

# PLAT OF SURVEY

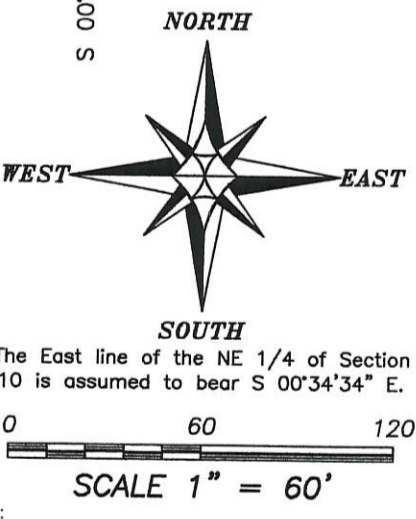
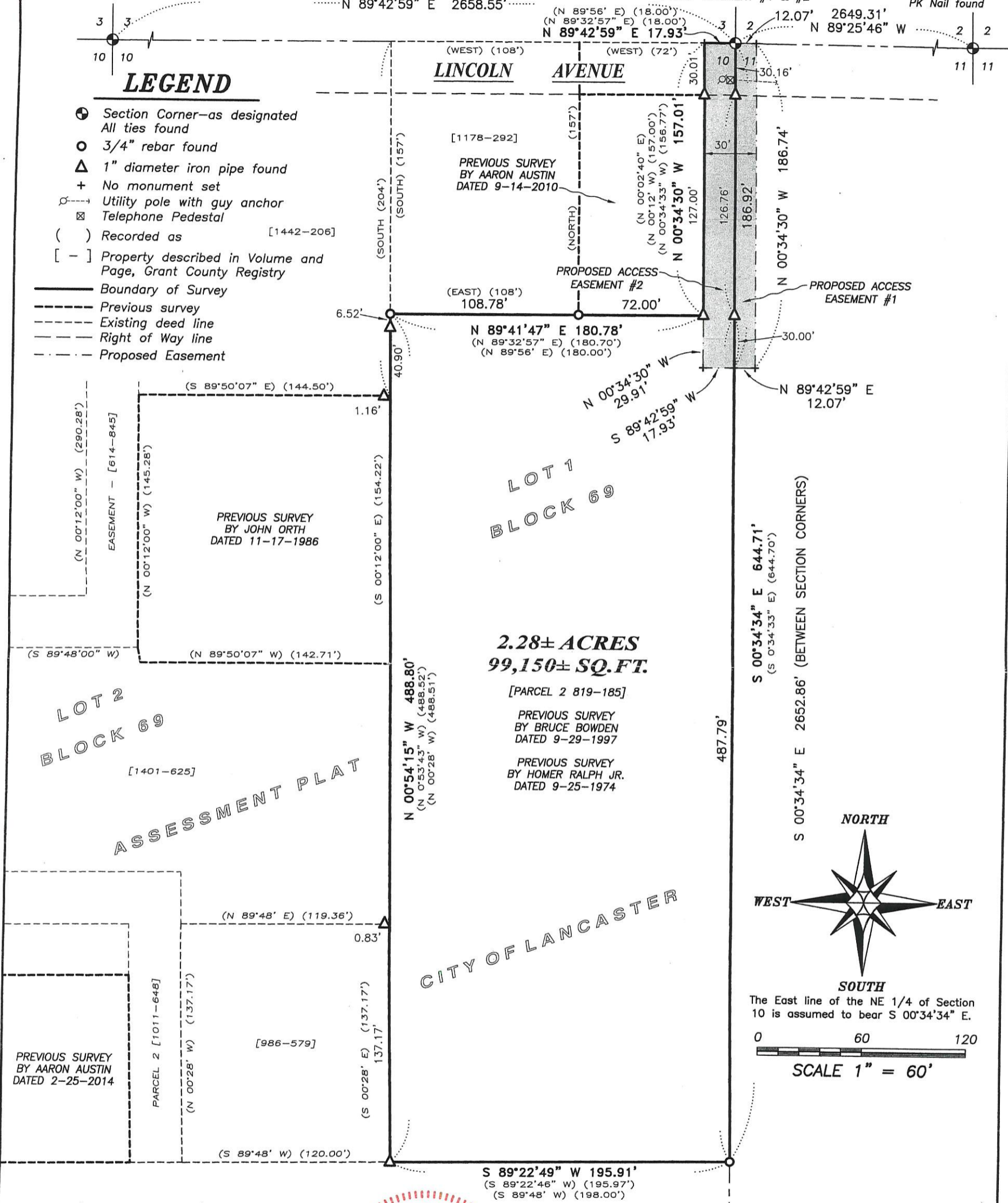
NORTH 1/4 CORNER  
SECTION 10, T4N R3W  
Railroad Spike found

NORTHEAST CORNER  
SECTION 10, T4N R3W  
Railroad Spike found  
POINT OF BEGINNING &  
P.O.B.—EASEMENT #1 & #2

NORTH 1/4 CORNER  
SECTION 11, T4N R3W  
PK Nail found

## LEGEND

- ⊙ Section Corner—as designated  
All ties found
- 3/4" rebar found
- △ 1" diameter iron pipe found
- + No monument set
- ⊕ Utility pole with guy anchor
- ⊠ Telephone Pedestal
- ( ) Recorded as [1442-206]
- [ - ] Property described in Volume and  
Page, Grant County Registry
- Boundary of Survey
- - - Previous survey
- - - Existing deed line
- - - Right of Way line
- - - Proposed Easement



*Aaron J. Austin*  
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: 12-29-2017.  
REVISED: 1-31-2018 (EASEMENTS) AJA



10 11  
EAST 1/4 CORNER  
SECTION 10, T4N R3W  
Aluminum Monument found

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

Prepared for: **CITY OF LANCASTER**

JOB NO: 17s178  
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H:\PLAT\LANCASTER\AP\BLOCK-69\17s178-LANCASTER

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SHANE AUSTIN, OWEN AUSTIN

41017  
FEB 13 2018

41017

# PLAT OF SURVEY

## DESCRIPTION OF SURVEY:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Four (4) North, Range Three (3) West of the 4th P.M., and being a part of Lot 10, Block 69 of the Assessment Plat to the City of Lancaster, according to the recorded map or plat thereof, Grant County, Wisconsin, containing 2.28 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 10, said corner being the point of beginning;  
thence South 00° 34' 34" East 644.71 feet along the East line of said Section 10 to a 3/4" rebar marking the Southeast corner of that property as described in Parcel 2 of Volume 819, Page 185 recorded as Document Number 606152, Grant County Registry;  
thence South 89° 22' 49" West 195.91 feet along the South line of said property described in Volume 819, Page 185 to a 1" iron pipe marking the Southwest corner thereof;  
thence North 00° 54' 15" West 488.80 feet along the West line of said property to a 3/4" rebar marking a corner of said property;  
thence North 89° 41' 47" East 180.78 feet along a line of said property to a 1" iron pipe marking a corner thereof;  
thence North 00° 34' 30" West 157.01 feet along a line of said property to the North line of said Section 10;  
thence North 89° 42' 59" East 17.93 feet along the North line of said Section 10 to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

## PROPOSED EASEMENT #1: (From the City of Lancaster to Gruetzmachers)

An Access Easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, said easement being described as follows:

Commencing at the Northwest corner of said Section 11, said corner being the point of beginning;  
thence South 00° 34' 34" East 186.92 feet along the West line of said Section 11;  
thence North 89° 42' 59" East 12.07 feet;  
thence North 00° 34' 30" West 186.74 feet to the North line of said Section 11;  
thence North 89° 25' 46" West 12.07 feet along the North line of said Section 11 to the point of beginning.

## EASEMENT #2 DESCRIPTION: (From Gruetzmachers to City of Lancaster)

An Access Easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, said easement being described as follows:

Commencing at the Northeast corner of said Section 10, said corner being the point of beginning;  
thence South 00° 34' 34" East 186.92 feet along the East line of said Section 10;  
thence South 89° 42' 59" West 17.93 feet;  
thence North 00° 34' 30" West 29.91 feet;  
thence continuing North 00° 34' 30" West 157.01 feet to the North line of said Section 10;  
thence North 89° 42' 59" East 17.93 feet along the North line of said Section 10 to the point of beginning.

## EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

## SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the above descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 12-21-2017.

That this survey was prepared under the instructions of John Hauth, Director of Public Works, City of Lancaster.

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.

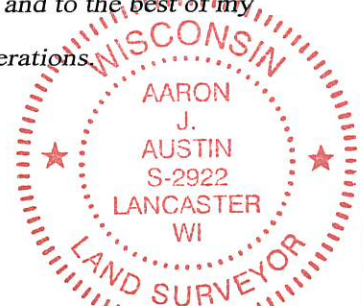
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

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

Dated this 29th day of December, 2017.

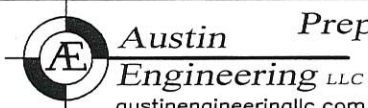
Revised this 31st day of January, 2018. (EASEMENTS) *AJA*

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



## SURVEYOR'S NOTES:

This Survey is a retracement of that property as described in Parcel 2 of Volume 819, Page 185, Grant County Registry along with an addition of an access easement. 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.



Prepared for: CITY OF LANCASTER

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SHEET 2 OF 2