

**TRACT 1**

**DESCRIPTION OF SURVEY:**

Located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11) and in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West, Town of Woodman, Grant County, Wisconsin, containing 2.06 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section 11; thence North 89° 22' 46" West 370.40 feet along the South line of said Section to Northwestern line of Wisconsin Street and the point of beginning; thence North 56° 39' 51" East 677.87 feet along the Northerly line of Wisconsin Street; thence North 31° 43' 43" West 173.10 feet along the West line of that property as described in Volume 1347, Page 555 recorded as Document No. 751642, Grant County Registry to the top of the escarpment; thence South 52° 12' 19" West 154.61 feet along the top of the escarpment; thence South 44° 23' 40" West 215.16 feet along the top of the escarpment; thence South 53° 20' 09" West 263.39 feet along the top of the escarpment; thence South 72° 06' 07" West 54.73 feet along the top of the escarpment; thence South 17° 59' 09" East 101.83 feet to the South line of said Section 11; thence South 89° 22' 46" East 29.31 feet along the South line of said Section 11 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 Fred Waltz. 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 14th day of November, 2013.

Aaron J. Austin, S-2922



**LEGEND**

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ▲ 2" diameter iron pipe found
- No. 6 rebar found
- No. 6 x 18" rebar set with cap
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry



The South line of the SE 1/4 of Section 11 bears S 89°22'46" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

SCALE 1" = 60'

SOUTH 1/4 CORNER SECTION 11, T7N R4W

**NOTE #1:**

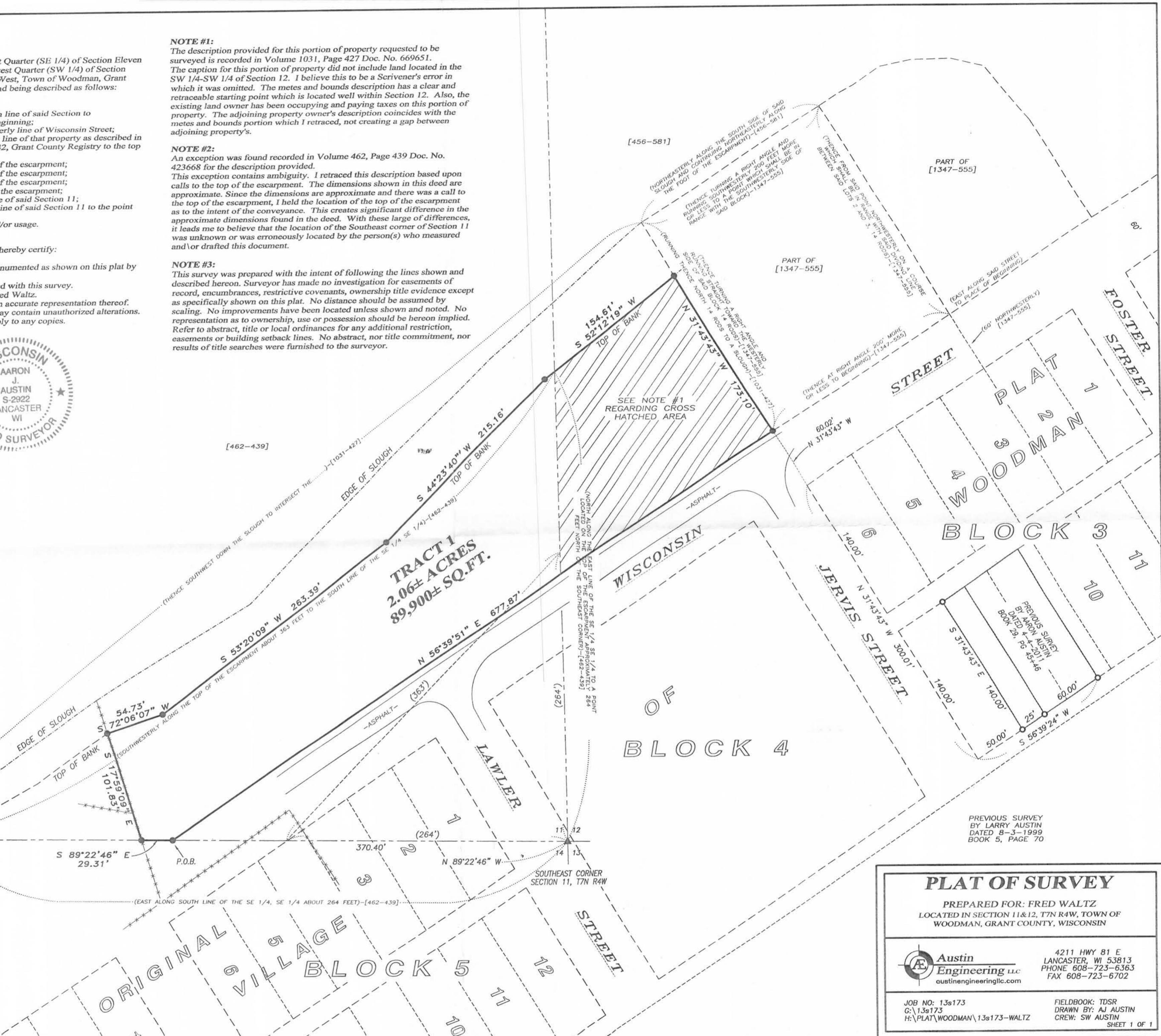
The description provided for this portion of property requested to be surveyed is recorded in Volume 1031, Page 427 Doc. No. 669651. The caption for this portion of property did not include land located in the SW 1/4-SW 1/4 of Section 12. I believe this to be a Scrivener's error in which it was omitted. The metes and bounds description has a clear and retracable starting point which is located well within Section 12. Also, the existing land owner has been occupying and paying taxes on this portion of property. The adjoining property owner's description coincides with the metes and bounds portion which I retraced, not creating a gap between adjoining property's.

**NOTE #2:**

An exception was found recorded in Volume 462, Page 439 Doc. No. 423668 for the description provided. This exception contains ambiguity. I retraced this description based upon calls to the top of the escarpment. The dimensions shown in this deed are approximate. Since the dimensions are approximate and there was a call to the top of the escarpment, I held the location of the top of the escarpment as to the intent of the conveyance. This creates significant difference in the approximate dimensions found in the deed. With these large differences, it leads me to believe that the location of the Southeast corner of Section 11 was unknown or was erroneously located by the person(s) who measured and/or drafted this document.

**NOTE #3:**

This survey was prepared with the intent of following the lines shown and described hereon. 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.



PREVIOUS SURVEY BY LARRY AUSTIN DATED 8-3-1999 BOOK 5, PAGE 70

**PLAT OF SURVEY**

PREPARED FOR: FRED WALTZ  
LOCATED IN SECTION 11 & 12, T7N R4W, TOWN OF WOODMAN, GRANT COUNTY, WISCONSIN



4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE 608-725-6363  
FAX 608-725-6702

JOB NO: 13s173  
C: 13s173  
H: \PLAT\WOODMAN\13s173-WALTZ

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN  
SHEET 1 OF 1