

JUL 14 2023

42045  
REVISED

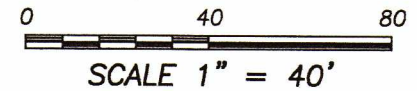
H:\PLAT\PVILLE\KOPP ANNEX\18S133-KEUTER  
CREW: SW AUSTIN, O. AUSTIN DRAWN BY: AJ AUSTIN

# PLAT OF SURVEY

PREPARED FOR: CHAD KEUTER  
LOCATED IN KOPP ADDITION, CITY OF  
PLATTEVILLE, GRANT COUNTY, WISCONSIN

## LEGEND

- ⊙ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- △ 1" diameter iron pipe found
- + No monument set
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Deed line



PREVIOUS SURVEY  
BY LARRY AUSTIN  
REVISED 1-11-2001  
BOOK 8, PAGE 53

The South line of the SW 1/4 of Section 15 bears S 89°56'38" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



**SOUTHWEST ROAD**  
(FORMERLY COURT STREET)

**S. HICKORY STREET**

[721762]

[791830]  
**0.18± ACRE**  
**7,880± SQ.FT.**

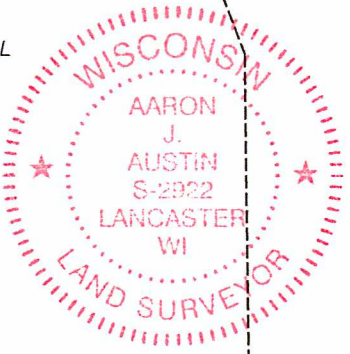
[763684]  
PART OF CERTIFIED  
SURVEY MAP NO. 21

PART OF  
CERTIFIED  
SURVEY  
MAP NO. 21

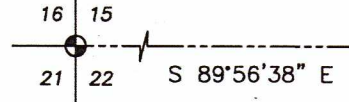
LOT 1  
BLOCK 35 A.P.

*Aaron J Austin*

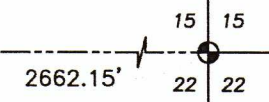
ALL PLANS THAT DO NOT SHOW A SEAL  
IMPRINT IN RED INK MAY CONTAIN  
UNAUTHORIZED ALTERATIONS. THE  
CERTIFICATION CONTAINED ON THIS  
DOCUMENT SHALL NOT APPLY TO ANY  
COPIES. DATED: 9-11-2018  
REVISED: 7-6-2023. *AJA*



SOUTHWEST CORNER  
SECTION 15, T3N R1W  
2" Iron pipe found  
and witness corners



SOUTH 1/4 CORNER  
SECTION 15, T3N R1W  
1" Rebar with Grant County  
Aluminum Cap found  
and witness corners



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

# PLAT OF SURVEY

**DESCRIPTION PROVIDED:**

PROPERTY DESCRIBED DOCUMENT NO. 791830, GRANT COUNTY REGISTRY AND BEING DESCRIBED AS FOLLOWS:

A tract of land in the Southwest part of the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Fifteen (15), Township Three (3) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, described as follows: Commencing at the center of a Stone Monument which marks the Southwest Corner of Parker's Addition to the Village (now City) of Platteville, Grant County, Wisconsin; thence South 9 1/2° East 58 feet across South Court Street to an iron stake on the South line of South Court Street; thence South 22 1/2° East along East line of South Hickory Street for 91.5 feet to an iron stake and to point of beginning; thence continue South 22 1/2° East along East line of above South Hickory Street for 58 feet and 10 inches to an iron stake; thence East for 116 feet to an iron stake; thence North 22° 30' West for 92 feet to an iron stake; thence South 73° West for 106.6 feet more or less to a point on the East line of South Hickory Street and to the point of beginning, together with a strip 1 1/2 feet wide on the East side thereof bounded on the North and South by the extension as required for this purpose of the North and South lines of said Lot as herein described, and excepting therefrom a tract described as commencing at a point on the Eastern boundary line of said tract 6 feet from the Northeast Corner thereof; thence North 22° 30' West for 6 feet to the said Northeast Corner of said tract; thence South 73° West for 24 1/2 feet; thence Southerly parallel with the Eastern boundary of said tract 24 1/2 feet to the place of beginning.

The above described land is part of Lot Four (4) of Kopp Annex to Straw Addition to the City of Platteville, Wisconsin.

**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 field work was completed on 7-18-2018.

That this survey was prepared under the instructions of Chad Keuter.

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 11th day of September, 2018.

Revised this 6th day of July, 2023. (MAP ONLY) AJA

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



**Austin Engineering LLC**  
austinengineeringllc.com

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

Prepared for: CHAD KEUTER

JOB NO: 18S133  
H:\CRD\18S133  
H:\PLAT\PVILLE\KOPP ANNEX\18S133-KEUTER

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



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SEP 25 2018

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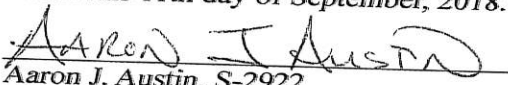
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