

# PLAT OF SURVEY

## PREPARED FOR: DAN AND JENNIFER DAVIS

NORTH 1/4 CORNER SECTION 28, T3N R5W 2" iron pipe found (All ties found and verified)

### MONUMENTATION WAIVER:

As client, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. I also certify that I hereby request to waive Chapter A-E 7.07 (Monuments) of the Wisconsin Administrative Code and request that the monuments for this survey be placed as shown hereon.

Dated this 30 day of DECEMBER, 2017.  
*Dan Davis*  
Authorized Signature

### SURVEYOR'S CERTIFICATE:

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

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 3-9-2017. That this survey was prepared under the instructions of Frank Scarpelli. 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 10th day of March, 2017.

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



**NOTE IN REGARDS TO TRACT 2 AND TRACT 3:**  
Tracts 2 and 3 were surveyed for acquisition purposes. These tracts are lands that were not included in the description provided (Volume 1360, Page 817) or the adjoining description (Volume 1341, Page 905). After a thorough search of deeds in this area, it appears that the West 15 feet of Lot 30 of Jack Oak Addition to the Village of Cassville was never decided to either property owner. Since the original subdivision was owned by the Village of Cassville, Tract 2 was prepared for Quit Claim purposes from the Village of Cassville to Dan Davis and Tract 3 was prepared Quit Claim purposes from the Village of Cassville to Al Muller. It is also recommended that Quit Claim Deeds be exchanged between the adjoining land owners.

**OTHER SURVEYOR'S NOTES:**  
Preliminary Measurements were taken on 8-30-2016, 9-15-2016 and 10-20-2016. Final Stakeout was completed on 3-9-2017 at clients request. This survey was prepared with the intent of following the lines shown and described hereon. Surveyor has made no investigation for 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.

"T. ADRIAN TRACT"  
PREVIOUS SURVEY BY JOHN ORTH  
DATED 11-11-1955 FILED IN BOOK E,  
PAGE 224, GRANT COUNTY SURVEYS

"J. ADRIAN TRACT"  
PREVIOUS SURVEY BY JOHN ORTH  
DATED 11-11-1955 FILED IN BOOK E,  
PAGE 224, GRANT COUNTY SURVEYS

"K. UENSTER TRACT"  
PREVIOUS SURVEY BY JOHN ORTH  
DATED 11-11-1955 FILED IN BOOK E,  
PAGE 224, GRANT COUNTY SURVEYS

DAN AND JENNIFER DAVIS  
[1360-817]  
TAX ID 111-529-00

AL AND KAY MULLER  
[1341-905]  
TAX ID 111-536-00

Location of the water's edge at the time  
measurements were taken on 8-30-2016.  
Note: River was high due to recent rains.

SEE NOTE IN REGARDS TO  
TRACT 2 AND TRACT 3

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 62°02'22" E | 7.50'    |
| L2   | S 62°02'22" E | 7.50'    |

Ordinary High Water Mark  
Elevation 607.8' provided  
by Wisconsin Dept. of  
Natural Resources

### LEGEND

- Section Corner—as designated
- 1" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- Mag Nail set in concrete
- No monument set
- M.C. Meander Corner
- OHWM Ordinary High Water Mark
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- Platted lot lines
- Deed lines

### AREA TABLE

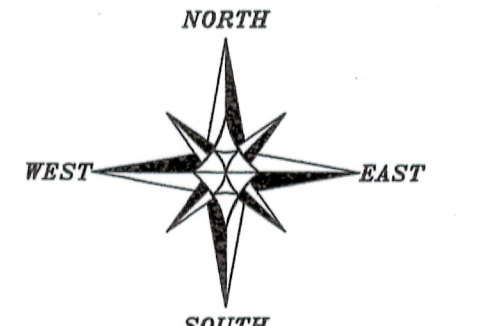
| TRACT 1:<br>AREA OF LOT<br>0.31± ACRE<br>TO ORDINARY<br>HIGH WATER MARK | TRACT 2:<br>AREA OF LOT<br>0.03± ACRE<br>TO ORDINARY<br>HIGH WATER MARK | TRACT 3:<br>AREA OF LOT<br>0.03± ACRE<br>TO ORDINARY<br>HIGH WATER MARK |
|---|---|---|
| 0.28± ACRE<br>11,991± SQ.FT.<br>TO MEANDER LINE                         | 0.03± ACRE<br>1,111± SQ.FT. TO<br>MEANDER LINE                          | 0.03± ACRE<br>1,112± SQ.FT. TO<br>MEANDER LINE                          |

**PLAT OF SURVEY**  
PREPARED FOR: DAN AND JENNIFER DAVIS  
LOCATED IN SECTION 28, T3N R5W, VILLAGE OF  
CASSVILLE, GRANT COUNTY, WISCONSIN

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

JOB NO: 165143  
H:ORD\165143  
H:PLAT\CASSVILLE\JACKOAK\165143-SCARPELLI

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN  
SHEET 1 OF 2



The North-South 1/4 line of Section 28 bears S 01°03'15" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.  
SCALE 1" = 20'

# PLAT OF SURVEY

**TRACT 1:**

**DESCRIPTION PROVIDED:**

Property described in Volume 1360, Page 817 recorded as Document No. 754781, Grant County Registry and being described as follows:

A piece or parcel of land lying and being located in part of Government Lot One (1) in Fractional Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit:

Commencing at the Northwest corner of Lot 30 of Jack Oak Addition to the Village of Cassville, Grant County, Wisconsin;

thence South 25° 52' West 162 feet, more or less, to the water's edge;

thence Westerly 82 feet, more or less, to the water's edge;

thence North 23° 51' East 200 feet;

thence South 66° 09' East 85 feet to the place of beginning.

**PROPERTY BEING SURVEYED AND RE DESCRIBED AS FOLLOWS:**

Located in part of Government Lot One (1) in Fractional Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Village of Cassville, Grant County, Wisconsin, described as follows, to-wit:

Commencing at the North Quarter (N 1/4) corner of said Section 28;

thence South 01° 03' 15" East 2520.67 feet along the North-South Quarter (N-S 1/4) line of said Section;

thence South 88° 56' 45" West 1899.79 feet to the Northwest corner of Lot Thirty (30) of Jack Oak Addition to the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof, said corner being the point of beginning;

thence South 26° 27' 26" West 148.00 feet along the West line of said Lot 30 to a Meander Corner which is located North 26° 27' 26" East 19 feet, more or less from the Ordinary High Water Mark of Jack Oak Slough;

thence North 62° 02' 22" West 79.94 feet along the Northerly meander line to a Meander Corner which is located North 24° 26' 26" East 26 feet, more or less from the Ordinary High Water Mark;

thence North 24° 26' 26" East 143.00 feet;

thence South 65° 33' 34" East 85.00 feet to the point of beginning.

INCLUDING ALL LANDS BETWEEN the above described meander line and the Ordinary High Water Mark. Tract being subject to any and all easements of record and/or usage.

**TRACT 2:**

**DESCRIPTION FOR DAN AND JENNIFER DAVIS:**

Part of Lot 30 of Jack Oak Addition to the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof which is located in part of Government Lot One (1) in Fractional Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Village of Cassville, Grant County, Wisconsin, described as follows, to-wit:

Commencing at the North Quarter (N 1/4) corner of said Section 28;

thence South 01° 03' 15" East 2520.67 feet along the North-South Quarter (N-S 1/4) line of said Section;

thence South 88° 56' 45" West 1899.79 feet to the Northwest corner of Lot Thirty (30) of Jack Oak Addition to the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof, said corner being the point of beginning;

thence South 26° 27' 26" West 148.00 feet along the West line of said Lot 30 to a Meander Corner which is located North 26° 27' 26" East 19 feet, more or less from the Ordinary High Water Mark of Jack Oak Slough;

thence South 62° 02' 22" East 7.50 feet along the Northerly Meander Line to a Meander Corner which is located North 26° 27' 26" East 19 feet, more or less from the Ordinary High Water Mark of Jack Oak Slough;

thence North 26° 27' 26" East 148.20 feet to the North line of said Lot 30;

thence North 63° 32' 34" West 7.50 feet along the North line of said Lot 30 to the point of beginning.

INCLUDING ALL LANDS between the above described meander line and the Ordinary High Water Mark. Tract being subject to any and all easements of record and/or usage.

**TRACT 3:**

**DESCRIPTION FOR ALAND KAY MULLER:**

Part of Lot 30 of Jack Oak Addition to the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof which is located in part of Government Lot One (1) in Fractional Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Village of Cassville, Grant County, Wisconsin, described as follows, to-wit:

Commencing at the North Quarter (N 1/4) corner of said Section 28;

thence South 01° 03' 15" East 2520.67 feet along the North-South Quarter (N-S 1/4) line of said Section;

thence South 88° 56' 45" West 1899.79 feet to the Northwest corner of Lot Thirty (30) of Jack Oak Addition to the Village of Cassville, Grant County, Wisconsin, according to the recorded map or plat thereof;

thence South 63° 32' 34" East 7.50 feet along the North line of said Lot 30 to the point of beginning;

thence South 26° 27' 26" West 148.20 feet to a Meander Corner which is located North 26° 27' 26" East 19 feet, more or less from the Ordinary High Water Mark of Jack Oak Slough;

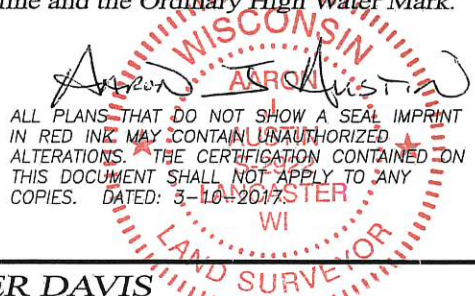
thence South 62° 02' 22" East 7.50 feet along the Northerly Meander line to a Meander Corner which is located North 26° 27' 26" East 18 feet, more or less from the Ordinary High Water Mark of Jack Oak Slough;

thence North 26° 27' 26" East 148.39 feet along the West line of that property as described in Volume 1341,

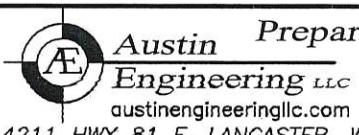
Page 905 recorded as Document No. 750434, Grant County Registry to the Northwest corner thereof;

thence North 63° 32' 34" West 7.50 feet along the North line of said Lot 30 to the point of beginning.

INCLUDING ALL LANDS BETWEEN the above described meander line and the Ordinary High Water Mark. Tract being subject to any and all easements of record and/or usage.



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: 3-10-2017.



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

Prepared for: DAN & JENNIFER DAVIS

JOB NO: 16s143  
H:\CRD\16s143  
H:\PLAT\CASSVILLE\JACKOAK\16s143-SCARPELLI

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