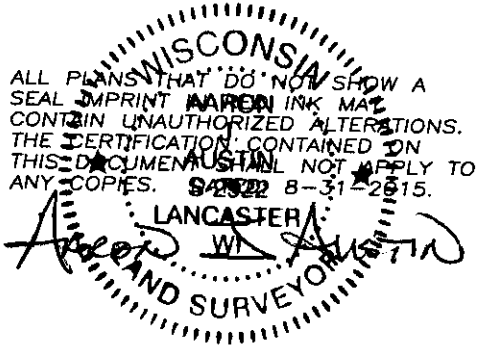


# PLAT OF SURVEY

## LEGEND

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

NORTH 1/4 CORNER  
SECTION 12, T2N R3W  
Aluminum Monument found



C2  
A=447.12'  
R=419.17'  
C LEN=426.22'  
BRG=S 30°27'11" W

**3.03± ACRE**  
**131,794± SQ.FT.**

EASEMENT  
DESCRIBED IN  
[1068-139]

[1068-139]  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
DATED 3-28-2005  
BOOK 16, PAGE 70

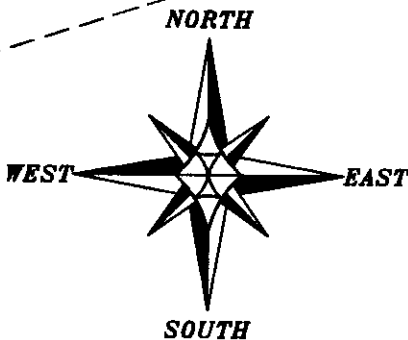
C1  
A=249.65'  
R=452.17'  
C LEN=246.50'  
BRG=S 45°15'31" W

11 12  
14 13  
SOUTHWEST CORNER  
SECTION 12, T2N R3W  
1" Rebar with Grant Co.  
Aluminum Cap found

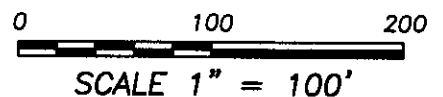
12 12  
13 13  
SOUTH 1/4 CORNER  
SECTION 12, T2N R3W  
1" Rebar found  
POINT OF BEGINNING

R.O.W. 33'  
CENTERLINE 33'  
R.O.W. 33'  
**RIVER**

**LANE**  
**DEAN LANE**



The South line of the SW 1/4 of Section 12 bears N 88°06'28" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



**Austin Engineering LLC**  
austinengineeringllc.com

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

Prepared for: **GERALD LEIBFRIED**

JOB NO: 15s156  
H:CRD\15s156  
H:PLAT\T2NR3W\12\15s156-LEIBFRIED

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN

SHEET 1 OF 2

SEP 04 2015

# PLAT OF SURVEY

## DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Two (2) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 3.03 acres, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 12, said corner being the point of beginning;

thence North 88° 06' 28" West 62.47 feet along the South line of said Section 12 to a point in the centerline of a township road known as River Lane;

thence 249.65 feet on the arc of a curve to the right with a radius of 452.17 feet and a long chord bearing South 45° 15' 31" West 246.50 feet along said centerline to the Southeast corner of that property as described in Volume 1068, Page 139 recorded as Document No. 679631, Grant County Registry;

thence North 28° 06' 09" West 319.37 feet along the East line of said property to the Northeast corner thereof;

thence North 42° 27' 02" East 367.86 feet;

thence South 65° 58' 59" East 149.91 feet to a point on the North-South Quarter (N-S 1/4) line of said Section 12;

thence South 00° 29' 29" East 320.70 feet along said North-South Quarter (N-S 1/4) line 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, 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 conformance with local ordinances are not guaranteed with this survey.

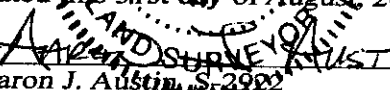
That this survey was prepared under the instructions of Gerald Leibfried.

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 31st day of August, 2015.

  
Aaron J. Austin, S. 2992

## SURVEYOR'S NOTES:

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

Prepared for: GERALD LEIBFRIED

JOB NO: 15s156  
H:CRD\15s156  
H:PLAT\T2NR3W\12\15s156-LEIBFRIED

FIELDBOOK: TDSR  
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CREW: SW AUSTIN

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SHEET 2 OF 2