

PLAT OF SURVEY

MAY 16 2017

DESCRIPTION OF SURVEY:

Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), Township Eight (8) North, Range Three (3) West of the 4th P.M., City of Boscobel, Grant County, Wisconsin, containing 1.06 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 26;
thence North 00° 19' 11" West 995.73 feet along the West line of the Southeast Quarter (SE 1/4) of said Section 26;
thence South 89° 59' 53" East 455.94 feet along the North line of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) to a 3/4" rebar marking the point of beginning;
thence South 89° 59' 53" East 128.00 feet along said North line to a 3/4" rebar;
thence South 00° 14' 02" East 331.64 feet to a 3/4" rebar on the South line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section;
thence North 89° 58' 34" West 142.00 feet along said South line to a 3/4" rebar;
thence North 00° 14' 02" West 264.72 feet along a line of a previous survey by Herman Hovelsrud dated 8-6-1974 and it's extension thereof to a 3/4" rebar;
thence South 89° 55' 49" East 14.00 feet;
thence North 00° 14' 02" West 67.00 feet 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 and field work was completed on 3-2-2017.


That this survey was prepared under the instructions of Mike Moran.

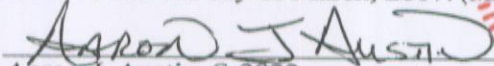
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

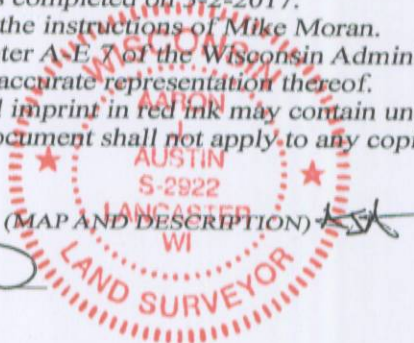
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 6th day of March, 2017.

Revised this 8th day of March, 2017. (MAP AND DESCRIPTION) 


Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

This property was previously described in Parcel 1 of Volume 802, Page 363 recorded as Document No. 599080, Grant County Registry. Several discrepancies exist in this area between recorded dimensions, tax mapping lines and monumented lines. The description provided commences at the centerline of Superior Street and the North-South Half Section line. This description also calls for the property to be located in the South Half of the North Half of the Southwest 1/4 of the Southeast 1/4. For purposes of this survey, the North line of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 was utilized for this retracement. This also coincides with descriptions to the North. The adjoining descriptions of Volume 766, Page 911 and Volume 1461, Page 726 also commence with the same starting point. It appears that this starting point may not have been monumented which in turn creates approximately 17± difference between the recorded location of the lines and the location retraced by me. By utilizing just record dimensions in the retracement of this property, several encroachments would be created which I feel do not exist in this area. The South line of this property was established on the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4. The East line (and it's projection thereof) of a Survey by Herman Hovelsrud dated 8-6-1974 filed as GCA, 297 of Surveys was utilized for the retracement of the West line of this property. The recorded jog of the description provided was set at the recorded distance of 14 feet from the projection of Hovelsrud line and at 67 feet from the North line of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4. The East line of this survey was retraced utilizing the recorded dimension of 142 feet along the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4.

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.



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Prepared for: MIKE MORAN

JOB NO: 16s101
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S.W. AUSTIN, O. AUSTIN

SHEET 2 OF 2