

Right of Way established from [748-143] and Plat of Right of Way 5205-03-22

LOT 3
C.S.M. NO. 1744

SURVEYOR'S NOTES:

-There appears to be a major discrepancy for the location of the North 1/4 Corner of Section 35 as previously described in the description provided and adjoining descriptions versus the location of the monument for the North 1/4 corner. That discrepancy is shown on this map in recorded/measured distances along those lines.

-For purposes of this survey, the centerline of East Street (formerly known as County Highway "O") was retraced from previous surveys in the area, including, but not limited to Certified Survey Map Number 1744, a previous survey by David Krohn dated 4-12-1977 filed in Book G, Page 131 of Grant County Surveys and a previous survey by Homer Ralph Jr. dated 5-3-1974 filed in Book F, Page 137 of Grant County Surveys.

-Evidence of Slazing Road as called for in Volume 568, Page 611 recorded as Document Number 482866, Grant County Registry was also taken into consideration in the retracement of the lines of this survey.

-Other notes located on sheet 2.

NORTH 1/4 CORNER SECTION 35, T3N R3W
3/4" Rebar found with Grant County Alum. Cap
Ties found per Survey Monument Record by Aaron Austin

26
35
35
M. 01.50.00 S
3219.20
3219.20

TAX I.D. 172-354-0000
JOSEPH REYNOLDS
[488-278]

TAX I.D. 172-371-0000
JAMES WINKLER
[1467-356]

TAX I.D. 172-372-0000
EAST STREET INVESTMENTS, LLC
[1455-864]

TRACT 1
0.01± ACRE
604± SQ.FT.
WILLIAM SCHAEFER TO
EAST STREET INVESTMENTS

TRACT 5
0.39± ACRE
17,085± SQ.FT.
OVERALL DESCRIPTION
AFTER ALL EXCHANGES

TRACT 6
0.02± ACRE
955± SQ.FT.
WILLIAM SCHAEFER TO
JAMES WINKLER

TRACT 4
0.01± ACRE
246± SQ.FT.
EAST STREET INVESTMENTS
TO JAMES WINKLER

TRACT 3
0.005± ACRE
197± SQ.FT.
WILLIAM SCHAEFER TO
EAST STREET INVESTMENTS

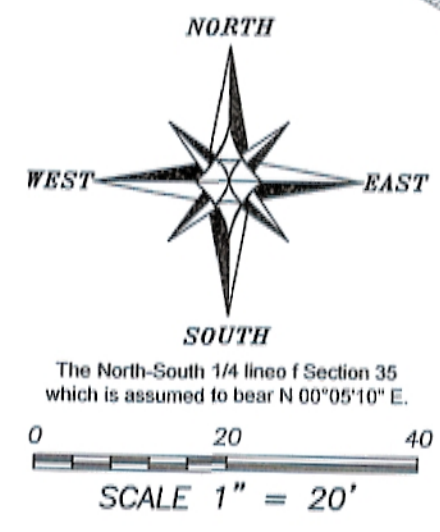
TRACT 2
0.02± ACRE
886± SQ.FT.
EAST STREET INVESTMENTS
TO WILLIAM SCHAEFER

TAX I.D. 172-371-0010
WILLIAM SCHAEFER
[568-611]



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: 11-30-2017. REVISED: 2-12-2018. ASA

- LEGEND**
- ⊙ Section Corner—as designated
 - 3/4" rebar found
 - 3/4" x 18" rebar set with cap
 - ⊕ Magnetic Nail set
 - + No monument set
 - ⊕ Utility pole
 - () Recorded as
 - [-] Property described in Volume and Page, Grant County Registry
 - Surveyed line
 - - - Deed line
 - - - Right of Way line
 - - - Centerline
 - - - Occupied line
 - ||||| Existing structure



PLAT OF SURVEY
PREPARED FOR: RYAN FECHT
LOCATED IN SECTION 33, T3N R3W
VILLAGE OF POTOSI, GRANT COUNTY, WISCONSIN

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

JOB NO: 17s133
H:\ORD\17s133
H:\PLAT\T3NR3W\35\17s133-FECHT

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 3

41018 FEB 13 2018 FEB 13 FEB 13 9

41018

PLAT OF SURVEY

TRACT 1 DESCRIPTION: (WILLIAM SCHAEFER TO EAST STREET INVESTMENTS)
Located in Lot 42 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.01 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 35;
thence South 00° 05' 10" West 3219.20 feet along the North-South Quarter (N -S 1/4) line of said Section 35;
thence North 73° 27' 06" West 395.60 feet to the Northeast corner of that property as described in Volume 1455, Page 864 recorded as Document Number 777878, Grant County Registry;
thence South 30° 29' 13" West 33.87 feet to the Southerly right of way of State Highway #133 and the point of beginning;
thence continuing South 30° 29' 13" West 103.88 feet along the East line of said property;
thence North 55° 23' 02" East 27.64 feet;
thence North 22° 05' 24" East 79.67 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION: (EAST STREET INVESTMENTS TO WILLIAM SCHAEFER)
Located in Lot 42 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.02 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 35;
thence South 00° 05' 10" West 3219.20 feet along the North-South Quarter (N -S 1/4) line of said Section 35;
thence North 73° 27' 06" West 395.60 feet to the Northeast corner of that property as described in Volume 1455, Page 864 recorded as Document Number 777878, Grant County Registry;
thence South 30° 29' 13" West 33.87 feet to the Southerly right of way of State Highway #133;
thence continuing South 30° 29' 13" West 103.88 feet along the East line of said property to the point of beginning;
thence continuing South 30° 29' 13" West 59.64 feet along the East line of said property to the Southeast corner thereof;
thence North 53° 20' 09" West 60.72 feet along the South line of said property;
thence South 62° 30' 38" East 36.66 feet;
thence North 55° 23' 02" East 56.44 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 3 DESCRIPTION: (EAST STREET INVESTMENTS TO WILLIAM SCHAEFER)
Located in Lot 42 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.005 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 35;
thence South 00° 05' 10" West 3219.20 feet along the North-South Quarter (N -S 1/4) line of said Section 35;
thence North 73° 27' 06" West 395.60 feet to the Northeast corner of that property as described in Volume 1455, Page 864 recorded as Document Number 777878, Grant County Registry;
thence South 30° 29' 13" West 33.87 feet to the Southerly right of way of State Highway #133;
thence continuing South 30° 29' 13" West 103.88 feet along the East line of said property;
thence continuing South 30° 29' 13" West 59.64 feet along the East line of said property to the Southeast corner thereof;
thence North 53° 20' 09" West 60.72 feet along the South line of said property to the point of beginning;
thence continuing North 53° 20' 09" West 50.58 feet along the South line of said property;
thence South 19° 24' 39" West 8.15 feet;
thence South 62° 30' 38" East 48.79 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



Aaron J. Austin
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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, nor title commitment, nor results of title searches were furnished to the surveyor.



Prepared for: RYAN FECHT

JOB NO: 17s133
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

41018

PLAT OF SURVEY

TRACT 4 DESCRIPTION: (EAST STREET INVESTMENTS TO JAMES WINKLER)

Located in Lot 42 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.01 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 35;
thence South 00° 05' 10" West 3219.20 feet along the North-South Quarter (N -S 1/4) line of said Section 35;
thence North 73° 27' 06" West 395.60 feet to the Northeast corner of that property as described in Volume 1455, Page 864 recorded as Document Number 777878, Grant County Registry;
thence South 30° 29' 13" West 33.87 feet to the Southerly right of way of State Highway #133;
thence continuing South 30° 29' 13" West 103.88 feet along the East line of said property;
thence continuing South 30° 29' 13" West 59.64 feet along the East line of said property to the Southeast corner thereof;
thence North 53° 20' 09" West 60.72 feet along the South line of said property;
thence continuing North 53° 20' 09" West 50.58 feet along the South line of said property to the point of beginning;
thence continuing North 53° 20' 09" West 38.69 feet along the South line of said property;
thence South 73° 27' 06" East 37.00 feet along the South line of that property as described in Volume 1467, Page 356 recorded as Document Number 780558, Grant County Registry;
thence South 19° 24' 39" West 13.32 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 5 DESCRIPTION:

(OVERALL DESCRIPTION FOR EAST STREET INVESTMENTS AFTER ALL EXCHANGES)

Located in Lot 42 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.39 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 35;
thence South 00° 05' 10" West 3219.20 feet along the North-South Quarter (N -S 1/4) line of said Section 35;
thence North 73° 27' 06" West 395.60 feet to the Northeast corner of that property as described in Volume 1455, Page 864 recorded as Document Number 777878, Grant County Registry;
thence South 30° 29' 13" West 33.87 feet to the Southerly right of way of State Highway #133 and the point of beginning;
thence South 22° 05' 24" West 79.67 feet;
thence South 55° 23' 02" West 84.07 feet;
thence North 62° 30' 38" West 85.45 feet;
thence North 19° 24' 39" East 126.11 feet to the Southerly right of way of State Highway #133;
thence South 74° 32' 21" East 138.04 feet along said right of way to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

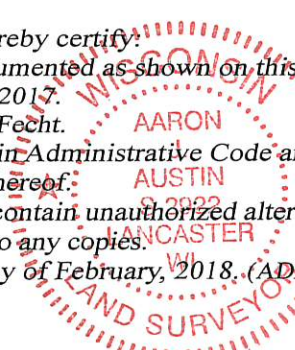
TRACT 6 DESCRIPTION: (WILLIAM SCHAEFER TO JAMES WINKLER)

Located in Lot 42 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.02 acre, more or less, and being described as follows:

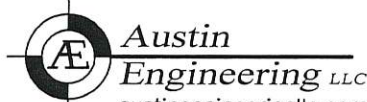
Commencing at the North Quarter (N 1/4) corner of said Section 35;
thence South 00° 05' 10" West 3219.20 feet along the North-South Quarter (N -S 1/4) line of said Section 35;
thence North 73° 27' 06" West 395.60 feet to the Northeast corner of that property as described in Volume 1455, Page 864 recorded as Document Number 777878, Grant County Registry;
thence South 30° 29' 13" West 33.87 feet to the Southerly right of way of State Highway #133;
thence continuing South 30° 29' 13" West 103.88 feet along the East line of said property;
thence continuing South 30° 29' 13" West 59.64 feet along the East line of said property to the Southeast corner thereof;
thence North 53° 20' 09" West 60.72 feet along the South line of said property;
thence continuing North 53° 20' 09" West 50.58 feet along the South line of said property to the point of beginning;
thence continuing North 53° 20' 09" West 38.69 feet along the South line of said property;
thence North 73° 27' 06" West 75.00 feet along the South line of that property as described in Volume 1467, Page 356, recorded as Document Number 780558, Grant County Registry;
thence South 62° 30' 38" East 112.98 feet;
thence North 19° 24' 39" East 8.15 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 descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 9-22-2017.
That this survey was prepared under the instructions of Ryan Fecht.
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 30th day of November, 2017. Revised this 12th day of February, 2018. (ADDED TRACT 6) *AA*



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



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

Prepared for: RYAN FECHT

JOB NO: 17s133
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DRAWN BY: AJ AUSTIN
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