

NORTH 1/4 CORNER
SECTION 5, T2N R3W
Aluminum Monument found

NORTHEAST CORNER
SECTION 5, T2N R3W
Aluminum Monument found
P.O.B. TRACT 2

LEGEND

- ⊙ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- ⊙ Mag Nail set
- ⊙ 3/4" rebar found
- ⊙ 1 1/2" diameter iron pipe found
- ⊙ Mag Nail found
- + No monument set
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- *- Approximate fence

TRACT 1
2.04± ACRES
89,068± SQ. FT.
(QUIT CLAIM DEED FROM ADJOINER)

TRACT 2
26.14± ACRES
1,138,639± SQ. FT.

TRACT 3
27.16± ACRES
1,183,017± SQ. FT.

TRACT 4
11.38± ACRES
495,825± SQ. FT.



CENTERLINE
SHANNON ROAD
RETRACED FROM LOT 2, C.S.M. NO. 1581, [525-529] AND [547-190]

CENTERLINE
DOGTAIL ROAD

C1
A=117.80'
R=646.08'
C LEN=117.64'
BRG=S 72°31'29" E

C2
A=177.32'
R=646.08'
C LEN=176.76'
BRG=S 85°36'39" E

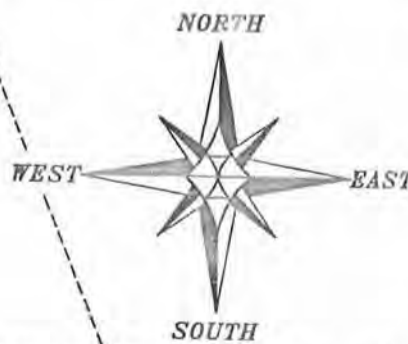
C3
A=41.05'
R=980.00'
C LEN=41.05'
BRG=N 85°19'36" E

SURVEYOR'S NOTES:

Tract 1 of this survey was prepared for Quit Claim purposes to be obtained from the adjoining land owner. It appears that the East line of that property described in [1436-431] and the West line of the description provided (described in Parcel 2 of [788-796]) was intended to follow a common line. If the theoretical dimensions of Section 5 is utilized (the North line of the NE 1/4 of Section 5 being 40 chains and the East line of the NE 1/4 of Section 5 being 40 chains) to retrace the lines of the two descriptions, no overlap or gap exists by holding the recorded distance of "East 22 chains, 50 links" found in [1436-431]. The area of Parcel 2 of [788-796] computes to 70 acres, as called for in said description (17 chains, 50 links X 40 chains = 70 Acres). The measured distance for the NE 1/4 of Section 5 is 2641.23 feet versus 40 chains. The East line of the NE 1/4 of Section 5 measures 2669.48 feet versus 40 chains. Since the descriptions computed to not have the overlap or gap, I retraced the line between these two properties by holding the recorded distance of 22 chains, 50 links (1-185 feet) from the North 1/4 corner of Section 5. Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon. Surveyor has made no investigation for encumbrances 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.

The East line of the NE 1/4 of Section 5 bears S 00°04'31" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

SCALE 1" = 150'



PLAT OF SURVEY

PREPARED FOR: CAROL HAAS
LOCATED IN SECTION 5, T2N R3W, TOWN OF POTOSI, GRANT COUNTY, WISCONSIN



4211 HWY 81 E
LANCASTER, WI 53813
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JOB NO: 15S238
H:CRD\15s238
H:PLAT\T2NR3W\05\15s238-HAAS

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

(Quit Claim Description from Kenneth Timmerman)

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Two (2) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 2.04 Acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 5;

thence North 89° 53' 34" West 1208.56 feet along the North line of said Section 5 to the point of beginning;

thence South 00° 25' 50" East 394.68 feet along an existing North-South fence line;

thence continuing South 00° 25' 50" East 327.57 feet along an existing North-South fence line;

thence South 01° 09' 28" East 1277.89 feet along an existing North-South fence line and it's extension thereof to a point in the centerline of a township road known as Dogtail Road;

thence South 65° 26' 34" East 33.79 feet along said centerline to the East line of that property as described in Volume 1436, Page 431 recorded as Document No. 773280, Grant County Registry;

thence North 00° 16' 28" West 2013.83 feet along the East line of said property described in Volume 1436, Page 431 to the Northeast corner thereof;

thence North 89° 53' 34" West 52.34 feet along the North line of said Section 5 to the point of beginning.

Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Two (2) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 26.14 Acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 5, said corner being the point of beginning;

thence South 00° 04' 31" West 1327.83 feet along the East line of said Section 5 to the Northeast corner of Lot 1 of Certified Survey Map No. 1809 recorded in Volume 17 of Certified Survey Maps on Page 211 as Document No. 774053, Grant County Registry;

thence North 69° 04' 19" West 59.80 feet along the North line of Lot 1 of said Certified Survey Map No. 1809;

thence North 06° 02' 16" East 181.57 feet;

thence North 09° 30' 16" West 128.06 feet;

thence North 38° 20' 49" West 224.70 feet;

thence North 60° 43' 56" West 227.33 feet;

thence South 29° 14' 36" West 222.26 feet;

thence South 23° 45' 19" West 280.65 feet;

thence South 13° 55' 14" West 554.97 feet;

thence North 41° 44' 17" West 445.96 feet;

thence North 50° 20' 21" East 220.67 feet;

thence North 01° 47' 19" West 74.11 feet;

thence South 89° 54' 44" West 187.83 feet;

thence North 17° 21' 10" West 212.82 feet;

thence North 74° 18' 26" East 335.99 feet;

thence North 11° 11' 05" East 372.73 feet;

thence North 77° 40' 52" West 479.25 feet to a point in an existing North-South fence line;

thence North 00° 25' 50" West 394.68 feet along an existing North-South fence line to the North line of said Section 5;

thence South 89° 53' 34" East 1208.56 feet along the North line of said Section 5 to the point of beginning.

Tract being subject to any and all easements of record and/or usage.



Austin
Engineering LLC
austinengineeringllc.com

Prepared for: CAROL HAAS

JOB NO: 15s236
H:CRD\15s238
H:PLAT\T2NR3W\05\15s238-HAAS

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SWA - AJA

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SHEET 2 OF 3

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Two (2) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 27.16 Acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 5;
thence South 00° 04' 31" West 1327.83 feet along the East line of said Section 5 to the Northeast corner of Lot 1 of Certified Survey Map No. 1809 recorded in Volume 17 of Certified Survey Maps on Page 211 as Document No. 774053, Grant County Registry;
thence North 69° 04' 19" West 59.80 feet along the North line of Lot 1 of said Certified Survey Map No. 1809 to the point of beginning;
thence North 06° 02' 16" East 181.57 feet;
thence North 09° 30' 16" West 128.06 feet;
thence North 38° 20' 49" West 224.70 feet;
thence North 60° 43' 56" West 227.33 feet;
thence South 29° 14' 36" West 222.26 feet;
thence South 23° 45' 19" West 280.65 feet;
thence South 13° 55' 14" West 554.97 feet;
thence North 41° 44' 17" West 445.96 feet;
thence North 50° 20' 21" East 220.67 feet;
thence North 01° 47' 19" West 74.11 feet;
thence South 89° 54' 44" West 187.83 feet;
thence North 17° 21' 10" West 212.82 feet;
thence North 74° 18' 26" East 335.99 feet;
thence North 11° 11' 05" East 372.73 feet;
thence North 77° 40' 52" West 479.25 feet to a point in an existing North-South fence line;
thence South 00° 25' 50" East 327.57 feet along an existing North-South fence line;
thence South 01° 09' 28" East 1277.89 feet along an existing North-South fence line and its extension thereof to a point in the centerline of a township road known as Dogtail Road;
thence South 65° 26' 34" East 273.34 feet along said centerline;
thence South 67° 18' 05" East 270.30 feet along said centerline;
thence 117.80 feet on the arc of a curve to the left with a radius of 646.08 feet and a long chord bearing South 72° 31' 29" East 117.64 feet along said centerline to the Southwest corner of Lot 1 of said Certified Survey Map No. 1809;
thence North 27° 21' 19" East 351.63 feet along a line of said Lot 1;
thence North 15° 05' 43" East 180.82 feet along a line of said Lot 1;
thence North 69° 44' 11" East 123.19 feet along a line of said Lot 1;
thence North 24° 04' 13" East 454.30 feet along a line of said Lot 1 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

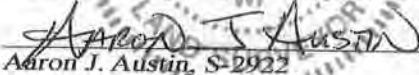
TRACT 4 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Two (2) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, containing 11.38 Acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 5, said corner being the point of beginning;
thence North 89° 58' 03" West 1121.16 feet along the East-West Quarter (E-W 1/4) line of said Section 5 to the Easterly right of way of a township road known as Shannon Road;
thence North 00° 43' 40" West 651.02 feet along said Easterly right of way to a point in the centerline of a township road known as Dogtail Road;
thence South 65° 26' 34" East 224.55 feet along said centerline;
thence South 67° 18' 05" East 270.30 feet along said centerline;
thence 117.80 feet on the arc of a curve to the left with a radius of 646.08 feet and a long chord bearing South 72° 31' 29" East 117.64 feet along said centerline to a corner of Lot 1 of Certified Survey Map No. 1809 recorded in Volume 17 of Certified Survey Maps on Page 211 recorded as Document No. 774053, Grant County Registry;
thence 177.32 feet on the arc of a curve to the left with a radius of 646.08 feet and a long chord bearing South 85° 36' 39" East 176.76 feet along a line of said Lot 1;
thence 41.05 feet on the arc of a curve to the left with a radius of 980.00 feet and a long chord bearing North 85° 19' 36" East 41.05 feet along a line of said Lot 1;
thence South 55° 54' 38" East 201.47 feet along a line of Lot 2 of said Certified Survey Map No. 1809;
thence South 89° 55' 29" East 180.00 feet along a line of said Lot 2 to the East line of said Section 5;
thence South 00° 04' 31" West 295.31 feet along the East line of said Section 5 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 descriptions herein 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 Carol Haas.
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 11th day of January, 2016.


Aaron J. Austin, S-2922



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