

# RETRACEMENT SURVEY

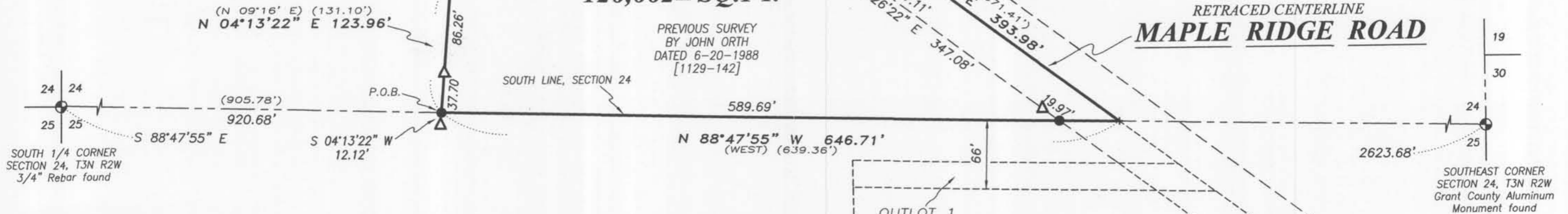
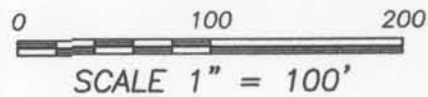
Prepared for: **CARL SANDRY**



The South line of the SE 1/4 of Section 24 bears S 88°47'55" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

## LEGEND

- Section Corner - as designated
- 3/4" x 18" rebar set with cap
- ▲ 1" diameter iron pipe found
- + No monument set
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry



**2.91± ACRES**  
**126,662± SQ.FT.**

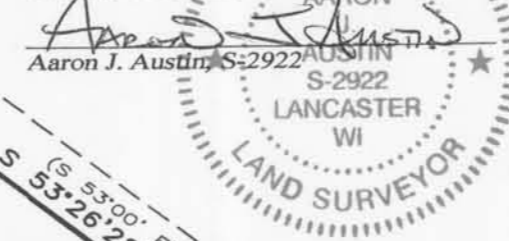
PREVIOUS SURVEY  
BY JOHN ORTH  
DATED 6-20-1988  
[1129-142]

## DESCRIPTION OF SURVEY:

Property being formerly described in Volume 1129, Page 142 recorded as Document No. 696335, Grant County Registry and being surveyed and redescribed as follows:  
Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Three (3) North, Range Two (2) West of the 4th P.M., Town of Harrison, Grant County, Wisconsin, containing 2.91 acres, more or less, and being described as follows:  
Commencing at a 3/4" rebar marking the South Quarter (S 1/4) of said Section 24;  
thence South 88° 47' 55" East 920.68 feet along the South line of said Section to a 3/4" rebar marking the point of beginning;  
thence North 04° 13' 22" East 123.96 feet along the West line of that property as described in Volume 1129, Page 142 recorded as Document No. 696335, Grant County Registry to a 1" iron pipe;  
thence North 25° 02' 52" East 268.86 feet along a line of said property through a 1" iron pipe to a point in the retraced centerline of Maple Ridge Road;  
thence South 54° 48' 39" East 253.48 feet along a line of said centerline;  
thence South 53° 26' 22" East 393.98 feet along a line of said centerline to the South line of said Section 24;  
thence North 88° 47' 55" West 646.71 feet along the South line of said Section to the point of beginning.  
Tract being subject to any and all easements of record and/or usage, including, but not limited to a 12 foot wide easement for road-way purposes as described in Volume 1129, Page 142 recorded as Document No. 696335, Grant County Registry.

## SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional 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 Carl Sandry.  
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 16th day of July, 2015.



## SURVEYOR'S NOTES:

The client provided a copy of a survey for this property prepared by John Orth dated 6-20-1988. Monuments were found which appear to have been set by said survey. Some of these monuments did not check well to the survey provided and the description recorded in Volume 1129, Page 142 as Document No. 696335. For purposes of this survey the West and Northeasterly lines were intersected with the South line of Section 24. This agrees with the description to the South recorded in Volume 1397, Page 785 as Document No. 764089, Grant County Registry, which utilizes the Section line as the adjoining property line. 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.

**Austin Engineering LLC**  
austinengineeringllc.com  
4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702  
H: PLAT\T3N2W\24\15s125-SANDRY

JUL 22 2015