

PLAT OF SURVEY

FEB 06 2020

44060

NORTHWEST CORNER
SECTION 4, T5N R5W
Stone Monument
and ties found

EAST 1/4 CORNER
SECTION 4, T5N R5W
Aluminum Capped
rebar and ties found

ORIGINAL PLAT

BLOCK 1

[640350]

14

13

LANCASTER STREET

LANCASTER STREET

2662.43'

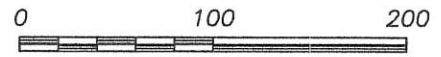
2235.92'

2671.42'

2665.24'

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 Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously described line
- - - Existing Improvement—as labeled
- * * * * Existing fence

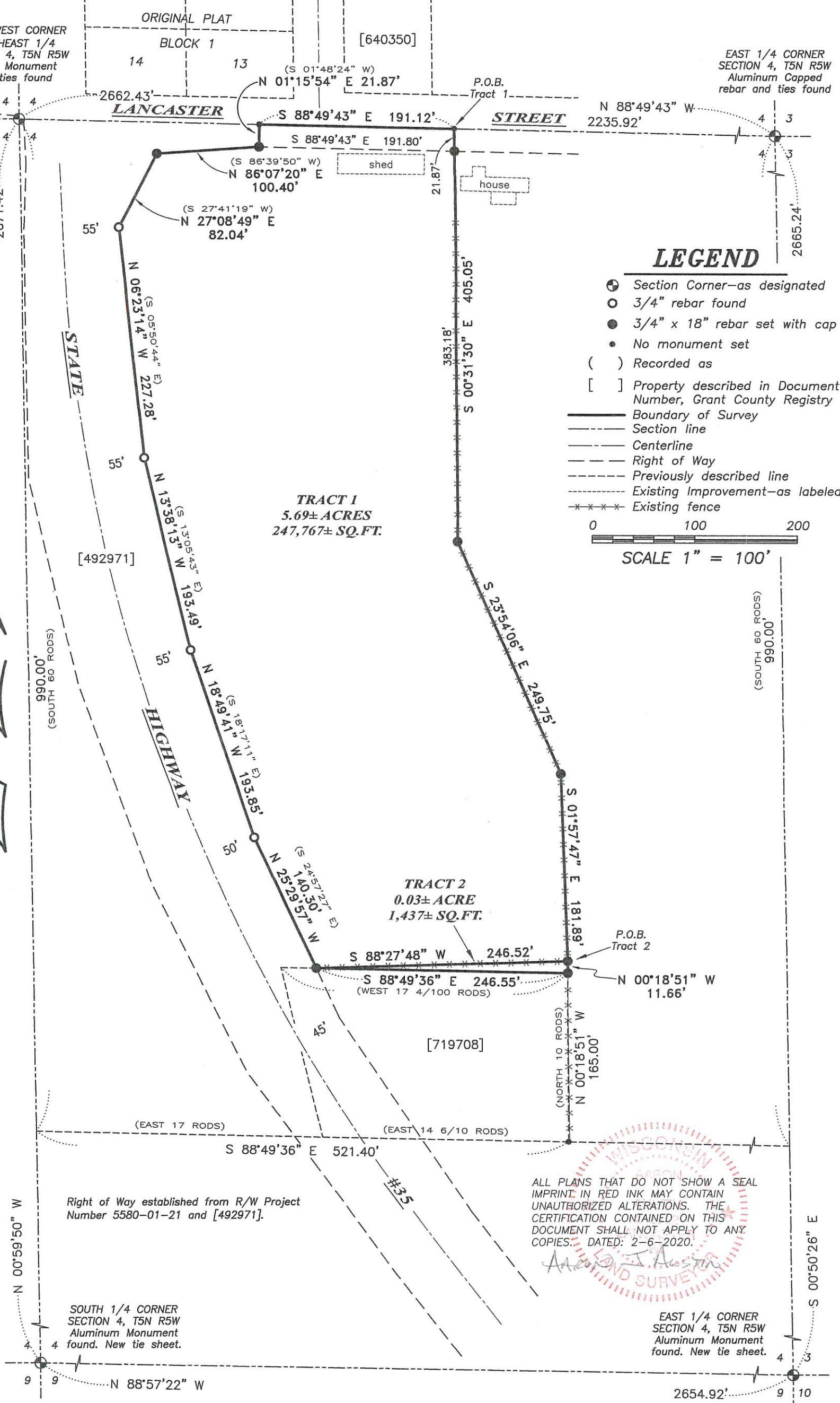


SCALE 1" = 100'

TRACT 1
5.69± ACRES
247,767± SQ.FT.

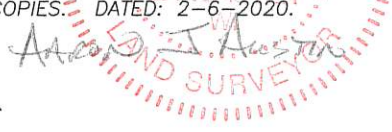
TRACT 2
0.03± ACRE
1,437± SQ.FT.

The East line of the SE 1/4 of Section 4 bears S 00°50'26" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



Right of Way established from R/W Project Number 5580-01-21 and [492971].

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: 2-6-2020.



SOUTH 1/4 CORNER
SECTION 4, T5N R5W
Aluminum Monument
found. New tie sheet.

EAST 1/4 CORNER
SECTION 4, T5N R5W
Aluminum Monument
found. New tie sheet.



Austin Engineering LLC
austinengineeringllc.com

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

Prepared for: TYLER PRICE

JOB NO: 20S007
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H:\PLAT\T5NR5W\04\20S007-PRICE

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

44060

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Patch Grove, Grant County, Wisconsin, containing 5.69 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 4;
thence North 88° 49' 43" West 2235.92 feet along the North line of the Southeast Quarter (SE 1/4) of said Section to the point of beginning;
thence South 00° 31' 30" East 405.05 feet;
thence South 23° 54' 06" East 249.75 feet;
thence South 01° 57' 47" East 181.89 feet;
thence South 88° 27' 48" West 246.52 feet to the Easterly right of way of State Highway #35 as described in Document Number 492971, Grant County Registry;
thence North 25° 29' 57" West 140.30 feet along said right of way;
thence North 18° 49' 41" West 193.85 feet along said right of way;
thence North 13° 38' 13" West 193.49 feet along said right of way;
thence North 06° 23' 14" West 227.28 feet along said right of way;
thence North 27° 08' 49" East 82.04 feet along said right of way;
thence North 86° 07' 20" East 100.40 feet along said right of way;
thence North 01° 15' 54" East 21.87 feet along said right of way to the North line of the Southeast Quarter (SE 1/4) of said Section;
thence South 88° 49' 43" East 191.12 feet along the North line of the Southeast Quarter (SE 1/4) of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Five (5) North, Range Five (5) West of the 4th P.M., Town of Patch Grove, Grant County, Wisconsin, containing 0.03 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said said Section 4;
thence North 88° 49' 43" West 2235.92 feet along the North line of the Southeast Quarter (SE 1/4) of said Section;
thence South 00° 31' 30" East 405.05 feet;
thence South 23° 54' 06" East 249.75 feet;
thence South 01° 57' 47" East 181.89 feet to the point of beginning;
thence South 88° 27' 48" West 246.52 feet to the Easterly right of way of State Highway #35 as described in Document Number 492971, Grant County Registry;
thence South 88° 49' 36" East 246.55 feet along the North line of that property as described in Document Number 719708, Grant County Registry to the Northeast corner thereof;
thence North 00° 18' 51" West 11.66 feet 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 field work was completed on 2-5-2020.

That this survey was prepared under the instructions of Tyler Price.

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.

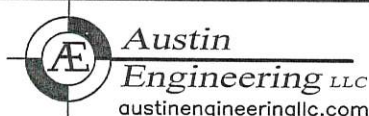
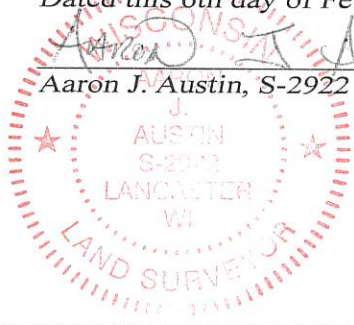
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 6th day of February, 2020.



Aaron J. Austin, S-2922



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

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SHEET 2 OF 2