

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: 8-2-2018.

WEST 1/4 CORNER SECTION 2, T3N R1W
 1" rebar with Grant County Monument (All ties found)

WEST LINE SECTION 2

2659.79'

0 60 120
 SCALE 1" = 60'

The West line of the SW 1/4 of Section 2 is assumed to bear N 00°29'23" W

- LEGEND**
- Section Corner—as designated
 - 3/4" rebar found
 - 3/4" x 18" rebar set with cap
 - + No monument set
 - () Recorded as
 - [-] Property described in Volume and Page, Grant County Registry
 - Boundary of Survey
 - Section line
 - Centerline
 - Right of Way
 - Previously surveyed line
 - Existing fence
 - Existing Improvement (as labeled)

LANDS OWNED BY JIM SCHAEFER

LANDS OWNED BY CALVARY BAPTIST CHURCH OF PLATTEVILLE [507-564]

PREVIOUS SURVEY BY DALE DIXON DATED 7-11-1975 GCA 705

Right of Way established from Transportation Project Plat No. 5035-00-21, [1037-84] and [1302-476]

LINE	BEARING	DISTANCE
L1	S 86°12'02" W	16.57'

PLAT OF SURVEY

PREPARED FOR: JIM AND DUANE SCHAEFER
 LOCATED IN SECTION 2, T3N R1W, TOWN OF PLATTEVILLE, 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: 18S127
 H:\CRD\18S127
 H:\PLAT\T3NR1W\02\18S127-SCHAEFER

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: S. AUSTIN, O. AUSTIN

SHEET 1 OF 3

42018
 AUG 08 2018

42018

PLAT OF SURVEY

TRACT 1 DESCRIPTION: (DUANE SCHAEFER TRACT)
Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, containing 1.33 acre, more or less, and being described as follows:

Commencing at the Southwest corner of said Section 2;
thence North 00° 29' 23" West 818.72 feet along the West line of said Section 2 to a point in the
Northwesterly right of way of State Highway #80;
thence 58.56 feet on the arc of a curve to the right with a radius of 1687.10 feet and a long chord bearing
North 14° 21' 10" East 58.56 feet along said right of way;
thence 84.23 feet on the arc of a curve to the right with a radius of 1687.10 feet and a long chord bearing
North 16° 46' 39" East 84.22 feet along said right of way to the point of beginning;
thence North 00° 05' 37" West 227.05 feet;
thence North 24° 28' 08" West 50.31 feet;
thence North 07° 20' 27" West 72.40 feet;
thence North 02° 19' 49" West 165.31 feet to the North line of that property as described in Volume 823,
Page 689 recorded as Document Number 608123, Grant County Registry;
thence South 88° 44' 37" East 258.67 feet along said North line described in Volume 823, Page 689 to the
Westerly right of way of State Highway #80;
thence South 37° 00' 42" West 73.94 feet along said right of way;
thence South 33° 26' 23" West 105.47 feet along said right of way;
thence South 12° 19' 54" West 55.04 feet along said right of way;
thence South 61° 05' 15" East 23.60 feet along said right of way;
thence 319.10 feet on the arc of a curve to the left with a radius of 1687.10 feet and a long chord bearing
South 23° 37' 34" West 318.62 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 2 DESCRIPTION: (DUANE SCHAEFER TO JIM SCHAEFER)
Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, containing 0.25 acre, more or less, and being described as follows:

Commencing at the Southwest corner of said Section 2;
thence North 00° 29' 23" West 818.72 feet along the West line of said Section 2 to a point in the
Northwesterly right of way of State Highway #80;
thence 58.56 feet on the arc of a curve to the right with a radius of 1687.10 feet and a long chord bearing
North 14° 21' 10" East 58.56 feet along said right of way to the point of beginning;
thence North 00° 12' 01" West 306.03 feet;
thence South 86° 12' 02" West 16.57 feet to the West line of said Section 2;
thence North 00° 29' 23" West 285.70 feet along the West line of said Section 2 to the North line of that
property as described in Volume 823, Page 689 recorded as Document Number 608123, Grant County
Registry;
thence South 88° 44' 37" East 7.18 feet along the North line of said property described in Volume 823, Page
689;
thence South 02° 19' 49" East 165.31 feet;
thence South 07° 20' 27" East 72.40 feet;
thence South 24° 28' 08" East 50.31 feet;
thence South 00° 05' 37" East 227.05 feet to the Westerly right of way of State Highway #80;
thence 84.23 feet on the arc of a curve to the left with a radius of 1687.10 feet and a long chord bearing South
16° 46' 39" West 84.22 feet along said right of way to the point of beginning.

TRACT 3 DESCRIPTION: (DUANE SCHAEFER TO JIM SCHAEFER)
Located in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, containing 0.12 acre, more or less, and being described as follows:

Commencing at the Southwest corner of said Section 2;
thence North 00° 29' 23" West 818.72 feet along the West line of said Section 2 to a point in the
Northwesterly right of way of State Highway #80 to the point of beginning;
thence 58.56 feet on the arc of a curve to the right with a radius of 1687.10 feet and a long chord bearing
North 14° 21' 10" East 58.56 feet along said right of way;
thence North 00° 12' 01" West 306.03 feet;
thence South 86° 12' 02" West 16.57 feet to the West line of said Section 2;
thence South 00° 29' 23" East 361.67 feet along the West line of said Section 2 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

Aaron J. Austin
WISCONSIN
AARON J. AUSTIN
REGISTERED LAND SURVEYOR
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
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Prepared for: **JIM SCHAEFER**

JOB NO: 18s127
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN
SHEET 2 OF 3

42018

PLAT OF SURVEY

PROPOSED EASEMENT #1:

ACCESS EASEMENT DESCRIPTION: (DUANE SCHAEFER TO JIM SCHAEFER)
An access easement for ingress-egress which is located in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Two (2), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, said easement being described as follows:

Commencing at the Southwest corner of said Section 2;
thence North 00° 29' 23" West 818.72 feet along the West line of said Section 2 to a point in the
Northwesterly right of way of State Highway #80 to the point of beginning;
thence 58.56 feet on the arc of a curve to the right with a radius of 1687.10 feet and a long chord bearing
North 14° 21' 10" East 58.56 feet along said right of way;
thence North 00° 12' 01" West 306.03 feet;
thence South 86° 12' 02" West 16.57 feet to the West line of said Section 2;
thence South 00° 29' 23" East 361.67 feet along the West line of said Section 2 to the point of beginning.

PROPOSED EASEMENT #2:

DRAINAGE EASEMENT DESCRIPTION (DUANE SCHAEFER TO JIM SCHAEFER)
A Fifty foot (50') wide drainage easement located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of Section Two (2), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, said Easement being located 25 feet on each side of the following described centerline:

Commencing at the Southwest corner of said Section 2;
thence North 00° 29' 23" West 1466.09 feet along the West line of said Section 2 to the Northwest corner of
that property as described in Volume 823, Page 689 recorded as Document Number 608123, Grant County
Registry;
thence South 88° 44' 37" East 7.18 feet along the North line of said property;
thence continuing South 88° 44' 37" East 122.99 feet along the North line of said property to the point of
beginning;
thence South 19° 49' 57" East 137.53 feet to the Westerly right of way of State Highway #80 and the
terminus point.

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

REFERENCE LINE DESCRIPTION:

A Reference Line being described as follows:
Commencing at the Southwest corner of Section Two (2), Township Three (3) North, Range One (1) West of
the 4th P.M., Town of Platteville, Grant County, Wisconsin;
thence North 00° 29' 23" West 1466.09 feet to the Northwest corner of that property as described in Volume
823, Page 689 recorded as Document Number 608123, Grant County Registry;
thence South 88° 44' 37" East 7.18 feet along a line of said property described in Volume 823, Page 689 to
the Southwest corner of that property as described in Volume 1191, Page 3 recorded as Document Number
713510, Grant County Registry, said corner being the point of beginning;
thence North 02° 20' 11" West 164.52 feet along a line of said property described in Volume 1191, Page 3;
thence North 22° 04' 11" East 40.78 feet along a line of said property;
thence North 26° 40' 33" East 211.93 feet along a line of said property;
thence North 82° 05' 37" East 113.41 feet along a line of said property;
thence South 80° 03' 57" East 370.22 feet along a line of said property to the Westerly right of way of State
Highway #80 and the terminus point.

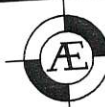
SURVEYOR'S CERTIFICATE:

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 the field work was completed on 7-31-2018.
That this survey was prepared under the instructions of Jim Schaefer.
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 2nd day of August, 2018


Aaron J. Austin, S. 2922

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.



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SHEET 3 OF 3