

SEE SURVEYOR'S REPORT ON SHEET 5

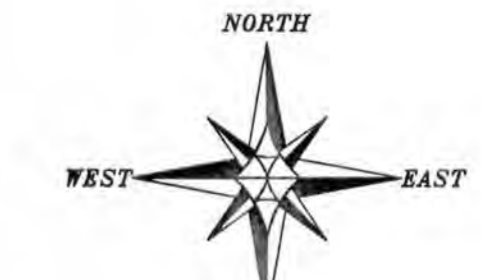
Right of Way established from [588-792] and Right of Way Project No. 5108-0-00.

LEGEND

- No. 6 x 24" rebar set with cap
- 1/2" x 1" x 4" Wood lath set
- Aluminum Monument found with Grant County Aluminum Cap
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 6 rebar found
- No. 10 rebar found
- △ 1" diameter iron pipe found
- ⊙ P.K. Nail found



Aaron J. Austin
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The North line of the NE 1/4 of Section 33 is assumed to bear S 89°51'43" E.

0 100 200
 SCALE 1" = 100'

PLAT OF SURVEY
 PREPARED FOR: EUGENE BARTOW
 LOCATED IN SECTION 28 AND 33, T4N R2W, TOWN OF ELLENBORO, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
 4211 HWY 81 E
 LANCASTER, WI 53913
 PHONE: 608-723-6363
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 austinengineeringllc.com

JOB NO: 12a084
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 H:\PLAT\T4NR2W\33\12a084-BARTOW

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

SHEET 1 OF 5

32 / 2

PLAT OF SURVEY

TRACT 1 DESCRIPTION: (HOUSE PARCEL)

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 0.92 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 33;
thence South 89° 51' 43" East 135.40 feet along the North line of said Section;
thence South 00° 08' 17" West 363.00 feet to a point on the South line of platted Main Street of the Plat of Ellenboro, recorded in Plat Cabinet "B", Page 9A, Grant County Registry, said point being the point of beginning;
thence South 00° 50' 17" East 167.06 feet to the Southwest corner of that property as described in Volume C2, Page 440, Grant County Registry;
thence North 89° 26' 11" West 248.28 feet to the Southeast corner of that property as described in Volume 241, Page 573, Grant County Registry;
thence North 03° 59' 16" East 165.17 feet along the East line of said property described in Volume 241, Page 573 to the South line of said platted Main Street;
thence North 89° 54' 35" East 97.24 feet along the South line of said platted Main Street;
thence South 89° 51' 43" East 137.10 feet along the South line of said platted Main Street to the point of beginning. Tract being subject to any and all easements of record and/or usage.


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Prepared for: EUGENE BARTOW

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

SHEET 2 OF 5

OCT 03 2012

PLAT OF SURVEY

TRACT 2 DESCRIPTION: (FARM GROUND PARCEL)

Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 40.98 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 33;
thence South 89° 51' 43" East 330.01 feet along the North line of said Section 33 to the Northeast corner of the Plat of Ellenboro recorded in Plat Cabinet "B", Page 9A, Grant County Registry;
thence continuing South 89° 51' 43" East 66.01 feet along the North line of said Section to the Northwest corner of that property as described in Volume 134, Page 402, Grant County Registry;
thence continuing South 89° 51' 43" East 396.00 feet along the North line of said Section 33 to the Northeast corner of said property described in Volume 134, Page 402 and the point of beginning;
thence South 10° 07' 26" West 279.63 feet along the East line of said property described in Volume 134, Page 402 to the Southeast corner thereof;
thence South 82° 34' 19" West 254.43 feet along the South line of said property described in Volume 134, Page 402;
thence South 09° 08' 53" East 34.01 feet to a corner of that property as described in Volume 967, Page 617, Grant County Registry;
thence South 42° 48' 33" West 123.78 feet along a line of said property described in Volume 967, Page 617;
thence South 70° 54' 13" West 149.63 feet along a line of said property described in Volume 967, Page 617;
thence North 00° 00' 42" East 6.53 feet along a line of said property described in Volume 967, Page 617;
thence South 68° 10' 02" West 143.80 feet along a line of that property described in Volume C2, Page 440, Grant County Registry;
thence North 89° 26' 11" West 248.28 feet to the Southeast corner of that property described in Volume 241, Page 573, Grant County Registry;
thence South 89° 58' 17" West 147.35 feet along the South line of said property described in Volume 241, Page 573 to the East line of Platted Mill Street, according to said Plat of Ellenboro;
thence South 00° 34' 51" East 33.40 feet along said East line of Platted Mill Street to the Southeast corner thereof;
thence South 89° 54' 35" West 43.50 feet along the South line of Platted Mill Street to the West line of that property as described in Volume 128, Page 248, Grant County Registry;
thence South 10° 25' 09" West 267.06 feet along a line of said property described in Volume 128, Page 248;
thence North 75° 34' 51" West 396.00 feet along a line of said property described in Volume 128, Page 248;
thence South 00° 34' 51" East 87.78 feet along a line of said property described in Volume 128, Page 248;
thence South 55° 39' 43" East 903.65 feet along a line of said property described in Volume 128, Page 248 to the Southeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 33;
thence South 89° 55' 12" East 1322.28 feet along the South line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 33 to the Southeast corner thereof;
thence North 00° 33' 59" West 1093.96 feet along the East line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4) to the South line of that property as described in Volume 588, Page 792, Grant County Registry;
thence South 81° 58' 45" West 7.65 feet along a line of said property described in Volume 588, Page 792;
thence South 00° 43' 56" West 7.08 feet along a line of said property described in Volume 588, Page 792;
thence South 67° 46' 15" West 40.74 feet along a line of said property described in Volume 588, Page 792;
thence South 86° 50' 15" West 200.72 feet along a line of said property described in Volume 588, Page 792;
thence South 81° 58' 45" West 100.00 feet along a line of said property described in Volume 588, Page 792;
thence North 08° 01' 34" West 66.00 feet along a line of said property described in Volume 588, Page 792;
thence North 81° 58' 45" East 100.00 feet along a line of said property described in Volume 588, Page 792;
thence North 77° 07' 14" East 200.72 feet along a line of said property described in Volume 588, Page 792;
thence South 86° 07' 56" East 38.83 feet along a line of said property described in Volume 588, Page 792;
thence South 62° 46' 22" East 15.60 feet along a line of said property described in Volume 588, Page 792;
thence North 81° 58' 45" East 6.13 feet along a line of said property described in Volume 588, Page 792 to the East line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4);
thence North 00° 33' 59" West 161.21 feet along the East line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4) to the Northeast corner thereof;
thence North 89° 51' 43" West 36.96 feet along the North line of said Section 33 to the Southeast corner of that property as described in part of Volume 623, Page 383, Grant County Registry;
thence North 34° 51' 43" West 408.54 feet along a line of said property described in Volume 623, Page 383;
thence South 37° 54' 39" West 423.38 feet along a line of said property described in Volume 623, Page 383 to the point of beginning. Tract being subject to any and all easements of record and/or usage

Aaron J. Austin
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WISCONSIN
LAND SURVEYOR



Austin
Engineering LLC
austinengineeringllc.com

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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: EUGENE BARTOW

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H:\PLAT\T4NR2W\33\12s084-BARTOW

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

SHEET 3 OF 5

OCT 03 2012

PLAT OF SURVEY

TRACT 3 DESCRIPTION: (ROAD RIGHT OF WAY)

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Four (4) North, Range Two (2) West of the 4th P.M., Town of Ellenboro, Grant County, Wisconsin, containing 0.56 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 33;
thence South 89° 51' 43" East 330.01 feet along the North line of said Section 33 to the Northeast corner of the Plat of Ellenboro recorded in Plat Cabinet "B", Page 9A, Grant County Registry and the point of beginning;
thence continuing South 89° 51' 43" East 66.01 feet along the North line of said Section to the Northwest corner of that property as described in Volume 134, Page 402, Grant County Registry;
thence South 00° 34' 51" East 321.04 feet along the West line of said property described in Volume 134, Page 402;
thence North 82° 34' 19" East 92.07 feet along the South line of said property described in Volume 134, Page 402;
thence South 09° 08' 53" East 17.51 feet to a corner of that property as described in Volume 967, Page 617, Grant County Registry;
thence South 82° 23' 23" West 161.23 feet along the North line of said property described in Volume 967, Page 617 to the East line of said Plat of Ellenboro;
thence North 00° 34' 51" West 347.94 feet along the East line of said Plat of Ellenboro to the point of beginning. Tract being subject to any and all easements of record and/or usage.

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.

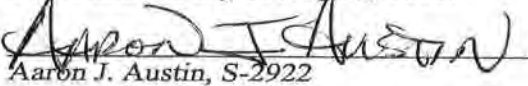
That this survey was prepared under the instructions of Eugene Bartow.

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.

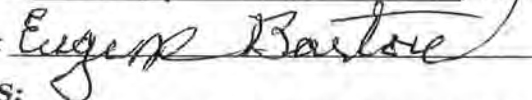
Dated this 7th day of August, 2012.


Aaron J. Austin, S-2922

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. I also certify that I hereby request to waive Chapter A-E 7.07 (Monuments) of the Wisconsin Administrative Code and request that the monuments for this survey be placed as shown hereon.

Dated this 20th day of AUGUST, 2012.

Eugene Bartow, Owner: 

SURVEYOR'S NOTES:

The descriptions provided for the property surveyed are recorded in Volume 623, Page 383 and Volume 500, Page 742, Grant County Registry.

The following documents were reviewed during the course of this survey, but not limited to:

Volume C2, Page 440, Grant County Registry Volume 99, Page 572, Grant County Registry
Volume 106, Page 560, Grant County Registry Volume 115, Page 282, Grant County Registry
Volume 124, Page 303, Grant County Registry Volume 128, Page 248, Grant County Registry
Volume 134, Page 402, Grant County Registry Volume 210, Page 524, Grant County Registry
Volume 212, Page 574, Grant County Registry Volume 217, Page 341, Grant County Registry
Volume 221, Page 332, Grant County Registry Volume 223, Page 325, Grant County Registry
Volume 229, Page 488, Grant County Registry Volume 241, Page 573, Grant County Registry
Volume 386, Page 242, Grant County Registry Volume 500, Page 742, Grant County Registry
Volume 588, Page 792, Grant County Registry Volume 623, Page 383, Grant County Registry
Volume 658, Page 372, Grant County Registry Volume 750, Page 388, Grant County Registry
Volume 750, Page 389, Grant County Registry Volume 750, Page 393, Grant County Registry
Volume 785, Page 349, Grant County Registry Volume 967, Page 617, Grant County Registry

Abstract with the most recent date of April 28, 1986.

Plat of Ellenboro recorded in Plat Cabinet "B", Page 9A, Grant County Registry

Survey by Joseph Allen dated 11-18-1870.

Survey by Joseph Allen dated 11-18-1870.

Survey by Charles Sampson dated 11-27-1894.

Survey by Dale Dixon dated 5-15-1981.

Survey by Larry Austin revised date of 9-19-1994.

Survey by Sean Walsh dated 9-3-1993.

Survey by Larry Austin dated 12-13-1989.

Survey by K.A. Kerst dated 2-9-1982.

Survey by K.A. Kerst dated 7-9-1981.

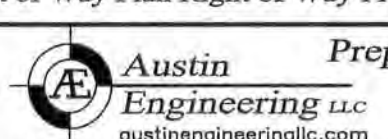
Survey by Sam Wiltse dated 4-23-1844.

1895 Plat Map of Town of Ellenboro.

Right of Way Plan Right of Way Project No. 5108-0-00.



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SHEET 4 OF 5

OCT 03 2012

PLAT OF SURVEY

SURVEYOR'S REPORT:

For purposes of a portion of the above that property as described in Volume 623, Page 383, Grant County Registry, I established the following corners as noted:

Corner "A"

The course of:

"Commencing at a point on the Subdivision line 5.07 chains South of the Northeast corner of the NW 1/4 of said Section 33,"

This corner was established at the recorded dimension of 5.07 chains (334.62 feet) from the North 1/4 corner of Section 33 on the East line of the NW 1/4.

Corner "B"

The course of:

"running thence West 4 chains;"

This corner was established at the recorded interior angle of 90° and the recorded dimension of 4 chains (264 feet) from Corner "A".

Corner "C"

The course of:

"thence South, 11° West, 7.50 chains;"

This corner was established at the recorded interior angle of 101° and the recorded dimension of 7.50 chains (495 feet) from Corner "B". It should be noted that a fence line previously existed along this line prior to removal of the fence for farming purposes. This line did not fit well with current occupation of a change in fields, although it did line up with a 1940 aerial photo which was overlaid onto the survey.

Corner "D"

The course of:

"thence South 75° West, 6 chains;"

The aforementioned Charles Sampson Survey (as noted on sheet 1) and property described in Volume 128, Page 248 showed this course as "North 75° West, 6 chains". Due to calls found later in the description and the map of the Sampson Survey, this corner was established at the interior angle of 86° (versus 116°) and the recorded dimension of 6.00 chains (396 feet) from Corner "C". If this corner was established at S 75° W 6.00 chains, it does not appear to coincide with what I believe the intent of the description was and the Sampson Survey. (See Plat).

Corner "E"

The course of:

"thence South 1.33 chains"

This corner was established at an interior angle of 75° and a recorded dimension of 1.33 chains (87.78 feet). The placement of this corner appears to coincide with the location of the Platte River.

Corner "F"

The course of:

"thence following up the right bank of the Big Platte River to the Southeast corner of the NE 1/4 of the NW 1/4 of said Section 33;"

A straight line from Corner "E" to "F" would coincide with the call of the right bank of the river. According to the Manual of Survey Instructions: "Facing downstream, the bank on the left hand side is termed the left bank and that on the right hand the right bank. These terms will be universally used to distinguish the two banks of a river or stream." A straight line to the call of the 40 corner essentially follows the right bank of the river until it reaches the 40 corner. I held the call to the 40 corner. It should be noted that the 1894 Sampson Survey showed the 40 corner in the river. This also coincides with the location of the river based upon the 1940 aerial photo.

The course of:

"thence North on the Subdivision line 14.93 chains to place of beginning."

This line is recorded as 14.93 chains (985.38 feet). I measured this line at 988.48 feet. I accepted the location of the 40 corner based upon the measurements taken to subdivide Section 33.

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 updated abstract, title policy or results of title searches were provided to the surveyor. An abstract was furnished to the surveyor with the most recent entry dated April 28, 1986. It should also be noted that several conveyances have been performed since this date. I have prepared this survey based upon the information provided by the client. An up to date title search is recommended for the descriptions contained on this survey.

Arnon J. Austin
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