

# PLAT OF SURVEY

**TRACT 2**  
0.19± ACRE  
8,089± SQ. FT.

**TRACT 1**  
6.67± ACRES  
290,573± SQ. FT.

**TRACT 1 DESCRIPTION:**  
Lots 6, 8, 10, 12, 14, 16, 18, 20, 112, 113, 114, 115, 116, 117, 118 and part of Lot 111, an unimproved alley and part of unimproved Mineral Street according to the recorded map or plat of Van Buren, being located in the Village of Potosi, Also part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Town Two (2) North, Range Three (3) West of the 4th P.M., Village of Potosi, Grant County, Wisconsin, containing 6.67 acres, more or less, and being described as follows:  
Commencing at the East Quarter (E 1/4) corner of said Section Four (4);  
thence South 89° 34' 14" West 50.77' along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning;  
thence South 89° 34' 14" West 899.64' along said East-West Quarter (E-W 1/4) line to a No. 6 rebar;  
thence North 16° 39' 17" East 55.22' along a line of a previous survey by Larry Austin Dated 10-28-1994 to a 1" iron pipe;  
thence North 76° 06' 00" West 235.38' to a No. 6 rebar marking the Southwest corner of said Lot 6;  
thence North 14° 04' 43" East 420.48' to a P.K. Nail marking the Northwest corner of said Lot 20;  
thence South 75° 54' 07" East 120.73' along the South line of Parcel "D" of a previous survey by Michael LaRosa dated 5-14-1996;  
thence South 61° 40' 52" East 1014.28' along the South line of said Parcel "D" and along the South line of a platted Street to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

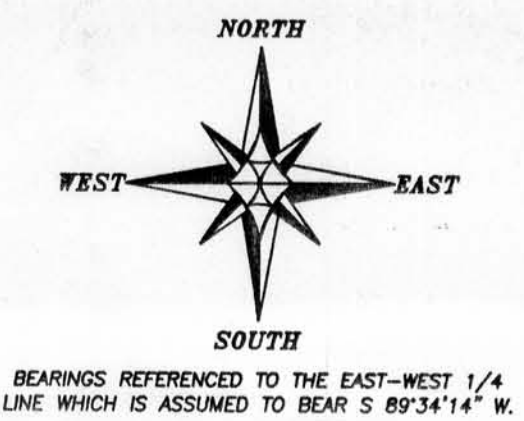
**TRACT 2 DESCRIPTION:**  
Part of Lots 9, 11, and 13 according to the recorded map or plat of Van Buren, being located in the Village of Potosi, Also part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Town Two (2) North, Range Three (3) West of the 4th P.M., Village of Potosi, Grant County, Wisconsin, containing 0.19 acres, more or less, and being described as follows:  
Commencing at the Northeast corner of said Lot 13, said corner being the point of beginning;  
thence South 14° 04' 43" West 105.76' along the West line of platted Main Street;  
thence North 75° 48' 18" West 76.07';  
thence North 13° 34' 23" East 105.61' to the North line of said Lot 13;  
thence South 75° 55' 17" East 77.01' along the North line of said Lot 13 to the point of beginning.  
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 Mark Bode.  
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 27th day of April, 2006.

*Larry L. Austin*  
Larry L. Austin, S-1903

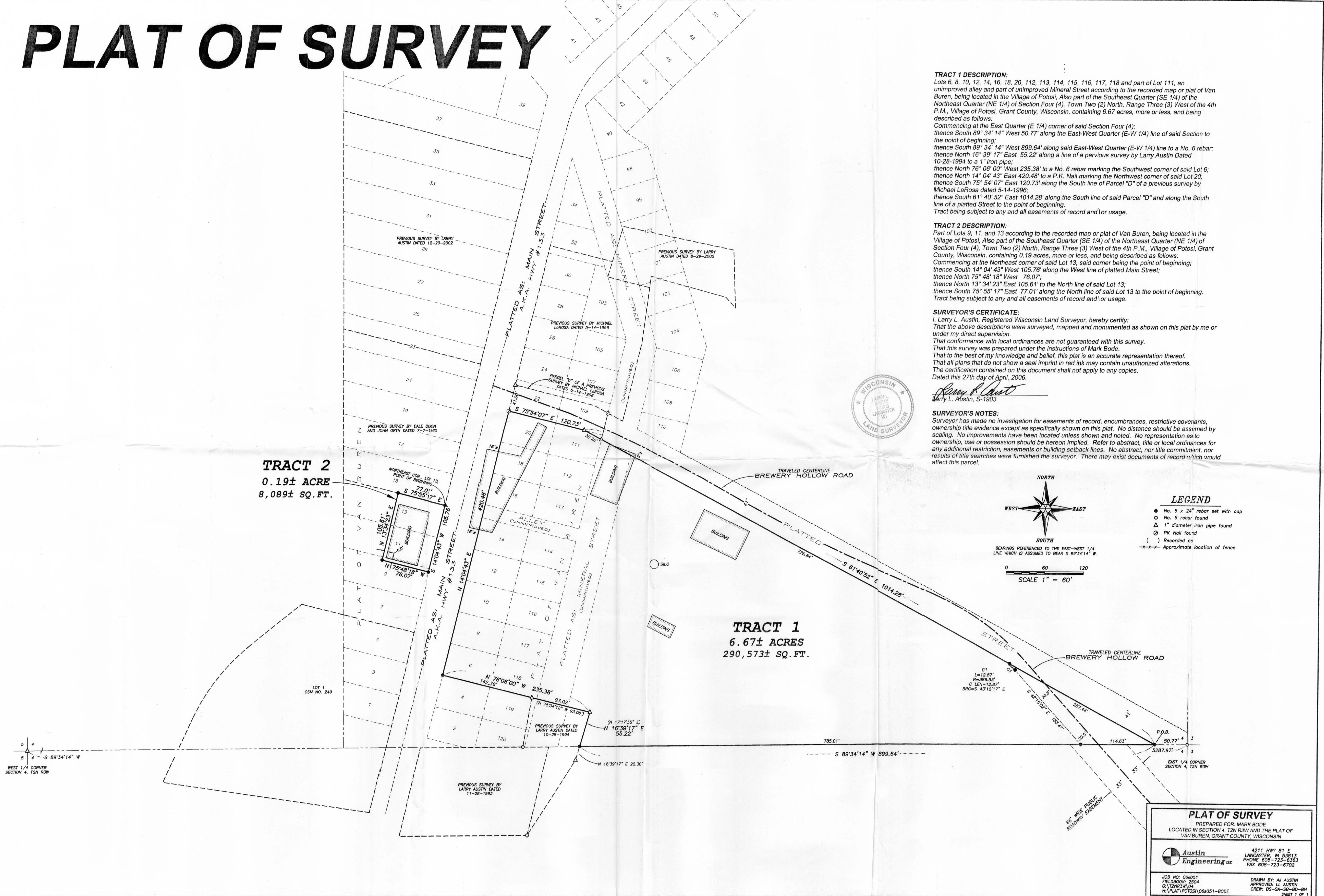


**SURVEYOR'S NOTES:**  
Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation 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.



BEARINGS REFERENCED TO THE EAST-WEST 1/4 LINE WHICH IS ASSUMED TO BEAR S 89°34'14" W.  
SCALE 1" = 60'

- LEGEND**
- No. 6 x 24" rebar set with cap
  - No. 6 rebar found
  - △ 1" diameter iron pipe found
  - ⊙ PK Nail found
  - ( ) Recorded as
  - Approximate location of fence



**PLAT OF SURVEY**  
PREPARED FOR: MARK BODE  
LOCATED IN SECTION 4, T2N R3W AND THE PLAT OF VAN BUREN, GRANT COUNTY, WISCONSIN

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

JOB NO: 060051  
FIELDBOOK: 0504  
G:\T2N3W\04  
H:\PLAT\PTOS\060051-BODE

DRAWN BY: AJ AUSTIN  
APPROVED: LL AUSTIN  
CREW: BS-SR-SR-90-BH

SHEET 1 OF 1