

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Part of the S.W. 1/4 of Section 22, T 2 N, R 2 W of the 4th P.M., Village of Dickeyville, Grant County, Wisconsin, described as follows, to-wit: Commencing at the Southeast corner of the S.W. 1/4 of said Section 22; thence North 89° 43' West 982.36 feet to the point of beginning; thence North 89° 43' West 682.97 feet to the Easterly line of the public road described in Warranty Deed recorded in the Office of the Register of Deeds for Grant County, Wisconsin in Volume 358 of Deeds on page 164; thence North 12° 52' East 32.50 feet along the Easterly line of the public road; thence North 34° 25' East 646.03 feet to the Southerly line of the projection of Rita Street; thence South 89° 05' East 294.60 feet along the Southerly line of said projection of Rita Street; thence South 00° 27' East 612.06 feet to the point of beginning. Part of the above land is designated as Lots 1, 2 and 3 of Certified Survey Map No. 332, as recorded in the Office of the Register of Deeds for Grant County, Wisconsin as Document No. 554725.

EXCEPTING THEREFROM:

Lot One (1) of Certified Survey Map No. 902 recorded in Volume 7 of Certified Survey Maps on Page 161 as Document No. 644397, Grant County Registry and Lot One (1) of Certified Survey Map No. 332 recorded in Volume 2 of Certified Survey Maps on Page 161 as Document No. 554725, Grant County Registry.

DESCRIPTION OF SURVEY:

Commencing at the Southwest corner of Lot One (1) of Certified Survey Map No. 902 recorded in Volume 7 of Certified Survey Maps on Page 161 as Document No. 644397, Grant County Registry, said corner being the point of beginning; thence South 89° 44' 57" East 254.03 feet along the South line of Lot 1 of said Certified Survey Map No. 902 to the Southeast corner thereof; thence North 89° 41' 06" East 110.22 feet along the South line of Lot 1 of Certified Survey Map No. 332 recorded in Volume 2 of Certified Survey Maps on Page 161 as Document No. 554725, Grant County Registry to the Southeast corner thereof; thence South 01° 08' 32" East 512.63 feet along the East line of that property as described in Volume 705, Page 648 recorded as Document No. 556660, Grant County Registry to the North line of Splinter's Subdivision No. 3, recorded in Volume 3 of Plats on Page 60 as Document No. 463710, Grant County Registry; thence South 89° 38' 22" West 683.38 feet along the North line of said Splinter's Subdivision No. 3 and its extension thereof to the East line of a previous survey by Douglas Malliet dated 6-22-1983 filed in Book I, Page 40 of Surveys; thence North 12° 46' 24" East 85.34 feet along the East line of said survey; thence North 33° 44' 49" East 522.08 feet along a line of said survey 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 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 Maureen Pickel.

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 29th day of November, 2012.


Aaron J. Austin, S-2922

SURVEYOR'S NOTES:

The description provided contained a scrivener's error in the following course:
"thence North 12° 52' East 32.50 feet along the Easterly line of the public road;"
By utilizing 32.50 feet, the description has a closure precision of 1 foot in 45.34 feet. A survey was found for the description provided, which was performed by John Orth, dated 1-28-1980. The survey showed a dimension of 82.50 feet. By utilizing 82.50 feet, the description has a closure precision of 1 foot in 28,785.75 feet. The South line of this survey accepted existing monumentation as the historical location of the South line of Section 22. The existing section corners at the Southwest corner and S 1/4 corner of Section 22 may not coincide with the established and accepted lines of Splinter's Subdivision No. 3, Splinter's Subdivision No. 2, Droessler Subdivision and the previous survey by John Orth dated 1-28-1980. For purposes of this survey, the survey by Douglas Malliet dated 6-22-1983 was accepted for the road described in Volume 358, Page 164, Grant County Registry. 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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Prepared for: DROESSLER TRUST

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