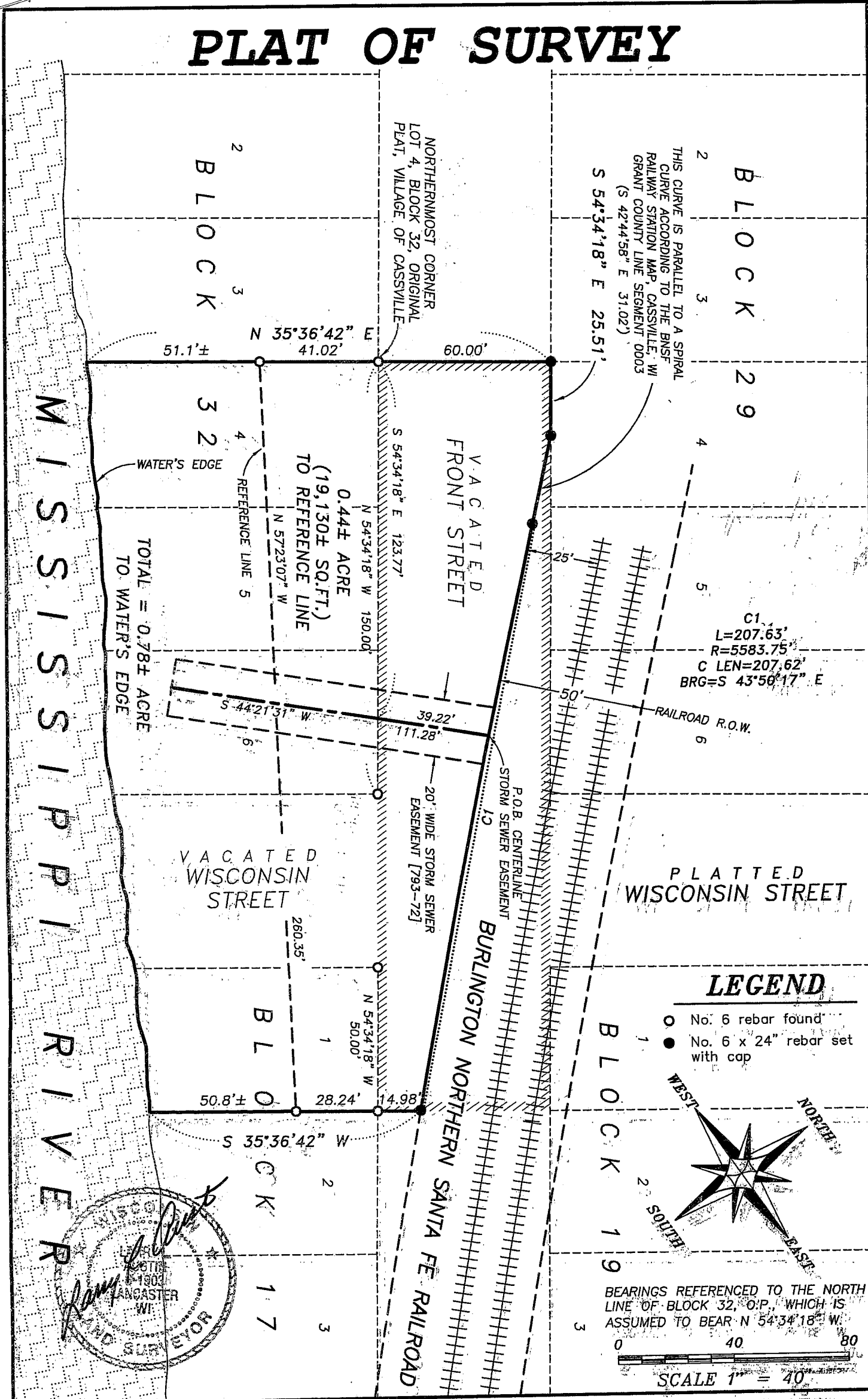


# PLAT OF SURVEY



# PLAT OF SURVEY

## DESCRIPTION SURVEYED:

Lot One (1) of Block Seventeen (17), Lots Four (4), Five (5) and Six (6), Block Thirty-two (32) of the original plat of the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof.

## ALSO:

That portion of Front Street, previously vacated, and extending from the South line of Lot 3 of Block 32 of the original plat of the Village of Cassville, to the South line of Lot 1 of Block 17 of the original plat of the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof.

## ALSO:

That portion of Wisconsin Street, previously vacated, extending between lot 6 of Block 32 and lot 1 of Block 17 of the original plat of the Village of Cassville, Grant County, Wisconsin.

## STORM SEWER EASEMENT:

A Twenty foot (20') wide parcel of land, the centerline of which is described as follows:

Commencing at a ¾" rebar marking the northernmost corner of Lot Four (4), Block Thirty-two (32) of the original plat of the Village of Cassville, Grant County, Wisconsin;

thence South 54° 34' 18" East 123.77' along the North line of said Block Thirty-two (32);  
thence North 44° 21' 31" East 39.22' to the Southerly right of way of the Burlington Northern and Santa Fe Railroad and the point of beginning;  
thence South 44° 21' 31" West 111.28' to the terminus point.

## 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.

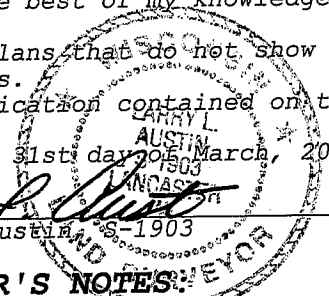
That this survey was prepared under the instructions of David Goedken.

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 31st day of March, 2004.

  
Larry L. Austin, S-1903

## SURVEYOR'S NOTES:

This survey did not include a portion of Vacated Front Street which was located within the Railroad Right of Way.

This survey did include Vacated Wisconsin Street (as described hereon). The Vacation was the only document which was furnished to the Surveyor. No other documentation was provided clarifying ownership.

The Sewer Easement was redescribed to clarify the location of the Easement. The previous description contained an erroneous starting point.

This property was previously surveyed. This survey was prepared to correct the previous one which contained an error in the location of the Railroad Right of Way.

The following documents were reviewed during the course of this survey:

- Warranty Deed recorded in Volume 793, Page 69, Document No. 595194, Grant County Registry.
  - Quit Claim Deed recorded in Volume 793, Page 70, Document No. 595195, Grant Co. Registry.
  - Resolution to Vacate and Discontinue A Portion of Wisconsin Street in the Village of Cassville, Grant Co., W Wisconsin recorded in Volume 797, Page 56, Document No. 596912.
  - Quit Claim Deed recorded in Volume 968, Page 583, Document No. 653316, Grant Co. Registry.
  - Storm Sewer Easement recorded in Volume 793, Page 71, Document No. 595196, Grant Co. Registry.
  - BNSF Railway Station Map Cassville, WI, Grant County Line Segment 0003 dated October 1, 1929 revised 5-25-1983.
- 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.



**Austin**  
**Engineering LLC**

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

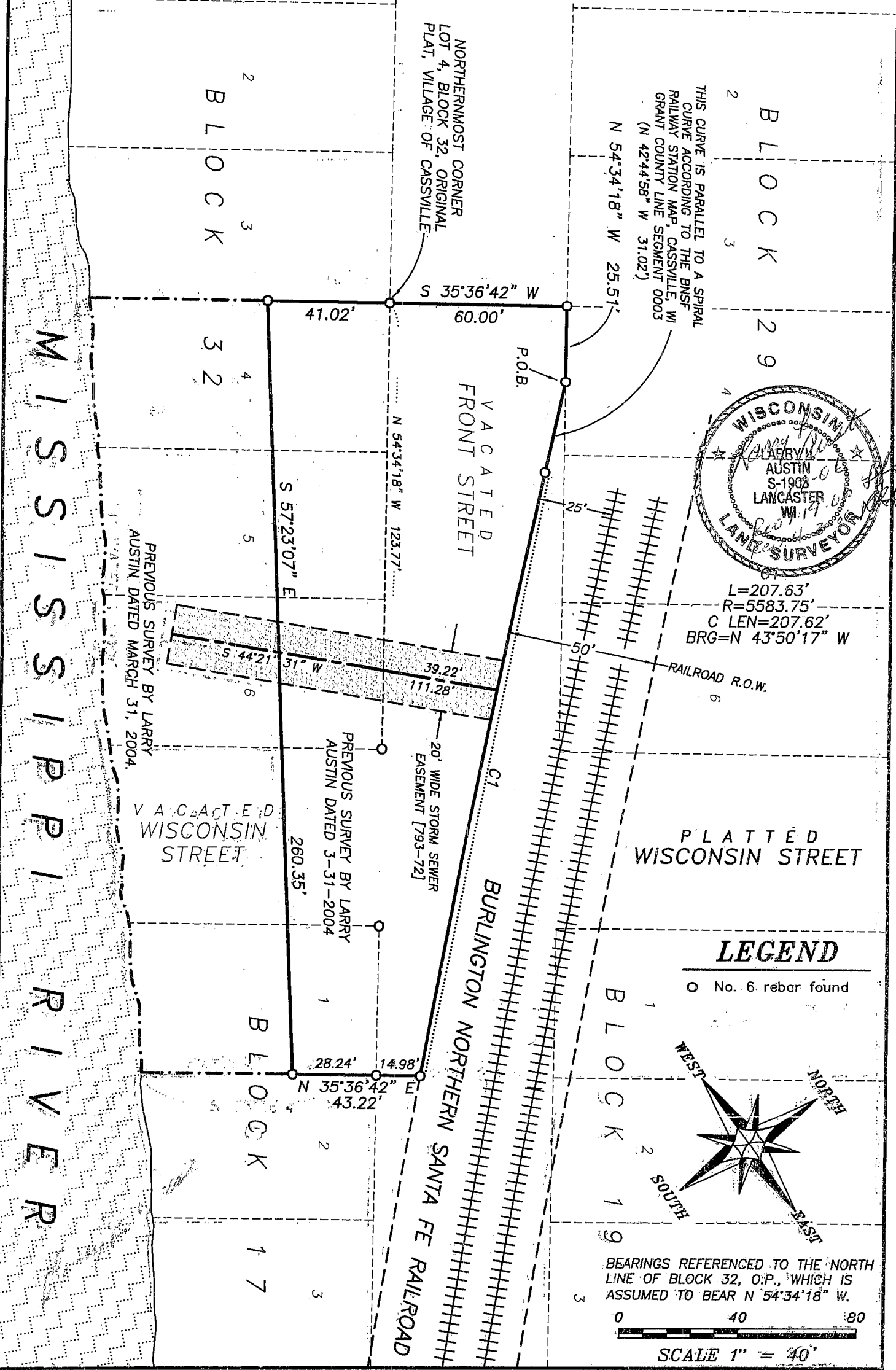
Prepared For: DAVID GOEDKEN

JOB NO: 03S290  
FIELDBOOK: TDSR, 2325  
G:\CASSVILLE\WALZ  
H:\PLAT\CASSVILLE\BLOCK17\03S290-GOEDKEN

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

SHEET 2 OF 2

# MAP OF DESCRIPTION



**Austin  
Engineering LLC**

Prepared For: **DAVID GOEDKEN**

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

JOB NO: 03S290  
FIELDBOOK: TDSR, 2325  
G:\CASSVILLE\WALZ  
H:\PLAT\CASSVILLE\BLOCK17\06s008-GOEDKEN

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

# MAP OF DESCRIPTION

## DESCRIPTION:

Part of Lots Four (4), Five (5) and Six (6), Block Thirty-two (32), part of Lot 1, Block 17, part of Vacated Front Street and Vacated Wisconsin Street, all being in the Original Plat of the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof, and being described as follows:

Commencing at the Northernmost corner of Lot 4 of said Block Thirty-two (32);  
thence North  $35^{\circ} 36' 42''$  East 60.00' to the Northern most line of Vacated Front Street;  
thence South  $54^{\circ} 34' 18''$  East 25.51' along the Northern most line of Vacated Front Street to the Southerly Railroad Right of way of the Burlington Northern and Sante Fe Railroad and the point of beginning;  
thence North  $54^{\circ} 34' 18''$  West 25.51' along the Northern most line of Vacated Front Street;  
thence South  $35^{\circ} 36' 42''$  West 60.00' to the Northernmost corner of said Lot Four (4);  
thence continuing South  $35^{\circ} 36' 42''$  West 41.02' along a line of said Lot Four (4);  
thence South  $57^{\circ} 23' 07''$  East 260.35' to the Easterly line of Lot 1 of said Block 17;  
thence North  $35^{\circ} 36' 42''$  East 43.22' along said Easterly line to the Southerly Railroad right of way of the Burlington Northern Sante Fe Railroad;  
thence 207.63' on the arc of a curve to the right having a radius of 5583.75' and a long chord bearing North  $43^{\circ} 50' 17''$  West 207.62' along said railroad right of way;  
thence Northwesterly along said railroad right of way on a curve parallel to a spiral curve according to the Burlington, Northern Sante Fe Railway Station Map, Cassville, Wisconsin, Grant County line segment 003, said curve having a chord bearing North  $42^{\circ} 44' 58''$  West 31.02' to the point of beginning.

## SURVEYOR'S CERTIFICATE:

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

That the above description was prepared and mapped 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 David Goedken.

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 17th day of January, 2006.

Revised this 19th day of January, 2006. *LL*

Revised this 3rd day of April, 2006. *LL*

  
Larry L. Austin, S-1903



**Austin**  
**Engineering LLC**

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

Prepared For: DAVID GOEDKEN

JOB NO: 03S290  
FIELDBOOK: TDSR, 2325  
G:\CASSVILLE\WALZ  
H:\PLAT\CASSVILLE\BLOCK17\06s008-GOEDKEN

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

SHEET 2 OF 2