

PLAT OF SURVEY

Prepared for: LARRY KANE

H:\PLAT LANCASTER\OUTLOT\16s147-KANE
CREW: SW AUSTIN DRAWN BY: AJ AUSTIN

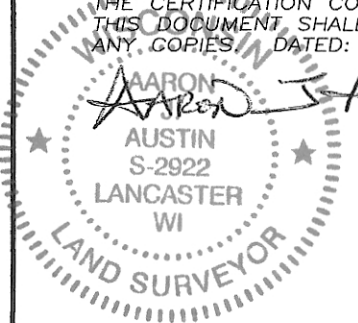
NORTH 1/4 CORNER SECTION 3, T4N R3W
1 1/4" Rebar found

PARCEL 1
PREVIOUS SURVEY
BY MATTHEW JANIAK
DATED 2-26-1982

LOT 11 FIRST ADDITION
TO SOUTHFIELD SUBDIVISION

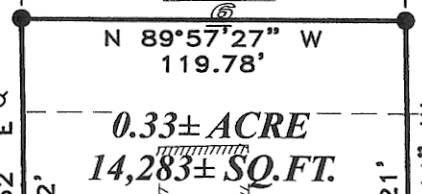
PREVIOUS SURVEY
BY LARRY AUSTIN
REVISED 11-26-2002

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: 10-25-2016.



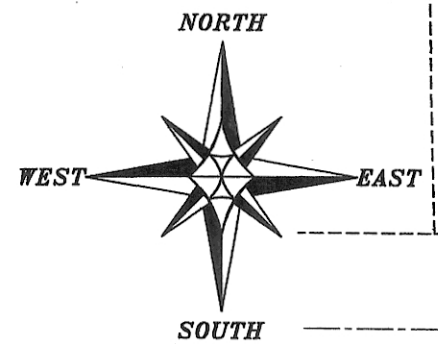
PARCEL 2
PREVIOUS SURVEY
BY MATTHEW JANIAK
DATED 2-26-1982

POINT OF BEGINNING

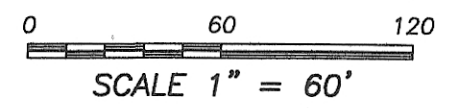


0.33± ACRE
14,283± SQ. FT.

VOL. 928, PG. 65
DOC. NO. 643441
BLOCK 120
ASSESSMENT PLAT



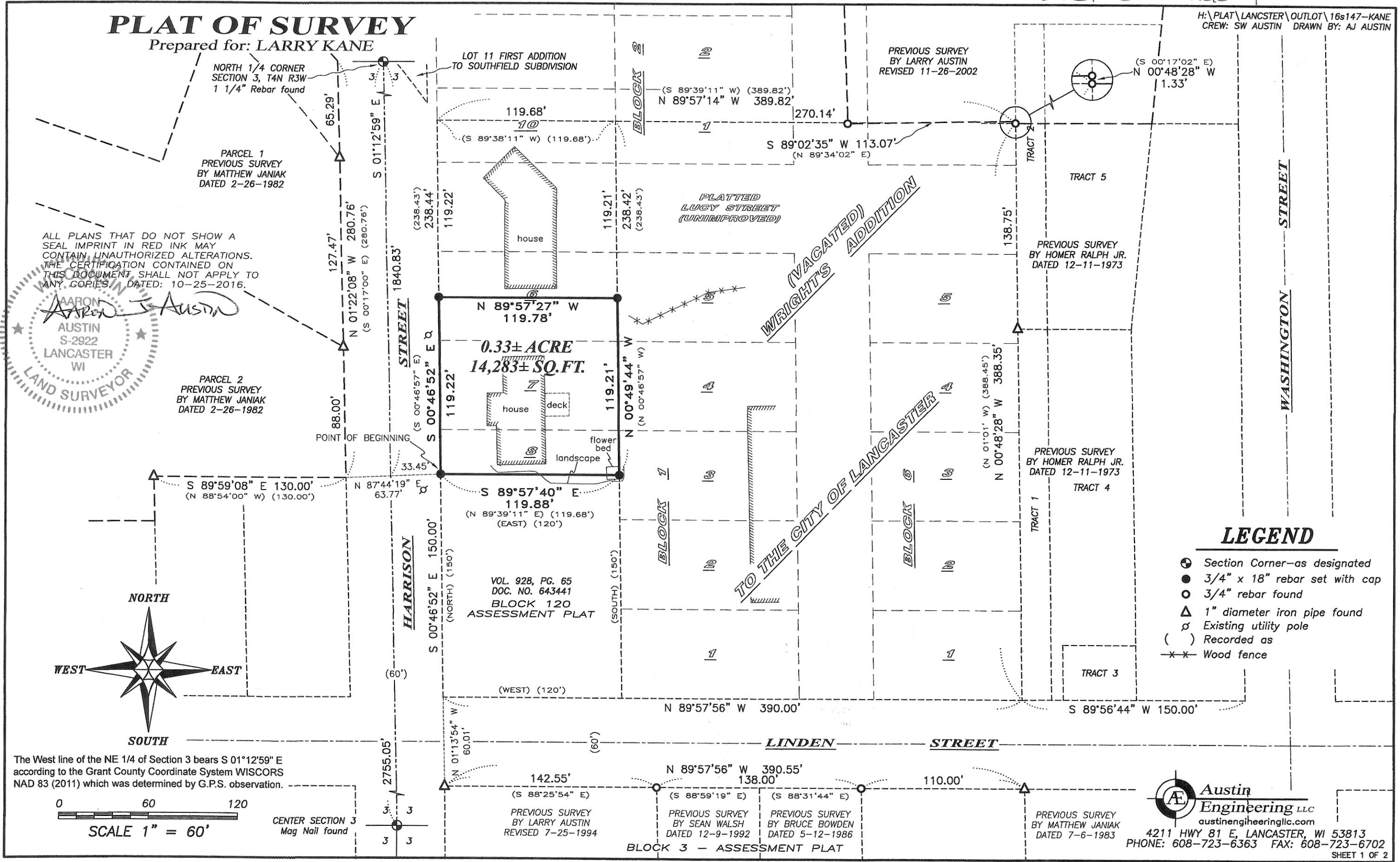
The West line of the NE 1/4 of Section 3 bears S 01°12'59" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



CENTER SECTION 3
Mag Nail found

- ### LEGEND
- ⊙ Section Corner—as designated
 - 3/4" x 18" rebar set with cap
 - 3/4" rebar found
 - △ 1" diameter iron pipe found
 - ⊕ Existing utility pole
 - () Recorded as
 - x-x- Wood fence

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702
SHEET 1 OF 2



PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Volume 1394, Page 142 recorded as Document No. 763256, Grant County Registry, and being described as follows:

The South Half (S.1/2) of the following described property:

Commencing at the Northeast corner of Block 8 of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin;

Thence North 786 feet;

Thence South 89° 42' West 150 feet;

Thence North 01° 01' West 388.45 feet;

Thence South 89° 39' 11" West 389.82 feet to the place of beginning;

Thence South 00° 46' 57" East 238.43 feet;

Thence North 89° 39' 11" East 119.68 feet;

Thence North 00° 46' 57" West 238.43 feet;

Thence South 89° 38' 11" West 119.68 feet to the point of beginning.

The above described parcel of land being designated on the Assessor's Map of the City of Lancaster as part of Wright's Addition to the City of Lancaster, Grant County, Wisconsin, now a vacated plat.

Said land is described for tax assessment purposes as part of Outlot "S" of the Assessment Plat, of the City of Lancaster, Grant County, Wisconsin.

PARCEL BEING SURVEYED AS FOLLOWS:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Three (3), Township Four (4) North, Range Three (3) West of the 4th P.M., being a part of the Vacated Plat of Wright's Addition, in Outlot S of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin, containing 0.33 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 3;

thence South 01° 12' 59" East 1840.83 feet along the West line of the Northeast Quarter (NE 1/4) of said Section 3;

thence North 87° 44' 19" East 33.45 feet to the Southwest corner of that property as described in Volume 1394, Page 142 recorded as Document No. 763256, Grant County Registry, said corner being the point of beginning;

thence South 89° 57' 40" East 119.88 feet along the South line of said property to the Southeast corner thereof;

thence North 00° 49' 44" West 119.21 feet along the East line of said property to the Northeast corner thereof;

thence North 89° 57' 27" West 119.78 feet along the North line of said property to the Northwest corner thereof;

thence South 00° 46' 52" East 119.22 feet along the West line of said property 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 Larry Kane.

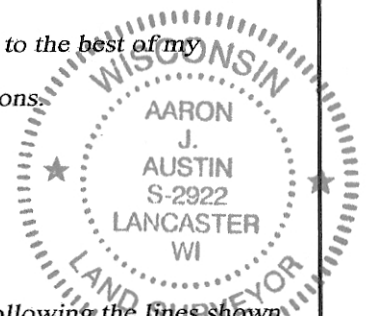
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 25th day of October, 2016.

Aaron J. Austin
 Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

Field work was completed on 10-11-2016. 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.



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

Prepared for: LARRY KANE

JOB NO: 16s147
 H:\CRD\16s147
 H:PLAT\LANCASTER\OUTLOT\16s147-KANE

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