

PLAT OF SURVEY

TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 6-20-2008
PROJ. NO.: 08s106

TRACT 2
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 6-20-2008
JOB NO. 08s052

TRACT 3
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 6-20-2008
JOB NO. 08s052
[1217-462]

Aaron J. Austin
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: 6-11-2012
3-2922
LANCASTER
WI
LAND SURVEYOR
LOT 7
CSM NO. 1185

CENTERLINE 66' WIDE
INGRESS-EGRESS EASEMENT
DESCRIBED IN [1217-462]

(SE'LY DIRECTION ALONG
THE TOP OF THE BLUFF
ON THE SOUTHERLY SIDE
OF ROUNTREE BRANCH
TO POINT OF BEGINNING)

POINT FALLS
IN FENCE POST
P.O.B. TRACT 1

WEST LINE, LOT 7
C.S.M. NO. 1185

P.O.B.
TRACT 2

TRACT 3

TRACT 2

AREA TO MEANDER LINE:
32.73± ACRES
1,425,633± SQ.FT.
AREA TO CENTERLINE:
34.9± ACRES

TRACT 1

AREA TO MEANDER LINE:
8.69± ACRES
378,546± SQ.FT.
AREA TO CENTERLINE:
10.00± ACRES

POSSIBLE HOUSE
LOCATION MAPPED
PER CLIENT'S REQUEST

ORIGINAL
CHANNEL

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 6-26-2009
JOB NO. 09s159
[1218-670]

LOT 1
C.S.M. NO. 1346

NORTH LINE
SW 1/4, NE 1/4

LINE PREVIOUSLY
SURVEYED BY
LARRY AUSTIN
DATED 4-6-2000

PART OF [716-453]

(NORTH 88 RODS)



The East-West 1/4 line of Section 18
is assumed to bear S 89°22'58" W.

0 200 400

SCALE 1" = 200'



**Austin
Engineering LLC**
austinengineeringllc.com

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

Prepared for: **MYRON TRANEL**

JOB NO: 12s090
G:\T3NR2W\24
H:\PLAT\T3NR1W\18\12s090-TRANEL

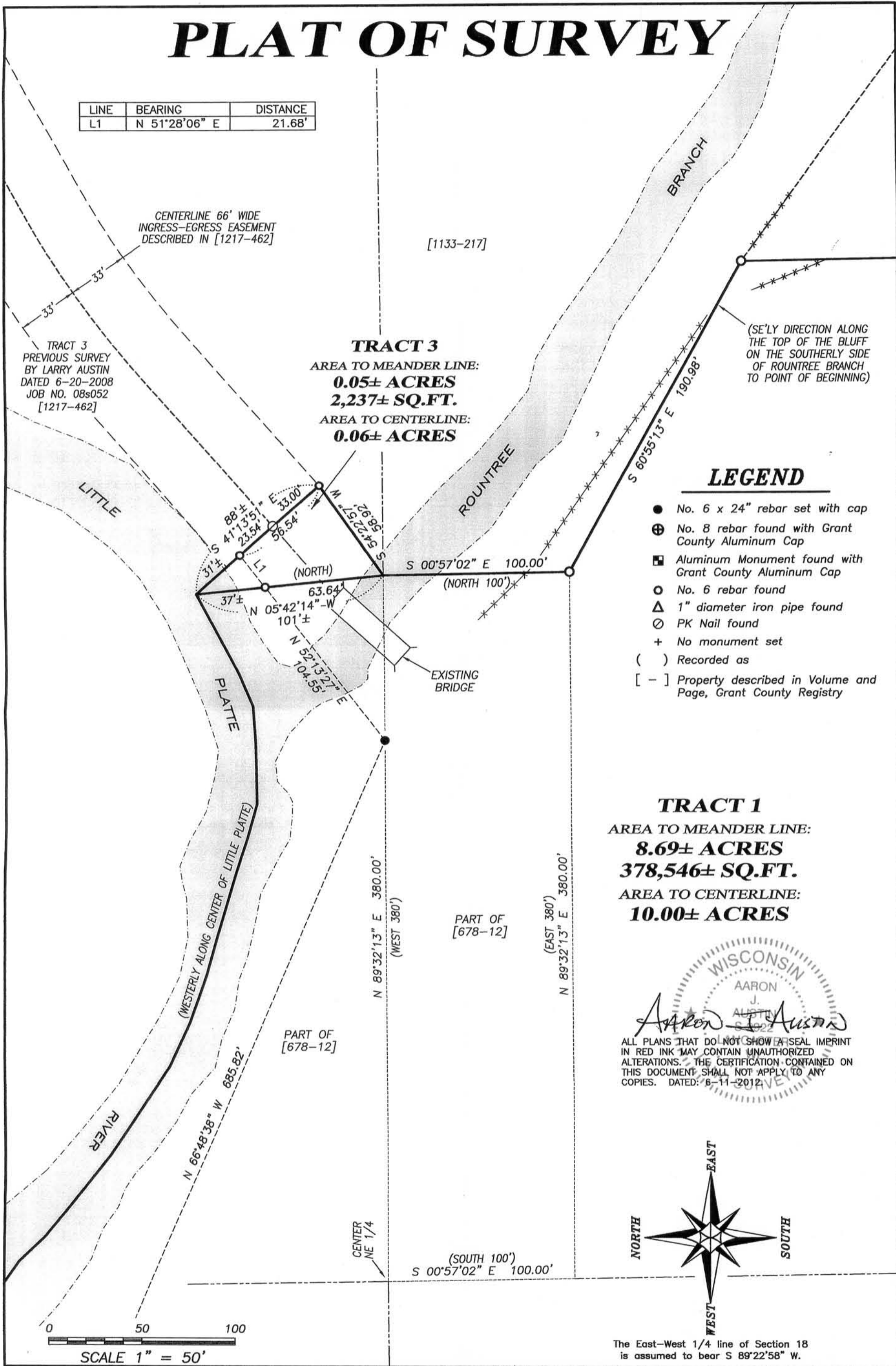
FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

SHEET 1 OF 5

JUL 03 2012

PLAT OF SURVEY

LINE	BEARING	DISTANCE
L1	N 51°28'06" E	21.68'



(SE'LY DIRECTION ALONG THE TOP OF THE BLUFF ON THE SOUTHERLY SIDE OF ROUNDTREE BRANCH TO POINT OF BEGINNING)

LEGEND

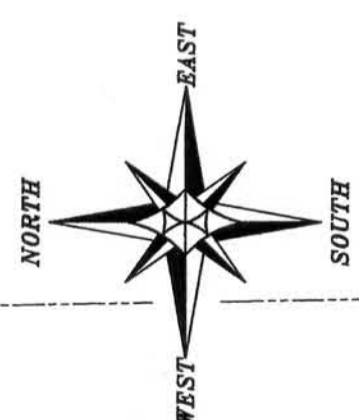
- No. 6 x 24" rebar set with cap
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ⊞ Aluminum Monument found with Grant County Aluminum Cap
- No. 6 rebar found
- △ 1" diameter iron pipe found
- ⊙ PK Nail found
- + No monument set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry

TRACT 1
 AREA TO MEANDER LINE:
8.69± ACRES
378,546± SQ.FT.
 AREA TO CENTERLINE:
10.00± ACRES

WISCONSIN
 AARON J. AUSTIN
 SURVEYOR
 No. 2022

Aaron J. Austin

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The East-West 1/4 line of Section 18 is assumed to bear S 89°22'58" W.

Prepared for: MYRON TRANEL

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

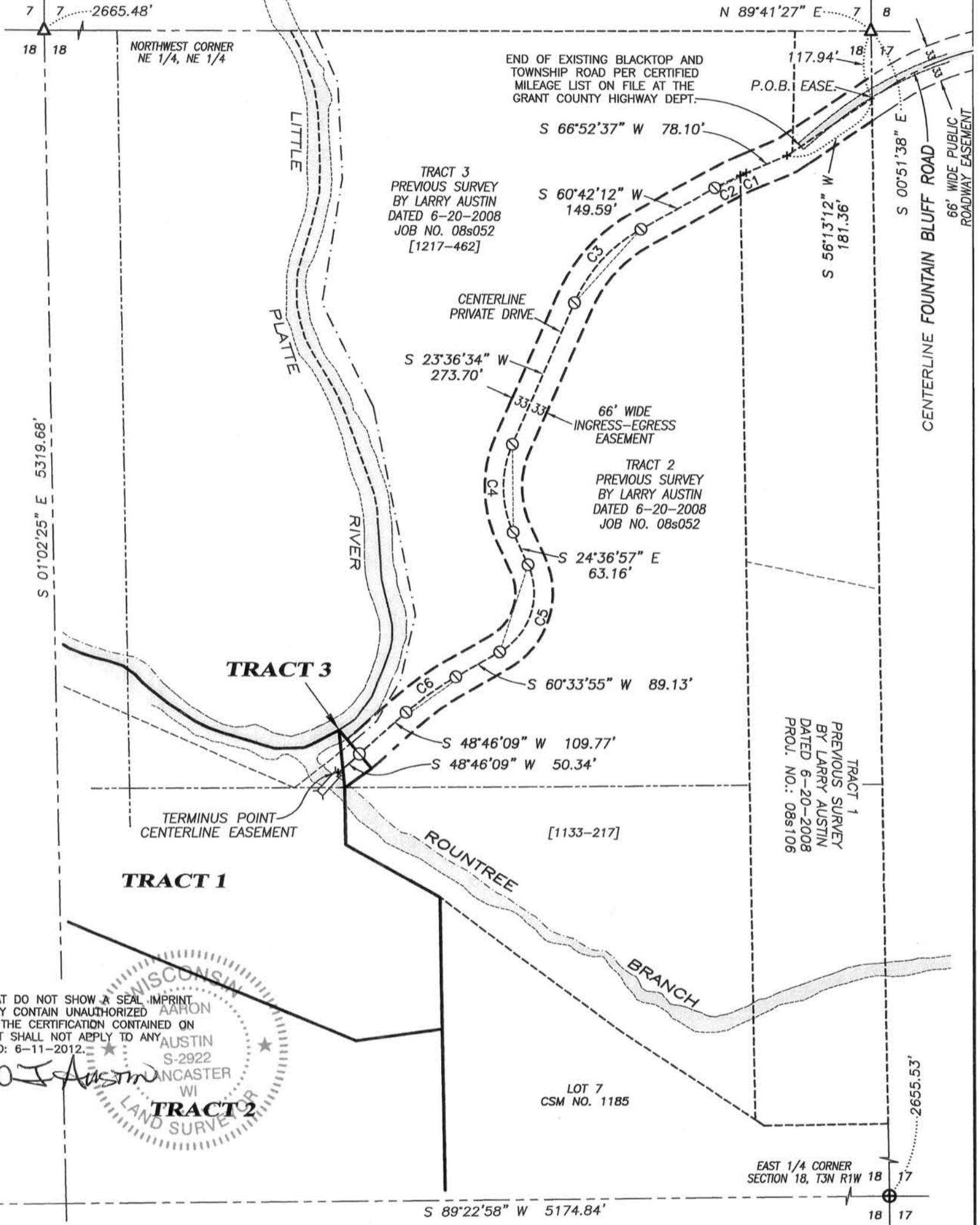
JOB NO: 12s090
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FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: BS-SB

PLAT OF SURVEY

NORTH 1/4 CORNER
SECTION 18, T3N R1W

NORTHEAST CORNER
SECTION 18, T3N R1W



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Aaron J. Austin



CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	11.37'	575.00'	11.37'	S 66°18'38" W
C2	50.59'	575.00'	50.57'	S 63°13'25" W
C3	178.04'	275.00'	174.94'	S 42°09'23" W
C4	159.92'	190.00'	155.24'	S 00°30'11" E
C5	178.40'	120.00'	162.42'	S 17°58'29" W
C6	108.09'	525.00'	107.90'	S 54°40'02" W



The East-West 1/4 line of Section 18 is assumed to bear S 89°22'58" W.

0 200 400
SCALE 1" = 200'

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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 18;
thence South 89° 22' 58" West 784.96 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence North 00° 51' 38" West 902.91 feet along the West line of Lot 7 of Certified Survey Map No. 1185 recorded in Volume 10 of Certified Survey Maps on Page 74 as Document No. 682722, Grant County Registry to the point of beginning;
thence South 82° 21' 04" West 154.12 feet;
thence North 67° 48' 45" West 796.80 feet;
thence North 27° 01' 49" West 341.60 feet to a meander corner which is located South 27° 01' 49" East 62 feet, more or less, from the centerline of Little Platte River;
thence North 54° 27' 57" East 189.69 feet along the Southerly meander line of said Little Platte River to a meander corner;
thence South 66° 48' 38" East 685.82 feet along said meander line to a meander corner;
thence North 52° 13' 27" East 104.55 feet along said meander line to a meander corner which is located South 05° 42' 14" East 37 feet, more or less, from the centerline of the Little Platte River;
thence South 05° 42' 14" East 63.64 feet along a line of part of that property as described in Volume 678, Page 12 recorded as Document No. 542749, Grant County Registry;
thence South 00° 57' 02" East 100.00 feet along a line of said property described in Volume 678, Page 12;
thence South 60° 55' 13" East 190.98 feet along a line of part of that property as described in Volume 1133, Page 217 recorded as Document No. 697521, Grant County Registry;
thence South 00° 51' 38" East 232.80 feet along the West line of Lot 7 of said Certified Survey Map No. 1185 to the point of beginning, INCLUDING ALL LANDS between the above described meander line and the centerline of Little Platte River. Tract containing 8.69 acres, more or less, to the meander line and 10.00 acres, more or less, to the centerline of Little Platte River.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 18;
thence South 89° 22' 58" West 784.96 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning;
thence North 00° 51' 38" West 902.91 feet along the West line of Lot 7 of Certified Survey Map No. 1185 recorded in Volume 10 of Certified Survey Maps on Page 74 as Document No. 682722, Grant County Registry;
thence South 82° 21' 04" West 154.12 feet;
thence North 67° 48' 45" West 796.80 feet;
thence North 27° 01' 49" West 341.60 feet to a meander corner which is located South 27° 01' 49" East 62 feet, more or less, from the centerline of Little Platte River;
thence South 63° 32' 33" West 162.28 feet along the Southeasterly meander line of the Little Platte River to a meander corner;
thence South 34° 07' 50" West 115.43 feet along said meander line to a meander corner on the North line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) which is located North 89° 32' 13" East 172.75 feet from the centerline of Little Platte River;
thence South 89° 32' 13" West 172.75 feet along the North line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) to a point in the centerline of Little Platte River;
thence continuing South 89° 32' 13" West 124.10 feet along said North line;
thence South 01° 02' 35" East 500.20 feet along a line of part of that property as described in Volume 548, Page 797, Grant County Registry to a point in the centerline of Little Platte River;
thence North 78° 38' 52" East 44.29 feet to a meander corner of the Little Platte River;
thence South 20° 31' 48" East 154.40 feet along the Easterly meander line of the Little Platte River;
thence South 46° 14' 57" East 673.99 feet along said meander line to a meander corner;
thence North 79° 37' 10" East 177.08 feet along said meander line to a meander corner;
thence South 56° 43' 37" East 190.59 feet along said meander line to a meander corner;
thence South 16° 51' 00" East 155.58 feet along said meander line to a meander corner which is located North 89° 22' 58" East 66 feet, more or less from the centerline of Little Platte River;
thence North 89° 22' 58" East 594.11 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning, INCLUDING ALL LANDS between the above described meander line and the centerline of the Little Platte River. Tract containing 32.73 acres, more or less to the meander line and 34.9 acres to the centerline of the Little Platte River.
Tract being subject to any and all easements of record and/or usage.

WISCONSIN
AARON
AARON J. AUSTIN
AUSTIN
LANCASTER
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4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: MYRON TRANEL

JOB NO: 12s090
G:\T3NR2W\24
H:\PLAT\T3NR1W\18\12s090-TRANEL

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 18;
thence South 89° 22' 58" West 784.96 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence North 00° 51' 38" West 902.91 feet along the West line of Lot 7 of Certified Survey Map No. 1185 recorded in Volume 10 of Certified Survey Maps on Page 74 as Document No. 682722, Grant County Registry;
thence continuing North 00° 51' 38" West 232.80 feet along said West line to the Northwest corner thereof;
thence North 60° 55' 13" West 190.98 feet along a line of part of that property as described in Volume 1133, Page 217 recorded as Document No. 697521, Grant County Registry;
thence North 00° 57' 02" West 100.00 feet along a line of said property described in Volume 1133, Page 217 to the point of beginning;
thence North 05° 42' 14" West 63.64 feet along a line of part of that property as described in Volume 678, Page 12 recorded as Document No. 542749, Grant County Registry to a meander corner which is located South 05° 42' 14" East 37 feet, more or less, from the centerline of Little Platte River;
thence North 51° 28' 06" East 21.68 feet along the Southerly meander line of said Little Platte River to a meander corner which is located South 41° 13' 51" East 31 feet, more or less, from the centerline of Little Platte River;
thence South 41° 13' 51" East 56.54 feet along a line of part of that property as described in Volume 1217, Page 462 recorded as Document No. 719853, Grant County Registry and its extension thereof;
thence South 54° 22' 57" West 58.92 feet to the point of beginning, INCLUDING ALL LANDS between the above described meander line and the centerline of Little Platte River. Tract containing 0.05 acre, more or less to the meander line and 0.06 acre to the centerline of the Little Platte River.
Tract being subject to any and all easements of record and/or usage.

EASEMENT DESCRIPTION:

A Sixty-six foot (66') wide ingress-egress easement being located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, said easement being located Thirty-three feet (33') on each side of the following described centerline:

Commencing at the Northeast corner of said Section;
thence South 00° 51' 38" East 117.94 feet along the East line of said Section to a corner of a previous survey by Homer Ralph Jr. dated 5/10/75-5/21/75, said corner being the point of beginning;
thence South 56° 13' 12" West 181.36 feet along a line of said survey and its extension thereof;
thence South 66° 52' 37" West 78.10 feet;
thence 11.37 feet on the arc of a curve to the left having a radius of 575.00 feet and a long chord bearing South 66° 18' 38" West 11.37 feet;
thence 50.59 feet on the arc of a curve to the left having a radius of 575.00 feet and a long chord bearing South 63° 13' 25" West 50.57 feet;
thence South 60° 42' 12" West 149.59 feet;
thence 178.04 feet on the arc of a curve to the left having a radius of 275.00 feet and a long chord bearing South 42° 09' 23" West 174.94 feet;
thence South 23° 36' 34" West 273.70 feet;
thence 159.92 feet on the arc of a curve to the left having a radius of 190.00 feet and a long chord bearing South 00° 30' 11" East 155.24 feet;
thence South 24° 36' 57" East 63.16 feet;
thence 178.40 feet on the arc of a curve to the right having a radius of 120.00 feet and a long chord bearing South 17° 58' 29" West 162.42 feet;
thence South 60° 33' 55" West 89.13 feet;
thence 108.09 feet on the arc of a curve to the left having a radius of 525.00 feet and a long chord bearing South 54° 40' 02" West 107.90 feet;
thence South 48° 46' 09" West 109.77 feet;
thence continuing South 48° 46' 09" West 50.34 feet to the terminus point.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were 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.

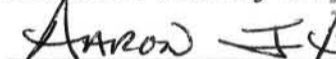
That this survey was prepared under the instructions of Myron Tranel.

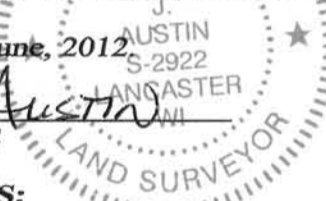
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 11th day of June, 2012


Aaron J. Austin, S-2922



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.



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