

PLAT OF SURVEY

13 13

N 89°27'14" W

2663.76'

18

19

24 24

NORTH 1/4 CORNER
SECTION 24, T5N R1W

1327.74'

1336.02'

NORTHEAST CORNER
SECTION 24, T5N R1W

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: 5-17-2010

Randy L. Austin



ASSESSMENT PLAT

LOT 45A

(EAST) (135' 7")
N 89°44'16" E 135.58'

PT RECORDED AS
448' 1" SOUTH OF
NE COR. LOT 1, BLK 1
LIVINGSTON'S SECOND ADDN

N 89°44'16" E 135.58'

LOT 44A
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 7-20-2007
JOB NO. 07s169

0.01± ACRES
271± SQ.FT.

N 89°44'16" E 135.58'

N 00°15'40" W 2.00'

S.W. COR.
LOT 44A

(EAST) (135' 7")
S 89°44'16" W 135.58'
(WEST) (135' 7")

LOT 43A
[1046-625]

S.E. COR.
LOT 44A
P.O.B.

S 00°15'40" E 2.00'

VILLAGE OF LIVINGSTON

JACKSON STREET

N 89°44'16" E 135.57'
(EAST 135.58')

LOT 42A
PREVIOUS SURVEY
BY HOMER RALPH JR
DATED 6/8/1971 - 6/9/1971

N 00°15'40" W 117.69'
(NORTH 117.67')

(SOUTH 117.67')
S 00°10'52" E 117.76'

(WEST 135.58')
S 89°46'08" W 135.41'

LEGEND

- No. 6 x 24" rebar set with cap
- ⊕ No. 6 rebar found with Grant County Aluminum Cap
- No. 10 rebar found
- No. 6 rebar found
- △ 1" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry

0 50 100

SCALE 1" = 50'



THE NORTH LINE OF THE NE 1/4 OF SECTION
24 IS ASSUMED TO BEAR N 89°27'14" W.

PARK



Austin
Engineering LLC
austineengineeringllc.com

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

Prepared for: AMY BRUCHS

JOB NO: 10s099
FIELDBOOK: TDS RANGER
G:\T5NR1W\36B
H:\PLAT\LIVINGSTON\AP\10s099-BRUCHS

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

SHEET 1 OF 2

MAY 26 2010

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in a Declaration of Exclusive Easement recorded in Volume 1238 of Records, Page 893 as Document No. 725450, Grant County Registry.

DESCRIPTION SURVEYED:

A tract of land in the Northwest Quarter (N.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-four (24), Township Five (5) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, containing 0.01 acre, more or less, and being described as follows, to-wit:

Commencing at the Northeast corner of said Section 24;
thence North 89° 27' 14" West 1336.02 feet along the North line of said Section;
thence South 00° 15' 40" East 480.76 feet;
thence continuing South 00° 15' 40" East 130.42 feet to the Southeast corner of Lot 44A and the point of beginning;
thence South 89° 44' 16" West 135.58 feet along the South line of said Lot 44A to the Southwest corner thereof;
thence North 00° 15' 40" West 2.00 feet along the West line of said Lot;
thence North 89° 44' 16" East 135.58 feet to the East line of said Lot;
thence South 00° 15' 40" East 2.00 feet along the East line of said Lot to the point of beginning.

The above land is also described as part of Lot Forty-four "A" (44A) of the Assessment Plat of the Village of Livingston, Grant County, Wisconsin, according to the recorded map or plat thereof.

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 Attorney Amy O. Bruchs.

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, 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 the surveyor. There may exist documents of record which would affect this parcel.



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