

PLAT OF SURVEY

LEGEND

- ▲ 2" diameter iron pipe found
- No. 6 rebar found
- No. 10 rebar found
- No. 6 x 24" rebar set with cap
- + No monument set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- Approximate fence
- - - Deed line
- ⊠ Telephone pedestal
- Ⓜ Mailbox
- ⊕ Utility pole

66' WIDE PUBLIC ROADWAY
ESTABLISHED FROM VOLUME 732
PAGE 812, DOC. NO. 568726
GRANT COUNTY REGISTRY

C4
L=91.16'
R=1876.86'
C LEN=91.15'
BRG=N 66°53'05" E

SOUTHWEST

[732-812]



Larry R. Austin
1-5-10

C3
L=56.94'
R=267.00'
C LEN=56.83'
BRG=N 29°38'48" E

0.89± ACRES
38,799± SQ.FT.

C5
L=91.38'
R=333.00'
C LEN=91.09'
BRG=S 27°53'41" W

NORTH 1/4 CORNER
SECTION 21, T3N R1W

16 16
21 21

S 01°04'22" E

328.18'

2659.25'

DATE: 1-5-2010

SHEET 1 OF 2

The East line of the NW 1/4 of Section 21 is assumed to bear S 01°04'22" E.

C2
L=143.00'
R=471.20'
C LEN=142.45'
BRG=N 27°03'42" E

SOUTHWEST

house

[1109-596]

C6
L=123.24'
R=405.20'
C LEN=122.76'
BRG=S 27°02'36" W

C1
L=20.18'
R=97.00'
C LEN=20.14'
BRG=N 24°47'58" E

[1201-520]

N 18°50'26" E
109.67'

N 30°45'29" E
74.89'

C7
L=33.90'
R=163.00'
C LEN=33.84'
BRG=S 24°47'58" W

S 30°45'29" W
72.12'

S 88°55'38" W 415.92'

LOT 11

FOX RIDGE ROAD

P.O.B.

existing private drive

shed

0 50 100
SCALE 1" = 50'

Austin Engineering LLC
austineengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: CITY OF PLATTEVILLE

JOB NO: 09s271
FIELDBOOK: TDSR
G:\T3NR1W\29DOT
H:\PLAT\T3NR1W\21\09s271-PVILLE

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

PLAT OF SURVEY

RIGHT OF WAY DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, containing 0.89 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 21;
thence South 01° 04' 22" East 328.18 feet along the East line of the Northwest Quarter (NW 1/4) of said Section 21;
thence South 88° 55' 38" West 415.92 feet to the point of beginning;
thence North 01° 04' 50" West 32.68 feet along the East line of platted Fox Ridge Road;
thence South 88° 42' 08" West 57.53 feet along a line of said Fox Ridge Road;
thence North 30° 45' 29" East 74.89 feet;
thence 20.18 feet on the arc of a curve to the left having a radius of 97.00 feet and a long chord bearing North 24° 47' 58" East 20.14 feet;
thence North 18° 50' 26" East 109.67 feet;
thence 143.00 feet on the arc of a curve to the right having a radius of 471.20 feet and a long chord bearing North 27° 03' 42" East 142.45 feet;
thence North 35° 45' 21" East 160.76 feet;
thence 56.94 feet on the arc of a curve to the left having a radius of 267.00 feet and a long chord bearing North 29° 38' 48" East 56.83 feet to the Southerly right of way of Southwest Road;
thence 91.16 feet on the arc of a curve to the right having a radius of 1876.86 feet and a long chord bearing North 66° 53' 05" East 91.15 feet along said right of way;
thence South 20° 02' 00" West 46.02 feet;
thence 91.38 feet on the arc of a curve to the right having a radius of 333.00 feet and a long chord bearing South 27° 53' 41" West 91.09 feet;
thence South 35° 45' 21" West 160.76 feet;
thence 123.24 feet on the arc of a curve to the left having a radius of 405.20 feet and a long chord bearing South 27° 02' 36" West 122.76 feet;
thence South 18° 50' 26" West 109.95 feet;
thence 33.90 feet on the arc of a curve to the right having a radius of 163.00 feet and a long chord bearing South 24° 47' 58" West 33.84 feet;
thence South 30° 45' 29" West 72.12 feet 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.

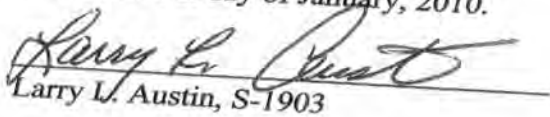
That this survey was prepared under the instructions of Joe Carrol of the City of Platteville.

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 5th day of January, 2010.


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 to the surveyor.



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