

# PLAT OF SURVEY

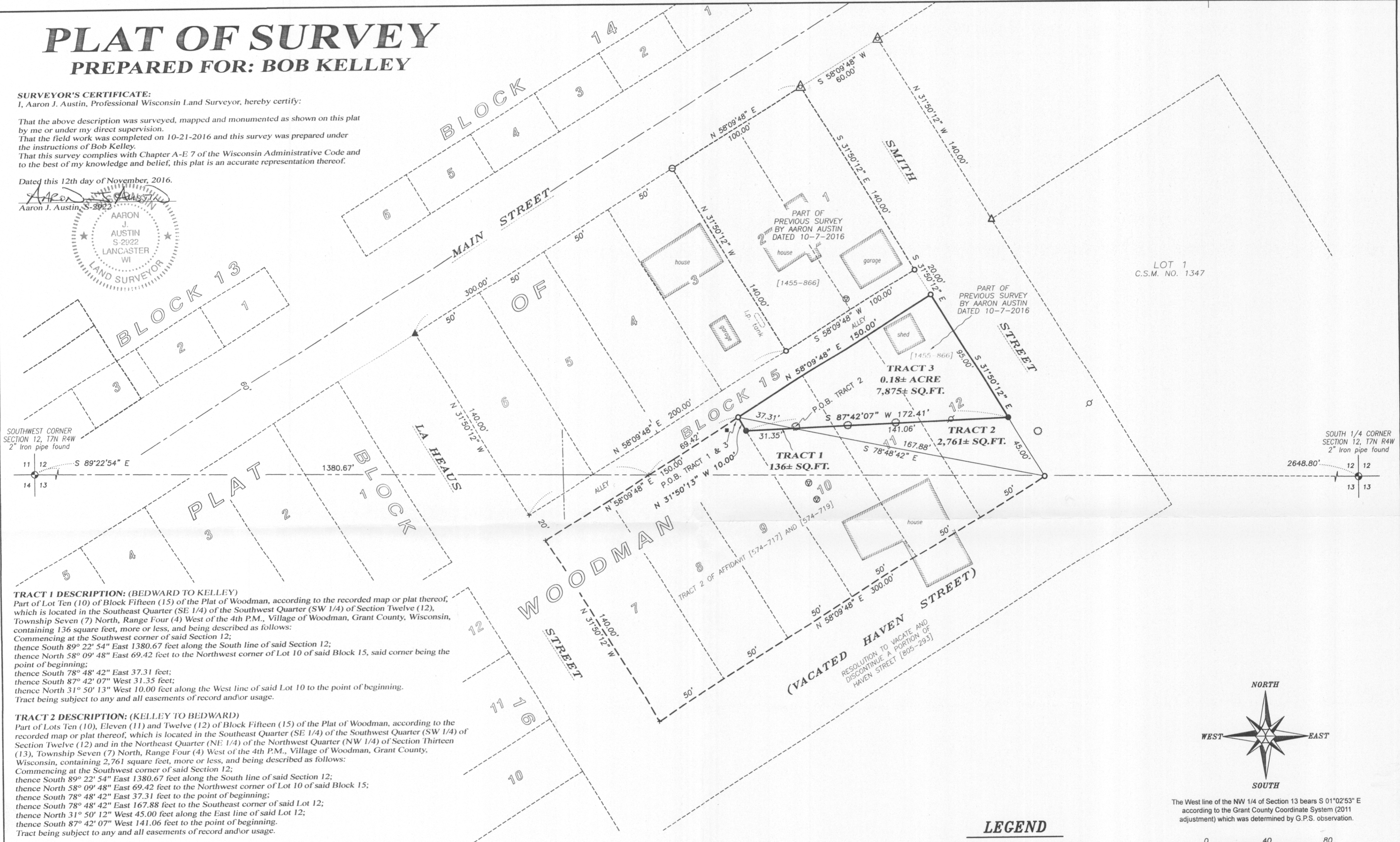
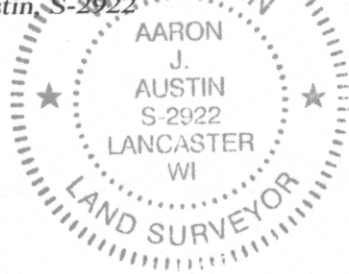
## PREPARED FOR: BOB KELLEY

**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 the field work was completed on 10-21-2016 and this survey was prepared under the instructions of Bob Kelley.  
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

Dated this 12th day of November, 2016.

*Aaron J. Austin*  
Aaron J. Austin, S. 2922



SOUTHWEST CORNER SECTION 12, T7N R4W  
2" Iron pipe found

SOUTH 1/4 CORNER SECTION 12, T7N R4W  
2" Iron pipe found

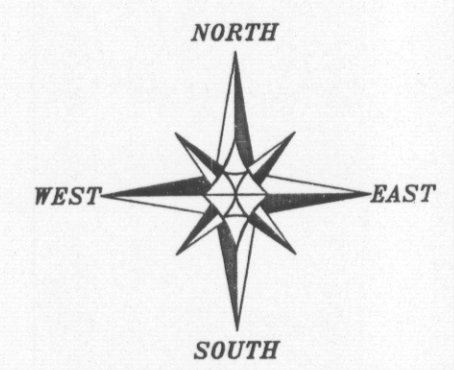
**TRACT 1 DESCRIPTION: (BEDWARD TO KELLEY)**  
Part of Lot Ten (10) of Block Fifteen (15) of the Plat of Woodman, according to the recorded map or plat thereof, which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 136 square feet, more or less, and being described as follows:  
Commencing at the Southwest corner of said Section 12;  
thence South 89° 22' 54" East 1380.67 feet along the South line of said Section 12;  
thence North 58° 09' 48" East 69.42 feet to the Northwest corner of Lot 10 of said Block 15, said corner being the point of beginning;  
thence South 78° 48' 42" East 37.31 feet;  
thence South 87° 42' 07" West 31.35 feet;  
thence North 31° 50' 13" West 10.00 feet along the West line of said Lot 10 to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

**TRACT 2 DESCRIPTION: (KELLEY TO BEDWARD)**  
Part of Lots Ten (10), Eleven (11) and Twelve (12) of Block Fifteen (15) of the Plat of Woodman, according to the recorded map or plat thereof, which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12) and in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 2,761 square feet, more or less, and being described as follows:  
Commencing at the Southwest corner of said Section 12;  
thence South 89° 22' 54" East 1380.67 feet along the South line of said Section 12;  
thence North 58° 09' 48" East 69.42 feet to the Northwest corner of Lot 10 of said Block 15;  
thence South 78° 48' 42" East 37.31 feet to the point of beginning;  
thence South 78° 48' 42" East 167.88 feet to the Southeast corner of said Lot 12;  
thence North 31° 50' 12" West 45.00 feet along the East line of said Lot 12;  
thence South 87° 42' 07" West 141.06 feet to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

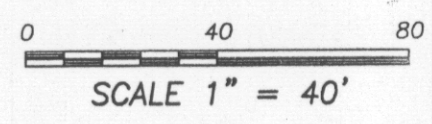
**TRACT 3 DESCRIPTION: (OVERALL KELLEY DESCRIPTION AFTER EXCHANGES)**  
Part of Lots Ten (10), Eleven (11) and Twelve (12) of Block Fifteen (15) of the Plat of Woodman, according to the recorded map or plat thereof, which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 0.18 acre (7,875 square feet), more or less, and being described as follows:  
Commencing at the Southwest corner of said Section 12;  
thence South 89° 22' 54" East 1380.67 feet along the South line of said Section 12;  
thence North 58° 09' 48" East 69.42 feet to the Northwest corner of Lot 10 of said Block 15 said corner being the point of beginning;  
thence North 58° 09' 48" East 150.00 feet to the Northeast corner of said Lot 12;  
thence South 31° 50' 12" East 95.00 feet along the East line of said Lot 12;  
thence South 87° 42' 07" West 172.41 feet;  
thence North 31° 50' 13" West 10.00 feet along the West line of said Lot 10 to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

**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, title commitment, nor results of title searches were furnished to the surveyor.

- LEGEND**
- Section Corner—as designated
  - 3/4" x 18" rebar set with cap
  - ▲ 2" diameter iron pipe found
  - ▲ 1 1/2" diameter iron pipe found
  - ▲ 1" diameter iron pipe found
  - 3/4" rebar found
  - ⊖ 1/2" Rebar found
  - + No monument set
  - ⊙ Septic Vent
  - ⊕ Existing utility pole
  - Wood post
  - Existing tree
  - ( ) Recorded as
  - [ - ] Property described in Volume and Page, Grant County Registry



The West line of the NW 1/4 of Section 13 bears S 01°02'53" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



**PLAT OF SURVEY**  
PREPARED FOR: BOB KELLEY  
LOCATED IN BLOCK 15, VILLAGE OF WOODMAN, GRANT COUNTY, WISCONSIN

Austin Engineering LLC  
austineengineeringllc.com

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

JOB NO: 16s199  
H:CRD\16s164  
H:PLAT\WOODMAN\16s199-KELLEY

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