

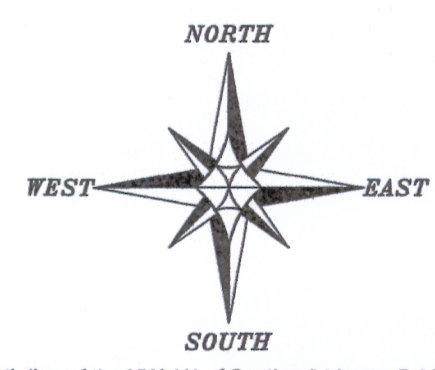
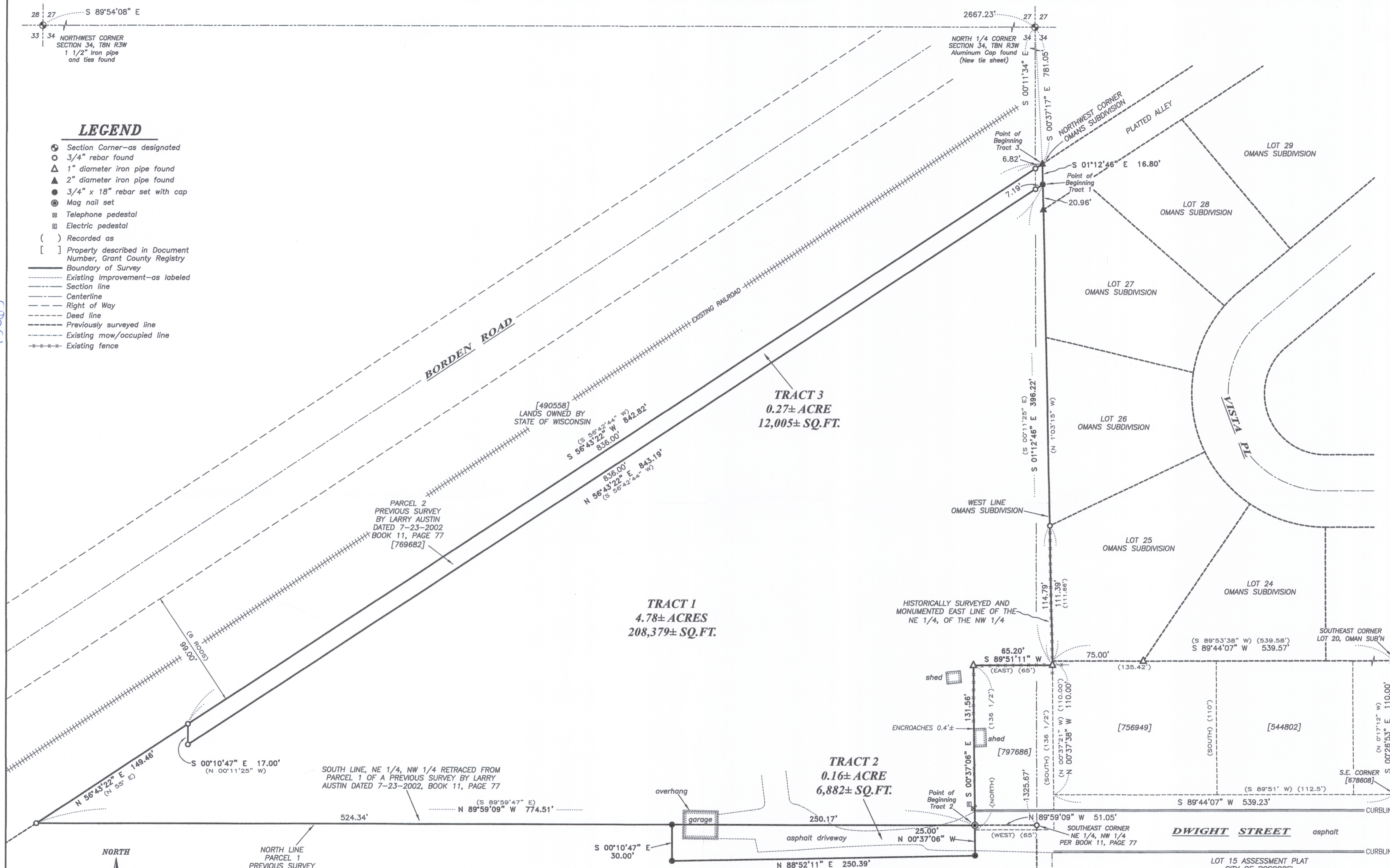
28 27 S 89°54'08" E
 33 34 NORTHWEST CORNER SECTION 34, T8N R3W
 1 1/2" Iron pipe and ties found

2667.23' 27 27
 NORTH 1/4 CORNER SECTION 34, T8N R3W
 Aluminum Cap found (New tie sheet)

LEGEND

- ⊙ Section Corner—as designated
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- ⊠ Telephone pedestal
- ⊠ Electric pedestal
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Existing Improvement—as labeled
- Section line
- Centerline
- Right of Way
- Deed line
- Previously surveyed line
- Existing mow/occupied line
- x - x - Existing fence

43263



The North line of the NW 1/4 of Section 34 bears S 89°54'08" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 50 100
 SCALE 1" = 50'

PARCEL 1
 PREVIOUS SURVEY
 BY LARRY AUSTIN
 DATED 7-23-2002
 BOOK 11, PAGE 77
 [769682]



PLAT OF SURVEY
 PREPARED FOR: DENISE PITZER
 LOCATED IN SECTION 34, T8N R3W, TOWN OF BOSCOBEL, 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: 19S081
 H:\CRD\19S081
 H:\PLAT\T8NR3W\34\19S081-PITZER

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: S. AUSTIN, O. AUSTIN
 SHEET 1 OF 2

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 4.78 acres, more or less, and being described as follows:

Commencing at an Aluminum Cap marking the North Quarter (N 1/4) corner of said Section 34; thence South 00° 37' 17" East 781.05 feet to a 2" iron pipe marking the Northwest corner of Omans Subdivision, according to the recorded map or plat thereof; thence South 01° 12' 46" East 16.80 feet along the West line of Omans Subdivision to a 3/4" rebar marking the point of beginning; thence South 01° 12' 46" East 396.22 feet along the West line of Oman Subdivision to a 1" iron pipe; thence South 89° 51' 11" West 65.20 feet along the North line of that property as described in Document Number 797686 to a 1" iron pipe marking the Northwest corner thereof; thence South 00° 37' 06" East 131.56 feet along the West line of said property to a Mag Nail; thence North 89° 59' 09" West 774.51 feet along a line of that property as described in Document Number 769682, Grant County Registry to a 3/4" rebar; thence North 56° 43' 22" East 149.46 feet along a line of that property as described in Document Number 490558, Grant County Registry to a 3/4" rebar; thence South 00° 10' 47" East 17.00 feet along a line of that property as described in Document Number 769682, Grant County Registry to a 3/4" rebar; thence North 56° 43' 22" East 843.19 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.16 acre, more or less, and being described as follows:

Commencing at an Aluminum Cap marking the North Quarter (N 1/4) corner of said Section 34; thence South 00° 37' 17" East 781.05 feet to a 2" iron pipe marking the Northwest corner of Omans Subdivision, according to the recorded map or plat thereof; thence South 01° 12' 46" East 16.80 feet along the West line of Omans Subdivision to a 3/4" rebar; thence continuing South 01° 12' 46" East 396.22 feet along the West line of Oman Subdivision to a 1" iron pipe; thence South 89° 51' 11" West 65.20 feet along the North line of that property as described in Document Number 797686 to a 1" iron pipe marking the Northwest corner thereof; thence South 00° 37' 06" East 131.56 feet along the West line of said property to a Mag Nail marking the point of beginning; thence North 89° 59' 09" West 250.17 feet along a line of that property as described in Document Number 769682, Grant County Registry to a 3/4" rebar; thence South 00° 10' 47" East 30.00 feet to a 3/4" rebar; thence North 88° 52' 11" East 250.39 feet to a 3/4" rebar; thence North 00° 37' 06" West 25.00 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.27 acre, more or less, and being described as follows:

Commencing at an Aluminum Cap marking the North Quarter (N 1/4) corner of said Section 34; thence South 00° 37' 17" East 781.05 feet to a 2" iron pipe marking the Northwest corner of Omans Subdivision, according to the recorded map or plat thereof said corner being the point of beginning; thence South 56° 43' 22" West 842.82 feet along a line of that property as described in Document Number 490558 to a 3/4" rebar; thence South 00° 10' 47" East 17.00 feet along a line of that property as described in Document Number 769682, Grant County Registry to a 3/4" rebar; thence North 56° 43' 22" East 843.19 feet to the West line of Omans Subdivision, according to the recorded map or plat thereof; thence North 01° 12' 46" West 16.80 feet along the West line of Omans Subdivision 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 the field work was completed on 6-18-2019.

That this survey was prepared under the instructions of Denise Pitzer.

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 20th day of June, 2019.

Aaron J. Austin, S-2922
AUSTIN
S-2922
LANCASTER
WI
LAND SURVEYOR

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

Prepared for: DENISE PITZER

JOB NO: 19S081
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

43063

JUN 28 2019