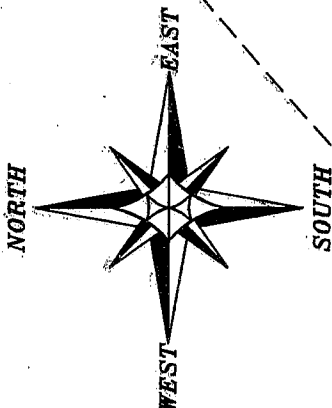


# PLAT OF SURVEY

## LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 x 24" rebar set with cap
- MC Meander Corner
- ▲ 2" diameter iron pipe found
- ( ) Recorded as

BEARINGS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 22 WHICH IS ASSUMED TO BEAR S 01°15'56" E.



**\*SURVEYOR'S NOTE\***  
 THE MEANDER LINE ESTABLISHED FOR THIS PROPERTY IS A MEANDER LINE FOR ROUNTREE BRANCH AND NOT A BUILDING SETBACK LINE. SEE LOCAL ORDINANCE FOR BUILDING SETBACK LINES THAT MAY EXIST

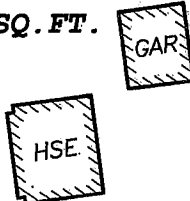
CENTERLINE  
**ROUNTREE  
 BRANCH**

S 44°43'03" W  
 42±  
 MC  
 L=190.10'  
 R=1699.68'  
 C LEN=190.00'  
 BRG=N 40°48'23" E  
 (NORTHEASTERLY)

AREA TO CENTERLINE  
 ROUNTREE BRANCH  
**1.39± ACRES**  
 60,553± SQ. FT.

AREA TO MEANDERLINE  
 ROUNTREE BRANCH  
**1.14± ACRES**  
 49,536± SQ. FT.

\*MEANDER LINE\*  
 N 78°28'36" W 301.99'



L=155.14'  
 R=1155.33'  
 C LEN=155.03'  
 BRG=S 16°41'31" W

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: 08-23-2004  
 S-1538  
 LANCASTER, WI

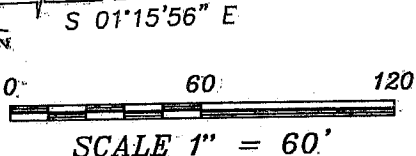


NORTHWEST CORNER SECTION 22, T3N R1W

COUNTY

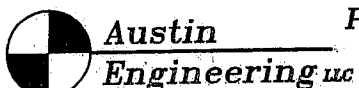
A.K.A. S. CHESTNUT  
 HIGHWAY  
 STREET  
 "D"

WEST 1/4 CORNER SECTION 22, T3N R1W



OUTLOT 2  
 GOLDEN HEIGHTS' ESTATES

REDDY DRIVE



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

Prepared For: **DUSTAN DUGGAN**

JOB NO: 04S204  
 FIELDBOOK: DELTA  
 G:\DD9\KNOLLWOD  
 H:\PLAT\T3NR1W\22\04S204-DELTA-DUGGAN

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

# PLAT OF SURVEY

## DESCRIPTION PROVIDED:

PROPERTY DESCRIBED IN VOLUME 751, PAGE 844, RECORDED AS DOCUMENT NO. 577538, GRANT COUNTY REGISTRY.

Part of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-two (22), Township Three (3) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, described as follows: Commencing at the intersection of South Chestnut Street of the City of Platteville being the former U.S. Highway "151" and the stream crossing same known as Rountree Branch; thence Southwesterly along the East side of said Highway to a point thereon approximately 7 chains South of the South boundary line of Section 15 of the hereinafter designated Township, which point is also on the South boundary line of grantor's property; thence due East to the Northern boundary of the present U.S. Highway "151"; thence Northeasterly along the Northern boundary of said Highway to the point thereon at which it is crossed by the said Rountree Branch stream; thence along said stream to the place of beginning. Being the same description as first used in a deed from Elvira L. Gray to George R. Carthew, dated July 20, 1954 and recorded in Volume 320 of Deeds Page 564 on July 22, 1954.

## 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 conformance with local ordinances are not guaranteed with this survey.

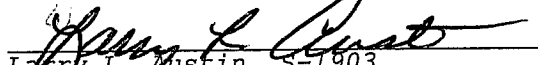
That this survey was prepared under the instructions of Dustan Duggan.

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 23rd day of August, 2004.

  
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 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: **DUSTAN DUGGAN**

JOB NO: 04S204  
FIELDBOOK: DELTA  
G:\DD9\KNOLLWOD  
H:\PLAT\T3NR1W\22\04S204-DELTA-DUGGAN

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

SHEET 2 OF 2