

# PLAT OF SURVEY



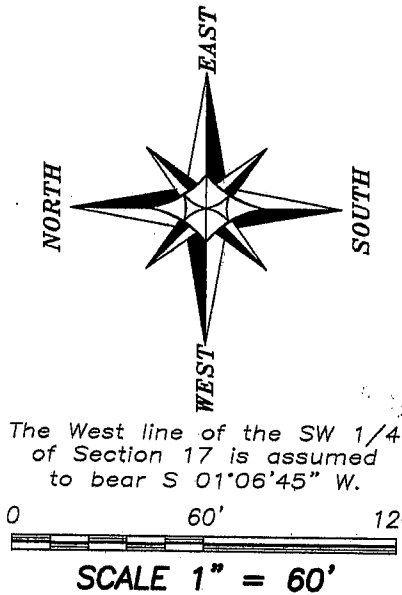
## LEGEND

- 3" Dia. iron pipe with D.O.T. Aluminum Cap found
- No. 10 rebar found
- ⊗ No. 8 rebar found
- No. 6 rebar found
- △ 1" diameter iron pipe found
- No. 6 x 24" rebar set with cap
- ⊘ Utility Pole
- ⊕ Water hydrant
- OHP — Overhead Power Line

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: JANUARY 10, 2008.

*Randy L. Austin*

**TOTAL AREA**  
1.84± ACRES  
80,093± SQ. FT.



The West line of the SW 1/4 of Section 17 is assumed to bear S 01°06'45" W.

RIGHT OF WAY ESTABLISHED FROM PLAT OF RIGHT OF WAY FEDERAL AID PROJECT NO. 376C & 208 Re. AND CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES RECORDED IN BOOK 1 OF HIGHWAY CONVEYANCES, PAGE 394, GRANT COUNTY REGISTRY.

EASEMENT RECORDED IN [627-250] DOCUMENT NO. 514582, SURVEYED BY LAURENCE SCHMIT DATED 11-1-78

122.52' S 84°10'59" E (119.59')

(S 83°59' E) (119.59')

(129.22')

129.22' S 08°04'01" W (S 08°16' W)

(160.00')

160.00'

(289.22')

289.22'

(175.37')

175.37'

(157.00')

157.00'

(214.39')

214.39'

(S 73°48' E) (214.39')

S 74°00'59" E

(N 74°36' W) (175.37')

175.37'

(N 74°47'59" W)

66'

70'

(163.61')

163.61'

(N 71°38' W) (163.61')

N 71°49'59" W

86.25'

(210.40')

186.47'

(N 17°31' E) (259.22')

259.19'

(N 17°17'52" E)

168.27'

(N 14°54'02" E)

131.45'

(N 16°58'34" E)

131.45'

(N 79°18'27" E)

135.40'

(N 79°18'27" E)

4.67'

(N 53°31'22" E) (49.92')

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113.48'

2562.44'

650.00'

2675.92'

S 01°06'45" W

57.75'

57.75'

57.75'

57.75'

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**Austin Engineering LLC**

Prepared For: Rountree Realty S.C.

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

JOB NO: 07s369  
FIELDBOOK: TDSR  
G:\T2NR2W\PLATTE  
H:\PLAT\T2NR2W\17\07s369-RountreeRealty

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

# PLAT OF SURVEY

## DESCRIPTION PROVIDED:

PROPERTY DESCRIBED IN SHERRIF'S DEED RECORDED IN VOLUME 1153,  
PAGE 478 AS DOCUMENT NO. 703222, GRANT COUNTY REGISTRY

### Parcel I:

Part of Government Lots Two (2) and Four (4) of Section Seventeen (17), Township Two (2) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit:

Commencing at the Northwest corner of said Section 17;

thence South  $01^{\circ} 13'$  West 2674.02 feet;

thence East 436.29 feet;

thence North  $48^{\circ} 13'$  East 113.28 feet;

thence South  $77^{\circ} 11'$  East 190.50 feet to the place of beginning;

thence South  $83^{\circ} 59'$  East 119.59 feet;

thence South  $08^{\circ} 16'$  West 289.22 feet;

thence North  $71^{\circ} 38'$  West 163.61 feet;

thence North  $17^{\circ} 31'$  East 259.22 feet to the place of beginning.

Also a part of Government Lot Four (4) of said Section 17

described as follows, to-wit:

Commencing at the Northwest corner of said Section 17;

thence South  $01^{\circ} 13'$  West 2674.02 feet;

thence East 436.29 feet;

thence North  $48^{\circ} 13'$  East 113.28 feet;

thence South  $77^{\circ} 11'$  East 190.50 feet;

thence South  $83^{\circ} 59'$  East 119.59 feet;

thence South  $08^{\circ} 16'$  West 129.22 feet to the place of beginning;

thence South  $73^{\circ} 49'$  East 216.35 feet;

thence South  $22^{\circ} 24'$  East 160.85 feet;

thence North  $74^{\circ} 36'$  West 175.37 feet;

thence North  $08^{\circ} 16'$  East 160.00 feet to the place of beginning.

### Parcel II:

That portion of the land described in a certain Warranty Deed running to Woodrow W. Church and Jeanine J. Church, his wife, in Volume 557 of Records, Page 464, as recorded in the office of the Register of Deeds for Grant County, Wisconsin, lying South and East of a certain easement pertaining to said land which easement was described in an instrument recorded with the Register of Deeds for Grant County, in Volume 549 of Records, Page 552, being land adjoining Hwy 61 to the South.

Together with Easements provided for in Agreement dated September 30, 1986 and recorded in Volume 627 of Records at Page 250, Office of Register of Deeds, Grant County, Wisconsin.

## 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 this survey was prepared under the instructions of Steve Hochausen at Rountree Realty S.C..

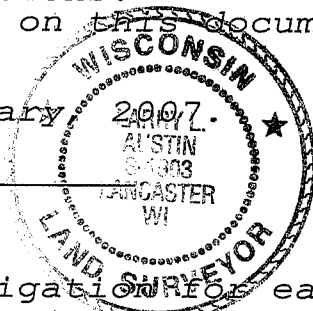
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 10th day of January

  
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: Rountree Realty S.C.

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