

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), being located in part of Lot Seven (7) and Lot Eight (8), of Block Five (5) of the Assessment Plat, City of Platteville, Grant County, Wisconsin, containing 4.21 acres, more or less, and being described as follows:
Commencing at the East Quarter (E 1/4) corner of said Section;
thence South 00° 34' 11" East 587.13' along the East line of said Section;
thence North 87° 29' 18" East 65.26' to a No. 6 rebar marking the point of beginning;
thence South 01° 32' 57" East 63.35' to a No. 6 rebar being located 25' more or less, North of Rountree Branch;
thence South 84° 58' 37" East 50.27' to a No. 6 rebar being located 25' more or less, North of Rountree Branch;
thence South 72° 21' 16" East 144.01' to a No. 6 rebar being located 25' more or less, North of Rountree Branch;
thence North 69° 17' 52" East 72.77' to a No. 6 rebar on the Westerly line of a previous survey by Bruce Bowden dated 10-24-1985;
thence South 16° 06' 23" East 79.00' along the Westerly side of said Survey to a 1" iron pipe;
thence South 00° 34' 06" East 98.63' along the Westerly side of said Survey to a 1 1/4" iron pipe being located on the Northerly right of way of Business 151;
thence South 69° 43' 32" West 553.23' along the Northerly right of way of Business 151 to a 1" iron pipe marking a corner of Certified Survey Map No. 394, recorded in Volume 3 of Certified Survey Maps on Page 33, as Document No. 573726, Grant County Registry;
thence North 89° 12' 54" West 75.48' along a line of said Certified Survey Map No. 394 to a 1" iron pipe;
thence North 01° 32' 57" West 436.70' along a line of said Certified Survey Map No. 394 to a 1" iron pipe marking the Northeast corner thereof;
thence North 87° 29' 18" East 326.55' 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 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 A. Nick Johansen.

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 6th day of September, 2007.


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.



Austin
Engineering LLC

Prepared For: A. NICK JOHANSEN

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

JOB NO: 07s166
FIELDBOOK: TDSR, 2701
G:\PVILLE\WEYGNTS2
H:\PLAT\T3NR1W\14\07s166-JOHANSEN

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

SHEET 2 OF 2