

PLAT OF SURVEY

19 20
30 29

NORTHWEST CORNER
SECTION 29, T3N R1W

2649.20'

NORTHWEST CORNER
SW 1/4, NW 1/4

N 88°49'52" E 270.00'

MAPLE RIDGE ROAD

R.O.W.

(S 89°25'56" W 20.10')
(N 88°49'52" E 20.13')

S 89°28'18" W 212.91'

P.O.B. INGRESS-EGRESS EASEMENT

100.12'

512.26'

P.O.B. SEWER EASEMENT

N 08°50'49" E 10.14'

UTILITY EASEMENT
FOR SEPTIC SYSTEM

APPROXIMATE LOCATION
OF SEPTIC LINE

LOT 1
CSM NO. 883

S 07°09'23" E 45.30'

N 89°28'14" E 125.22'

LEGEND

- ⊕ No. 6 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- ⊙ Railroad spike found
- No. 6 x 24" rebar set with cap
- △ Septic Vent
- ⊞ Septic Tank
- ⊗ Well

BEARINGS REFERENCED TO THE WEST LINE OF
THE NW 1/4 OF SECTION 29 WHICH IS
ASSUMED TO BEAR N 01°05'45" W.

0 60 120

SCALE 1" = 60'

S 01°05'45" E 237.30'

TRACT 3 OF A
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 12-15-2005

P.O.B. TRACT 4

N 08°50'49" E 133.01'

N 32°01'02" W 230.27'

TRACT 4
1.61± ACRES
70,130± SQ. FT.

(N 05°56'03" E 197.72')
(N 05°16'15" E 196.41')

N 05°16'15" E 160.15'

EASEMENT PREVIOUSLY
SURVEYED BY DOUGLAS
MALLIET DATED 4-26-1988

PREVIOUS SURVEY BY
DOUGLAS MALLIET
DATED 4-26-1988

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S 86°57'22" E

144.93'

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PLAT OF SURVEY

TRACT 4 DESCRIPTION:

Part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, containing 1.61 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;

thence North 01° 05' 45" West 1324.60' along the West line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) to the Northwest corner thereof;

thence North 88° 49' 52" East 270.00' along the North line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4) to the Northeast corner of Lot 1 of Certified Survey Map No. 883, recorded as Document No. 642175 in Volume 7 of Certified Survey Maps on Pages 121 and 122, Grant County Registry;

thence South 01° 05' 45" East 24.23' along the East line of said Lot 1 to the Southerly right of way of Maple Ridge Road; thence South 07° 09' 23" East 45.30' along a line of a previous survey by Larry Austin dated 12-15-2005;

thence North 89° 28' 14" East 125.22';

thence South 45° 04' 14" East 91.61' to the point of beginning;

thence North 08° 50' 49" East 101.65';

thence North 89° 28' 18" East 71.74';

thence South 06° 46' 52" West 198.62';

thence North 67° 31' 25" East 144.93';

thence South 86° 57' 22" East 104.14' to the West line of a previous survey by Douglas Malliet dated 4-26-1988; thence South 05° 16' 15" West 137.28' along said West line to the Northerly right of way of U.S.H. #151;

thence South 52° 32' 38" West 236.31' along said right of way;

thence North 32° 01' 02" West 230.27';

thence North 08° 50' 49" West 133.01' to the point of beginning.

INGRESS-EGRESS EASEMENT

An ingress-egress easement being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, said easement being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section; thence North 01° 05' 45" West 1324.60' along the West line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) to the Northwest corner thereof; thence North 88° 49' 52" East 270.00' along the North line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4) to the Northeast corner of Lot 1 of Certified Survey Map No. 883, recorded as Document No. 642175 in Volume 7 of Certified Survey Maps on Pages 121 and 122, Grant County Registry;

thence South 01° 05' 45" East 24.23' along the East line of said Lot 1 to the Southerly right of way of Maple Ridge Road; thence North 89° 28' 18" East 212.91' along said right of way to the point of beginning; thence North 89° 28' 18" East 100.12' along said right of way; thence South 07° 09' 36" West 273.99';

thence South 36° 54' 03" East 143.16' to the Northerly right of way of Highway #151; thence South 52° 32' 38" West 85.02' along said right of way; thence North 32° 01' 02" West 230.27'; thence North 08° 50' 49" East 244.80' to the point of beginning,

UTILITY EASEMENT FOR SEPTIC SYSTEM:

A utility easement for a septic system, said easement being located in part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section; thence North 01° 05' 45" West 1324.60' along the West line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) to the Northwest corner thereof; thence North 88° 49' 52" East 270.00' along the North line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4) to the Northeast corner of Lot 1 of Certified Survey Map No. 883, recorded as Document No. 642175 in Volume 7 of Certified Survey Maps on Pages 121 and 122, Grant County Registry; thence South 01° 05' 45" East 24.23' along the East line of said Lot 1 to the Southerly right of way of Maple Ridge Road and the point of beginning; thence South 07° 09' 23" East 45.30' along a line of a previous survey by Larry Austin dated 12-15-2005; thence North 89° 28' 14" East 125.22'; thence South 45° 04' 14" East 91.61'; thence South 45° 04' 14" East 122.68'; thence North 67° 31' 25" East 27.08'; thence North 45° 04' 14" West 151.30'; thence North 08° 50' 49" East 80.85' to the Southerly right of way of Maple Ridge Road; thence South 89° 28' 18" West 212.91' along said right of way to the point of beginning.

EASEMENT NOTES:

The use, maintenance, assignments or other pertinent information of these easements should be addressed between the individuals affected by the easements. This Plat of Survey provides only the description of the easements. 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 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.

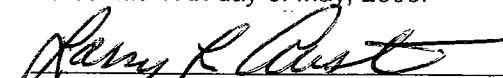
That this survey was prepared under the instructions of Marlyn VanNatta.

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.

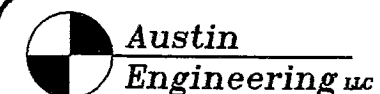
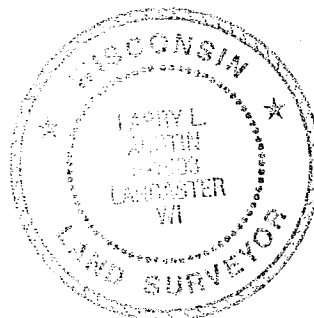
The certification contained on this document shall not apply to any copies.

Dated this 17th day of May, 2006.


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.



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

JOB NO: 06s104
FIELDBOOK: 2418
G:\T3NR1W\28DOT
H:\PLAT\T3NR1W\29\06s104-VANNATTA#4

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