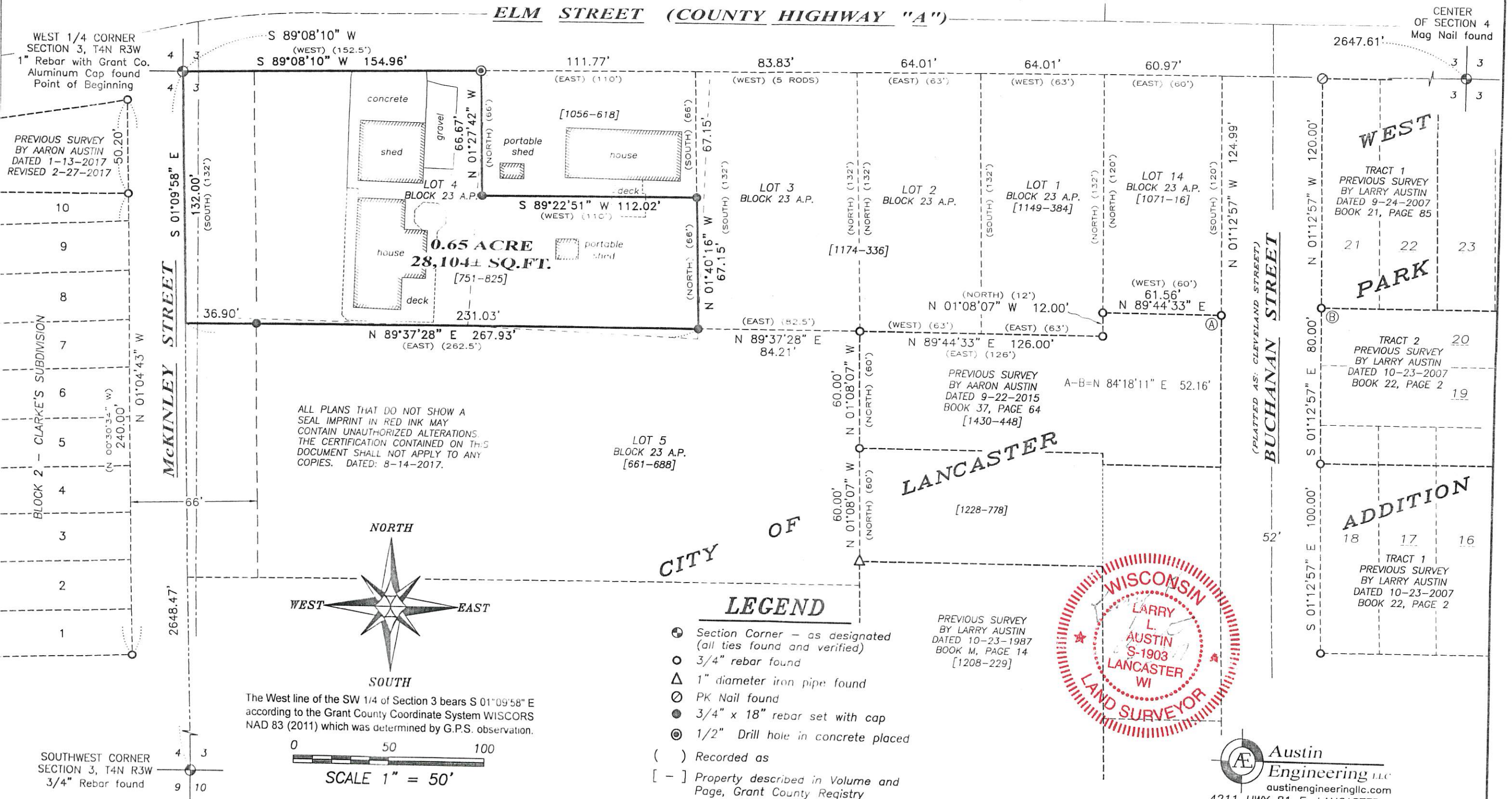


PLAT OF SURVEY

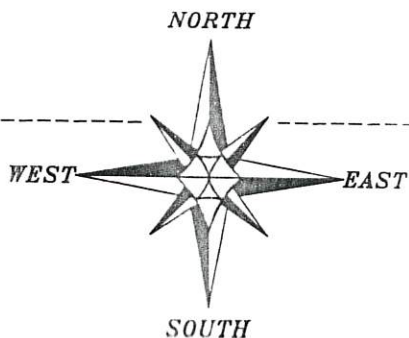
H:\PLAT\LANCASTER\AP\BLOCK-23\17s087-ESSER
 CREW: S. AUSTIN, O. AUSTIN DRAWN BY: AJ AUSTIN

B40 PL3

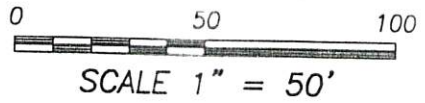
Prepared for: DAVE ESSER



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: 8-14-2017.



The West line of the SW 1/4 of Section 3 bears S 01°09'58" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



- LEGEND**
- ⊙ Section Corner - as designated (all ties found and verified)
 - 3/4" rebar found
 - △ 1" diameter iron pipe found
 - ⊙ PK Nail found
 - 3/4" x 18" rebar set with cap
 - ⊙ 1/2" Drill hole in concrete placed
 - () Recorded as
 - [-] Property described in Volume and Page, Grant County Registry
 - - - Approximate occupied line

WEST 1/4 CORNER SECTION 3, T4N R3W
 1" Rebar with Grant Co. Aluminum Cap found
 Point of Beginning

PREVIOUS SURVEY BY AARON AUSTIN DATED 1-13-2017 REVISED 2-27-2017

BLOCK 2 - CLARKE'S SUBDIVISION

SOUTHWEST CORNER SECTION 3, T4N R3W
 3/4" Rebar found

CENTER OF SECTION 4
 Mag Nail found

340 Pl 3

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Volume 751, Page 825 recorded as Document Number 577532, Grant County Registry and being described as follows:

Commencing at the Northwest corner of the S.W. 1/4 of Section 3, T 4 N, R 3 W, in Grant Co., Wis., thence South on the section line 132 feet, thence East 262.5 feet, thence North 66 feet, thence West 110 feet, thence North 66 feet, thence West 152.5 feet to the place of beginning.

Said tract is a part of Lot 4, Block 23 of the Assessment Plat of the City of Lancaster, Wis.

PROPERTY BEING SURVEYED AND DESCRIBED AS FOLLOWS:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Four (4) North, Range Three (3) West of the 4th P.M., being part of Lot Four (4) of Block Twenty-three (23) of the Assessment Plat, according to the recorded map or plat thereof, City of Lancaster, Grant County, Wisconsin, containing 0.65 acre, more or less, and being described as follows:

Commencing at a 1" rebar with a Grant County Aluminum Cap marking the West Quarter (W 1/4) corner of said Section 3, said corner being the point of beginning;
thence South 01° 09' 58" East 132.00 feet along the West line of said Section 3;
thence North 89° 37' 28" East 267.93 feet to a 3/4" rebar;
thence North 01° 40' 16" West 67.15 feet to a 3/4" rebar;
thence South 89° 22' 51" West 112.02 feet to a 3/4" rebar;
thence North 01° 27' 42" West 66.67 feet to a 1/2" drill hole in concrete on the North line of the Southwest Quarter (SW 1/4) of said Section 3;
thence South 89° 08' 10" West 154.96 feet along the North line of the Southwest Quarter (SW 1/4) of said Section 3 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

I, Larry L. 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 the field work was completed on 8-15-2017.
That this survey was prepared under the instructions of Dave Esser.
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.

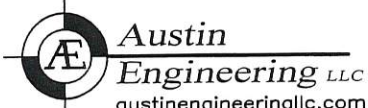


Dated this 23rd day of August, 2017.

Larry L. Austin
Larry L. Austin, S-1903

SURVEYOR'S NOTES:

This survey is not a direct retracement of the existing deed dimensions, but it is intended to mark the property described in Volume 751, Page 825. This survey is a retracement based upon existing monumentation in Block 23 of the Assessment Plat of the City of Lancaster and monumentation in West Park Addition. It should be noted that deeds located within Block 23 have several different starting points which do not coincide. It is believed that the intent of the descriptions in this area were not to create overlaps and gaps between those properties. Actual measurements on the ground do not coincide with several deed dimensions. Part of this may be from the location of the existing West 1/4 corner of Section 3. The current location of the West 1/4 corner was monumented and a Survey Monument Record was prepared with a date of 6-14-1986. The descriptions in this area were written prior to the evidence of the current monument for this corner. This would create issues with the adjoining descriptions based upon other monumentation found which is located East of this property. 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.



Prepared for: DAVE ESSER

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PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 17s087
H:CRD\17s087
H:PLAT\LANCASTER\AP\BLOCK-23\17s087-ESSER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S AUSTIN, O AUSTIN
SHEET 2 OF 2