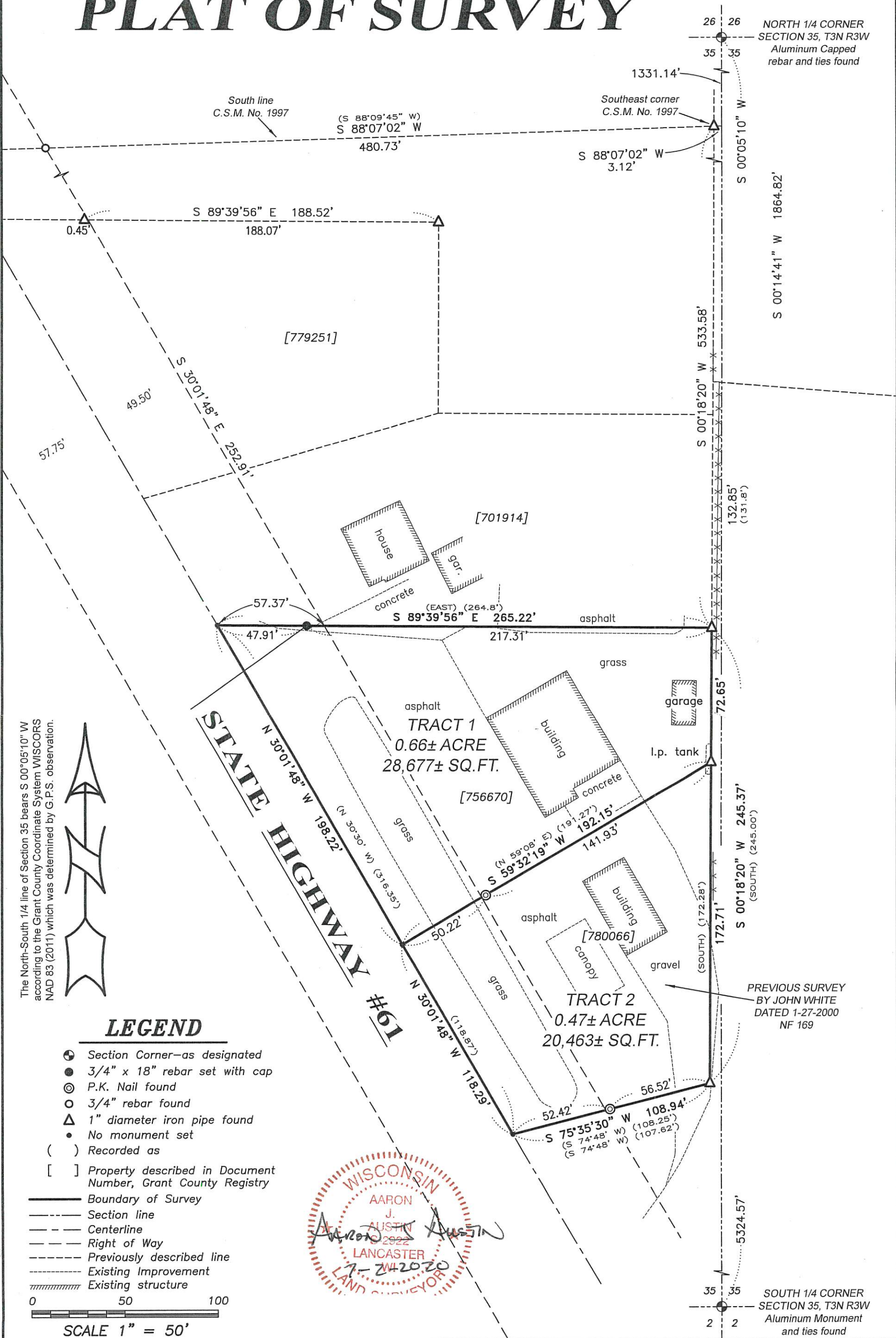


PLAT OF SURVEY

45013



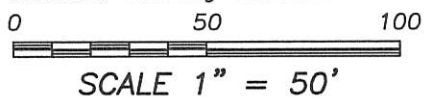
The North-South 1/4 line of Section 35 bears S 00°05'10" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



LEGEND

- ⊙ Section Corner—as designated
- 3/4" x 18" rebar set with cap
- ⊙ P.K. Nail found
- 3/4" rebar found
- △ 1" diameter iron pipe found
- 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
- ▨ Existing structure



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

Prepared for: **WANDA BREITSPRECKER**

JOB NO: 20S077
H:\CRD\20S077
H:\PLAT\POTOSI\SEC35\20S077-BREITSPRECKER

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Property described in Document Number 756670, Grant County Registry and being described as follows:

Part of Lot Twenty-five (25) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit:
Commencing at a point which is 131.8 feet South of the Northwest corner of Lot 29 of said Section 35 (said point of beginning being 1864.3 feet, more or less, South of the Quarter Section corner on the North side of said Section 35;
thence from said point of beginning run South 245.0 feet;
thence South 74° 48' West 108.25 feet to the center line of the concrete pavement on U.S. Highway 61;
thence North 30° 30' West 316.35 feet along the centerline of said highway;
thence East 264.8 feet to the place of beginning.

EXCEPT beginning at a point which is 204.52 feet South of the Northwest corner of Lot 29 of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin;
thence South 172.28 feet;
thence South 74° 48' West 107.62 feet to the centerline of the concrete pavement of U.S.H. #61;
thence North 30° 30' West 118.87 feet along the centerline of said highway;
thence North 59° 08' East 191.27 feet to the point of beginning, said described tract being a part of Lot Twenty-five (25) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin.

TRACT 2 DESCRIPTION:

Property described in Document Number 780066, Grant County Registry and being described as follows:

Beginning at a point which is 204.52 feet South of the Northwest corner of Lot 29 of the Subdivision of Section 35, T3N, R3W of the 4th P.M., Grant County, Wisconsin;
thence South 172.28 feet;
thence South 74° 48' West 107.62 feet to the centerline of the concrete pavement of U.S.H. #61;
thence North 30° 30' West 118.87 feet along the centerline of said highway;
thence North 59° 08' East 191.27 feet to the point of beginning.
The above land being a part of Lot Twenty-five (25) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, 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 6-30-2020.

That this survey was prepared under the instructions of Wanda Breitsprecker.

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 July, 2020.


Aaron J. Austin, S-2922



Austin

Engineering LLC

austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813

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

Prepared for: WANDA BREITSPRECKER

JOB NO: 20S077

H:\CRD\20S077

H:\PLAT\POTOSI\SEC35\20S077-BREITSPRECKER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN
SHEET 2 OF 2