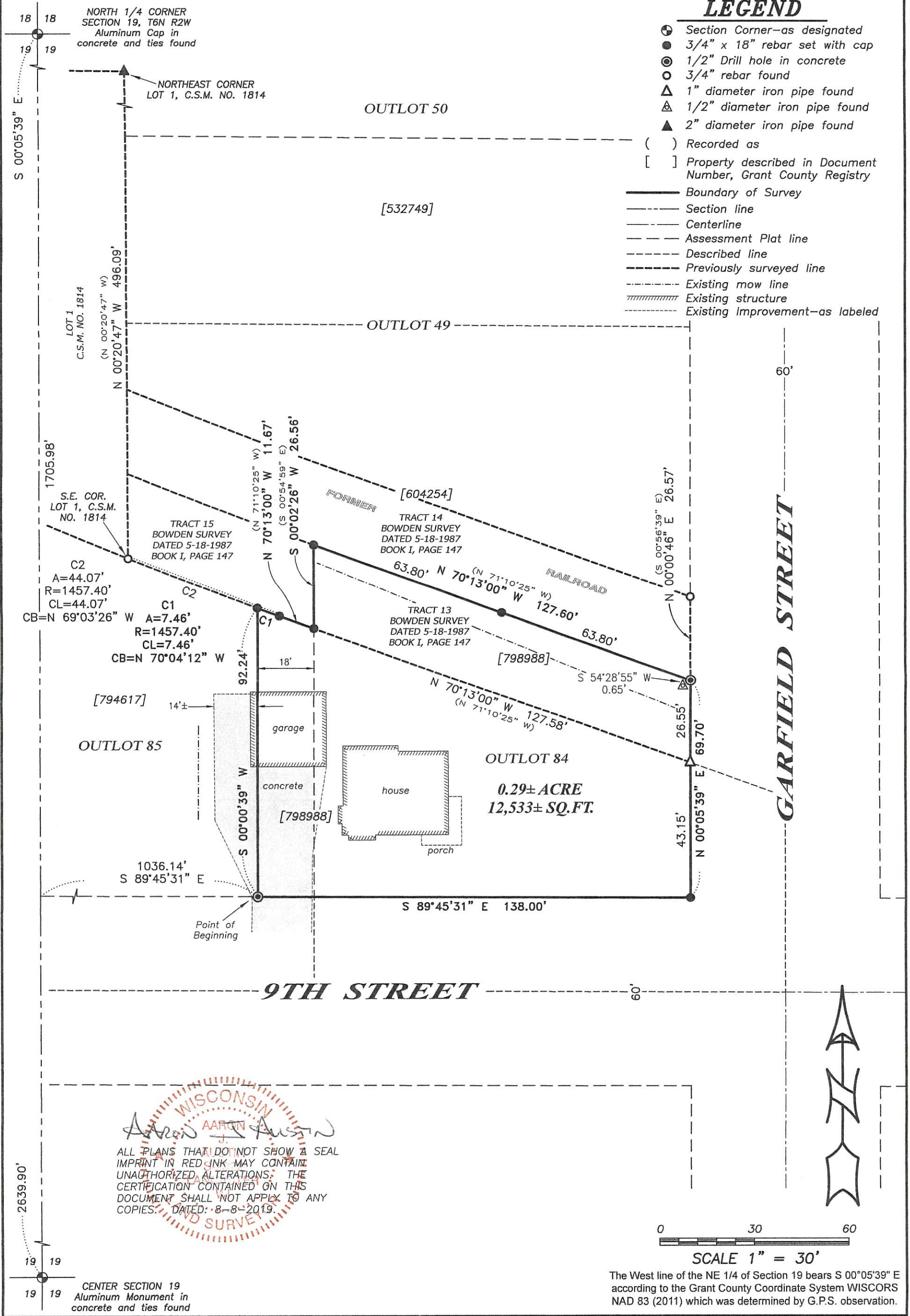


PLAT OF SURVEY

LEGEND

- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" Drill hole in concrete
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ◡ 1/2" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Assessment Plat line
- - - Described line
- - - Previously surveyed line
- - - Existing mow line
- ▨ Existing structure
- - - Existing Improvement—as labeled



AUG 16 2019

43215

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: 8-8-2019.

The West line of the NE 1/4 of Section 19 bears S 00°05'39" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

Prepared for: AMANDA HORSFIELD

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

JOB NO: 19S070
H:\CRD\19S070
H:\PLAT\FENNIMORE\OUTLOT\19S070-HORSFIELD

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN, OWEN AUSTIN

SHEET 1 OF 2

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Document Number 798988, Grant County Registry and being described as follows:

Commencing at a point 1053 feet East and 903 feet North of the center of Section Nineteen (19), Township Six (6) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin;
thence East 150 feet to the center of street;
thence North 63 feet to the Chicago and North Western Railroad Company right-of-way;
thence in a Northwesterly direction parallel with the said Railroad right-of-way approximately 161 1/2 feet;
thence South approximately 120 feet to the center of street and to the point of beginning.
EXCEPTING a strip of land 30 feet wide off the South side and also a strip of land 30 feet wide off the East side thereof which is reserved as a public street.

The above described land corresponds in general location to Outlot Eighty-four (84) of the Assessment Plat of the City of Fennimore, Grant County, Wisconsin, according to the recorded map or plat thereof.

Also including Eighteen (18) feet off the East side of the following described lot in the City of Fennimore: A parcel of land in the City of Fennimore, Grant County, Wisconsin, described as follows, to-wit:
Commencing for a boundary 903 feet East and 903 feet North of the center of Section Nineteen (19), Township Six (6) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin;
thence running North 177 feet, more or less, to the Southerly line of the right-of-way of the Chicago and Northwestern Railway Company lands;
running thence in a Southeasterly course along the Southerly line of said railway company lands 161 feet;
thence South 120 feet, more or less;
thence West 150 feet to the place of beginning.
EXCEPTING 30 feet off the South side which is reserved for a public street and set aside for such purpose.

The above described land corresponds in general location to the East 18 feet of Outlot Eight-five (85) of the Assessment Plat of the City of Fennimore, Grant County, Wisconsin, according to the recorded map or plat thereof.

Also including part of the Railroad lying North of Outlot 84 of the Assessment Plat of the City of Fennimore described as follows:

That part of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Nineteen (19), Township Six (6) North, Range Two (2) West of the 4th P.M., City of Fennimore, Grant County, Wisconsin, described as:

Commencing at the Southeast corner of the Northeast Quarter (N.E. 1/4) of Section Nineteen (19);
thence North 00°34'05" West along the East line thereof, 480.33 feet to the centerline of the former railroad;
thence North 71°10'25" West along the said centerline 1559.66 feet to the point of beginning on the West line of Garfield Street;
thence South 00°51'46" West 26.55 feet to the Northeast corner of Outlot 84;
thence North 71°10'25" West 127.59 feet;
thence North 00°54'59" West 26.56 feet;
thence South 71°10'25" East 127.61 feet to the point of beginning.

PROPERTY BEING SURVEYED AND DESCRIBED AS FOLLOWS:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Six (6) North, Range Two (2) West of the 4th P.M., City of Fennimore, Grant County, Wisconsin, containing 0.29 acre, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 19;
thence South 00° 05' 39" East 1705.98 feet along the West line of the Northeast Quarter (NE 1/4) of said Section;
thence South 89° 45' 31" East 1036.14 feet to the point of beginning;
thence South 89° 45' 31" East 138.00 feet along the North line of 9th Street;
thence North 00° 05' 39" East 69.70 feet along the West line of Garfield Street to the centerline of the former railroad;
thence North 70° 13' 00" West 127.60 feet along the centerline of the former railroad;
thence South 00° 02' 26" West 26.56 feet to the Southerly right of way of the former railroad;
thence North 70° 13' 00" West 11.67 feet along said right of way;
thence 7.46 feet on the arc of a curve to the right with a radius of 1457.40 feet and a long chord bearing North 70° 04' 12" West 7.46 feet along said right of way;
thence South 00° 00' 39" West 92.24 feet along the West line of that property as described in Document Number 798988, Grant County Registry to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

The above described land corresponds in general location as Outlot Eighty-four (84), the East 18 feet of Outlot Eight-five (85) and part of the former railroad of the Assessment Plat of the City of Fennimore, Grant County, Wisconsin, according to the recorded map or plat thereof.

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 8-6-2019.

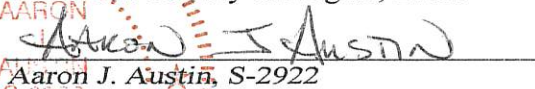
That this survey was prepared under the instructions of Amanda Horsfield.

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 8th day of August, 2019.


Aaron J. Austin, S-2922



Prepared for: AMANDA HORSFIELD

JOB NO: 19S070
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN, OWEN AUSTIN

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