

# PLAT OF SURVEY

NORTH 1/4 CORNER  
SECTION 12, T2N R3W

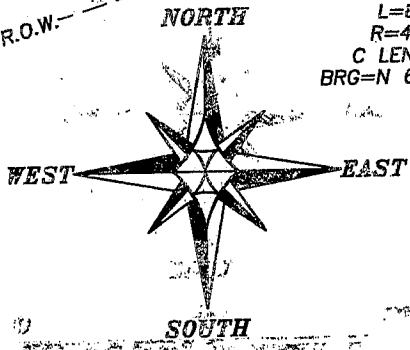
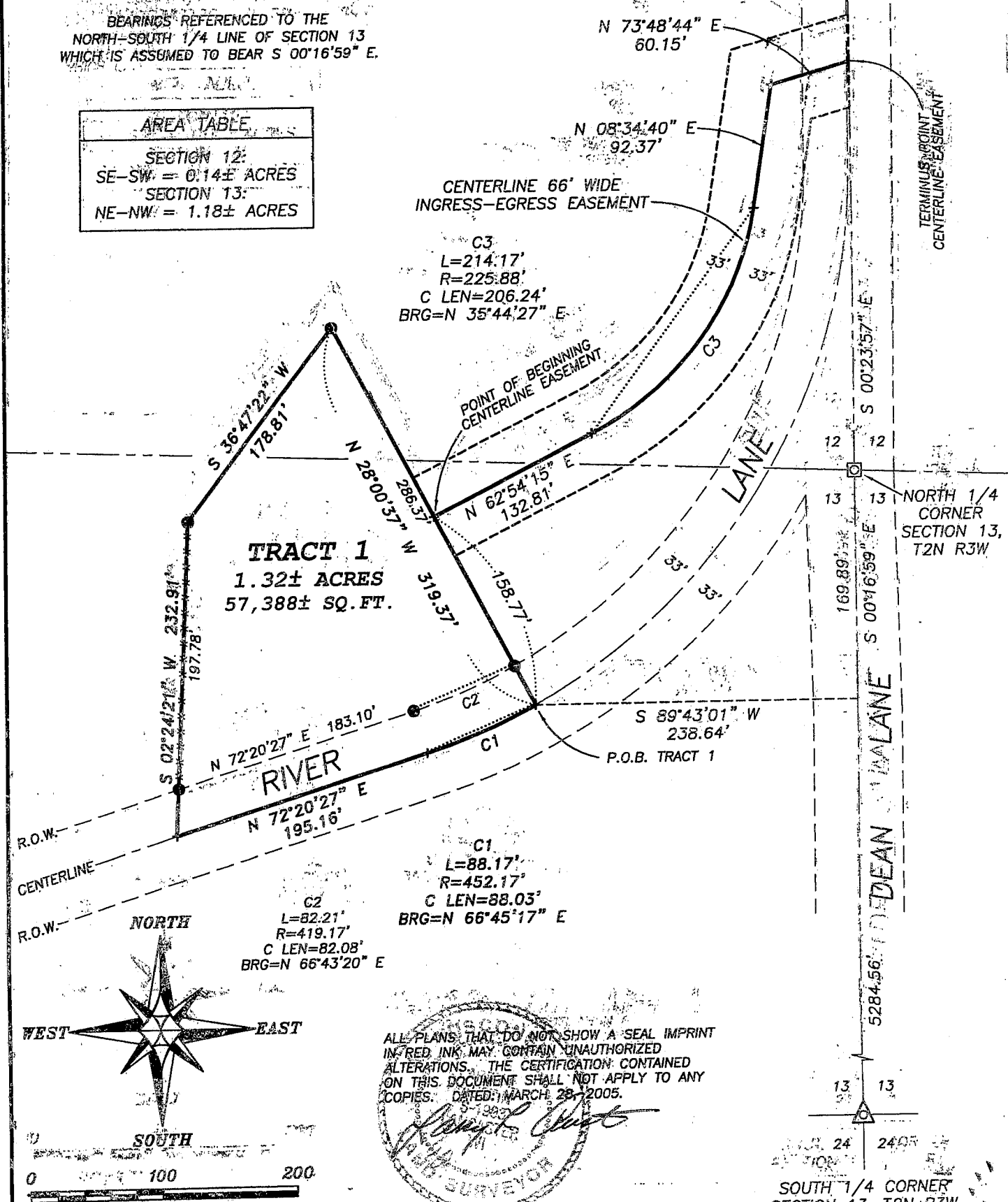
## LEGEND

- ⊠ Berrsten Cast Aluminum Monument found
- △ 1 1/2" O.D. iron pipe found
- ⊠ No. 8 rebar found
- No. 6 x 24" rebar set with cap
- + No monument set

--- Approximate location of fence

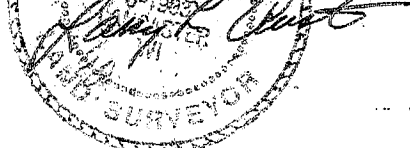
BEARINGS REFERENCED TO THE  
NORTH-SOUTH 1/4 LINE OF SECTION 13  
WHICH IS ASSUMED TO BEAR S 00°16'59" E.

AREA TABLE	
SECTION 12:	SE-SW = 0.14± ACRES
SECTION 13:	NE-NW = 1.18± ACRES



SCALE 1" = 100'

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: MARCH 28, 2005.



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

Prepared For: **GERRY LEIBFRIED**

JOB NO: 05s013  
FIELDBOOK: 2321  
G: T2NR3W/12  
H: PLAT/T2NR3W/12/05s013-LEIBFRIED

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

SHEET 1 OF 2

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, containing 1.32 acres, more or less, and being described as follows:  
Commencing at the North Quarter (N 1/4) corner of said Section Thirteen (13);  
thence South 00° 16' 59" East 169.89' along the North-South (N-S 1/4) line of said Section Thirteen (13);  
thence South 89° 43' 01" West 238.64' to the point of beginning;  
thence North 28° 00' 37" West 319.37' to a No. 6 rebar;  
thence South 36° 47' 22" West 178.81' to a No. 6 rebar;  
thence South 02° 24' 21" West 232.91' to a point in the centerline of a township road known as River Lane;  
thence North 72° 20' 27" East 195.16' along said centerline;  
thence 88.17' on the arc of a curve to the left having a radius of 452.17' and a long chord bearing North 66° 45' 17" East 88.03' along said centerline to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## EASEMENT DESCRIPTION:

A Sixty-six foot (66') wide ingress-egress easement being located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, said easement being located Thirty-three feet (33') on each side of the following described centerline;  
Commencing at the North Quarter (N 1/4) corner of said Section Thirteen (13);  
thence South 00° 16' 59" East 169.89' along the North-South Quarter (N-S 1/4) line of said Section Thirteen (13);  
thence South 89° 43' 01" West 238.64';  
thence North 28° 00' 37" West 158.77' to the point of beginning;  
thence North 62° 54' 15" East 132.81';  
thence 214.17' on the arc of a curve to the left having a radius of 225.88' and a long chord bearing North 35° 44' 27" East 206.24';  
thence North 08° 34' 40" East 92.37';  
thence North 73° 48' 44" East 60.15' to a point on the North-South Quarter (N-S 1/4) line of said Section Twelve (12), said point being the terminus point.

## EASEMENT NOTES:

The use, maintenance, assignments or other pertinent information of this easement should be addressed between the individuals affected by this easement. This Plat of Survey provides only the description of the easement. Other documentation will need to be recorded to clarify the intention of the easement.

## 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 Gerry Leibfried.  
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 28th day of March, 2005.

Larry L. Austin  
REGISTERED SURVEYOR  
WI  
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

Prepared For: GERRY LEIBFRIED

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