



# PLAT OF SURVEY

## DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Nine (9), Town Five (5) North, Range Two (2) West of the 4th P.M., Liberty Township, being a part of Railroad Land of the Original Plat of the Village of Stitzer, Grant County, Wisconsin, containing 1.01 acre, more or less, and being described as follows:

Commencing at the Northwest corner of said Section;  
thence South 00° 30' 13" East 1337.18' along the West line of said Section;  
thence North 89° 29' 47" East 519.00' to the point of beginning;  
thence South 19° 22' 30" East 175.00' to the Northwest corner of Lot Twenty-five (25) of the Original Plat, Village of Stitzer;  
thence North 70° 37' 30" East 240.00' along the North line of Lots 25, 26, 27, 28 of the Original Plat, Village of Stitzer, to the Northeast corner of Lot 28;  
thence North 56° 09' 31" East 183.32' along the North line of Lots 29 and 30 and its extension thereof to a corner of Lot 1, Certified Survey Map No. 226, being recorded in Volume 1 of Certified Survey Maps on Pages 293-294 as Document No. 502119, Grant County Registry;  
thence South 77° 12' 05" West 150.24' along a line of said Lot 1;  
thence South 86° 32' 16" West 39.28' along a line of said Lot 1;  
thence North 65° 06' 16" West 32.15' along a line of said Lot 1;  
thence North 47° 38' 58" West 23.02' along a line of said Lot 1;  
thence North 25° 29' 39" West 34.33' along a line of said Lot 1;  
thence North 00° 34' 42" East 26.98' along a line of Lot 1 and Outlot 2 of said Certified Survey Map No. 226;  
thence South 70° 20' 52" West 202.11' along the North line of the former Chicago and Northwestern Railroad right of way to the point of beginning. Tract being subject to any and all easements of record and/or usage.

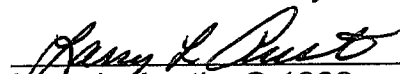
## SURVEYOR'S CERTIFICATE:

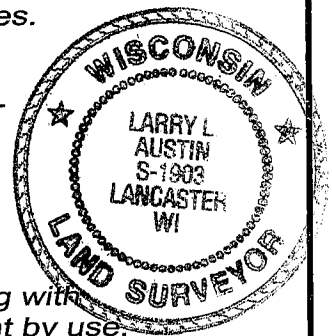
I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:

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 Kelly Udelhofen.  
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 31st day of January, 2008.

Revised this 25th day of March, 2008. (MAP ONLY-MONUMENTATION) *LL*

  
Larry L. Austin, S-1903



## SURVEYOR'S NOTES:

County Highway "E" between Main Street and Commercial Street, along with Commercial Street appear to be Prescriptive Public Roadway Easement by use.

The description provided has a call that the property is bounded on the Northwest and Southeast by the Railroad right of way. The Plat of the Village of Stitzer indicates "Railroad Lands" to be adjacent to the platted Lots on the Southeast. I projected these platted Lots to intersect Lot 1 of Certified Survey Map No. 226.

Right of Way Plat Project S 0212(4) and Project No. E 0212(10) were reviewed during the course of this survey. 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

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

Prepared For: KELLY UDELHOFEN

JOB NO: 08s009  
FIELDBOOK: TDS RANGER  
G:\STITZER\STITZER  
H:\PLAT\STITZER\08s009-UDELHOFEN

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

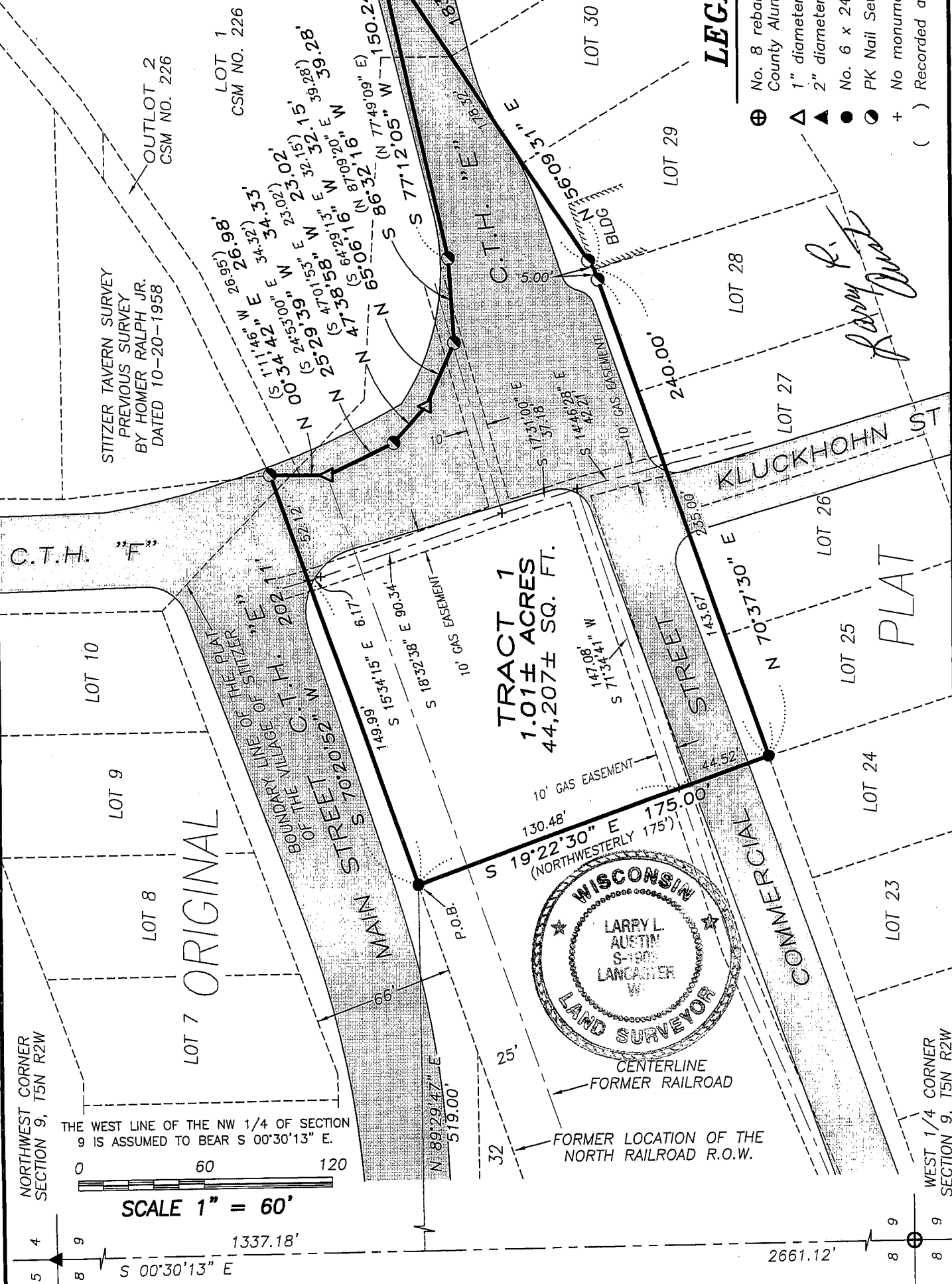
SHEET 2 OF 2

# PLAT OF SURVEY

Book 22 PAGE



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 31, 2008.



## LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ▲ 1" diameter iron pipe found
- 2" diameter iron pipe found
- No. 6 x 24" rebar set with cap
- + PK Nail Set
- ( ) No monument set
- ( ) Recorded as

STITZER TAVERN SURVEY  
PREVIOUS SURVEY  
BY HOMER RALPH JR.  
DATED 10-20-1958

OUTLOT 2  
CSM NO. 226

LOT 1  
CSM NO. 226

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

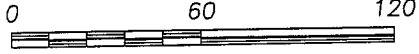
LOT 24

LOT 23

**TRACT 1**  
1.01± ACRES  
44,207± SQ. FT.



THE WEST LINE OF THE NW 1/4 OF SECTION 9 IS ASSUMED TO BEAR S 00°30'13" E.



SCALE 1" = 60'

NORTHWEST CORNER  
SECTION 9, T5N R2W

WEST 1/4 CORNER  
SECTION 9, T5N R2W

1337.18'  
S 00°30'13" E

2661.12'



**Austin Engineering LLC**

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FIELDBOOK: TDS RANGER  
G:\STITZER\STITZER  
H:\PLAT\STITZER\08s009--UDELHOFEN

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

SHEET 1 OF 2

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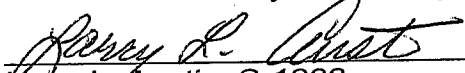
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