

PREVIOUS SURVEY BY MICHAEL GOEBEL DATED 4-12-1978 GCA 642

8 7 6 5 4 3 2 1

CLARKE'S ADDITION

EAST 1/4 CORNER SECTION 4, T4N R3W
1" Rebar and ties found

DESCRIPTION PROVIDED: Property described in Document Number 784838, Grant County Registry and being described as follows:

Commencing at a point 828 feet South and 33 feet West of the Northeast corner of the Southeast Quarter of Section Four (4), Town Four (4) North, Range Three (3) West of the 4th P.M. in Grant County, Wisconsin, thence West 79 1/2 feet, thence South 42 feet, thence East 79 1/2 feet, thence North 42 feet to the place of beginning.

ALSO
A part of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) corner of the Southeast Quarter (SE 1/4) of Section Four (4), Town Four (4) North, Range Three (3) West of the 4th P.M. in Grant County described as follows, to-wit: Commencing at a point 33 feet West and 400 feet North of the Southeast corner of said tract, thence running North 50 feet, thence West 133 1/2 feet, thence South 50 feet, thence East 133 1/2 feet to the place of beginning.

TRACT 1 DESCRIPTION: (WALKER TO COLBERTSON)
Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, containing 408 square feet, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 4; thence South 01° 10' 05" East 822.38 feet along the East line of said Section 4; thence South 88° 04' 52" West 23.67 feet to the East line of that property as described in Document Number 714614, Grant County Registry, said point being the point of beginning; thence South 00° 55' 30" East 5.82 feet along the East line of said property to the Southeast corner thereof; thence South 89° 04' 30" West 79.50 feet along the South line of said property to the Southwest corner thereof; thence North 00° 55' 30" West 4.44 feet along the West line of said property; thence North 88° 04' 52" East 79.51 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION: (COLBERTSON TO PLUEMER)
Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, containing 563 square feet, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 4; thence South 01° 10' 05" East 822.38 feet along the East line of said Section 4; thence South 88° 04' 52" West 23.67 feet to the East line of that property as described in Document Number 714614, Grant County Registry; thence South 00° 55' 30" East 93.60 feet along the East line of said as described in Document Number 714614 and along a line of that property as described in Document Number 784838, Grant County Registry to the point of beginning; thence South 89° 04' 30" West 133.50 feet to the West line of said property described in Document Number 784838; thence South 00° 55' 30" East 4.22 feet along said West line to the Southwest corner thereof; thence North 89° 04' 30" East 133.50 feet along the South line of said property to the Southeast corner thereof; thence North 00° 55' 30" West 4.22 feet along the East line of said property to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 3 DESCRIPTION: (CULBERTSON DESCRIPTION AFTER EXCHANGES)
Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, containing 0.23 acre, more or less, and being described as follows:

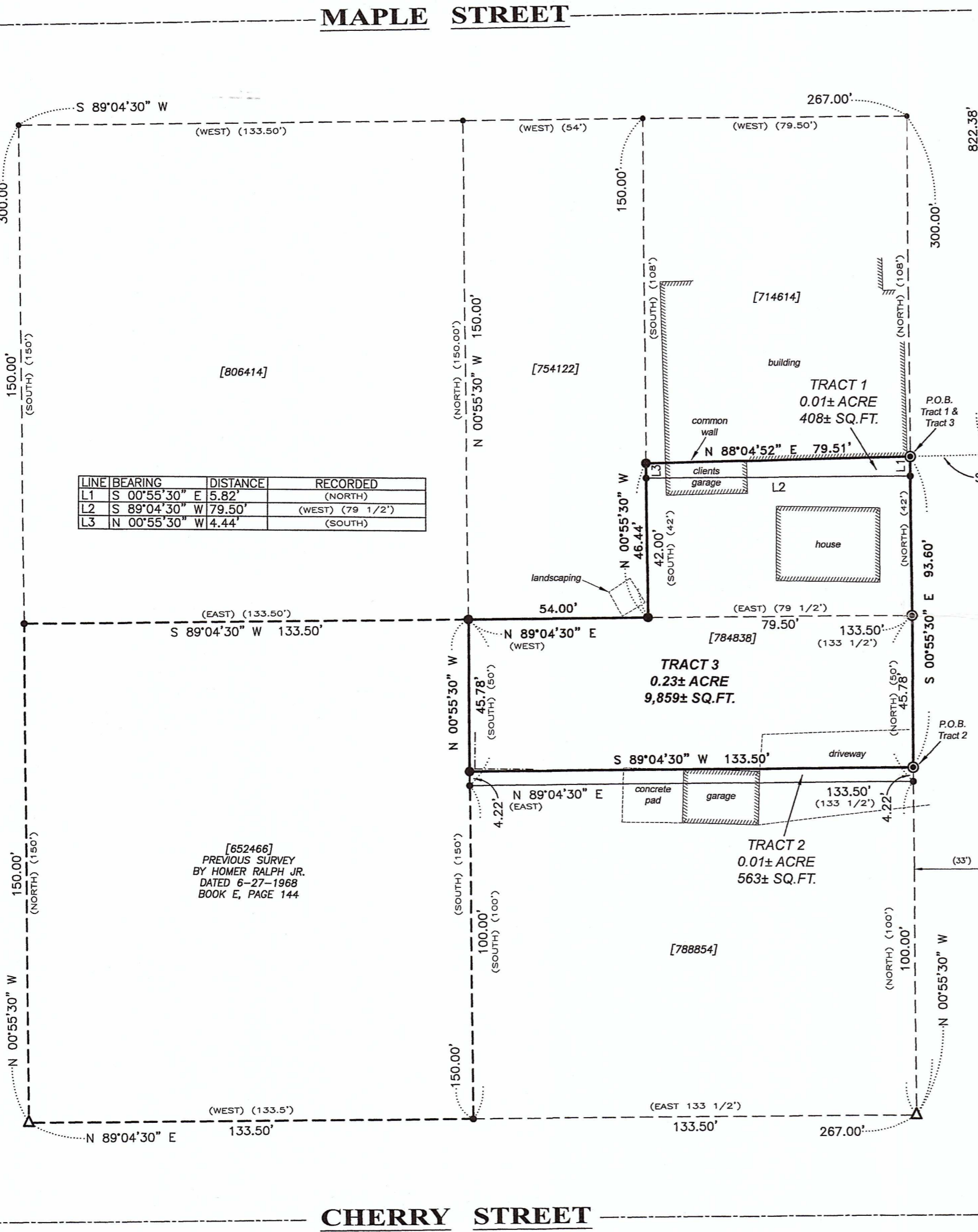
Commencing at the East Quarter (E 1/4) corner of said Section 4; thence South 01° 10' 05" East 822.38 feet along the East line of said Section 4; thence South 88° 04' 52" West 23.67 feet to the East line of that property as described in Document Number 714614, Grant County Registry, said point being the point of beginning; thence South 00° 55' 30" East 93.60 feet along the East line of that property as described in Document Number 714614 and Document Number 784838, Grant County Registry; thence South 89° 04' 30" West 133.50 feet to the West line of said property described in Document Number 784838; thence North 00° 55' 30" West 45.78 feet along a line of said property; thence North 89° 04' 30" East 54.00 feet along a line of said property; thence North 00° 55' 30" West 46.44 feet along a line of said property and along a line of that property as described in said Document Number 714614; thence North 88° 04' 52" East 79.51 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 7-22-20. That this survey was prepared under the instructions of Scott Culbertson. 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 23rd day of July, 2020.

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



- LEGEND**
- Section Corner
 - 3/4" x 18" rebar set with cap
 - Mag Nail set
 - △ 1" diameter iron pipe found
 - No monument set
 - () Recorded as
 - [] Property described in Document Number, Grant County Registry
 - Boundary of Survey
 - - - Boundary of Survey
 - Centerline
 - - - Platted lot line
 - - - Previously surveyed line
 - - - Existing Mow line



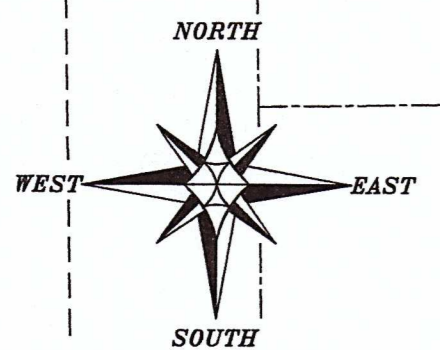
LINE	BEARING	DISTANCE	RECORDED
L1	S 00°55'30" E	5.82'	(NORTH)
L2	S 89°04'30" W	79.50'	(WEST) (79 1/2')
L3	N 00°55'30" W	4.44'	(SOUTH)

[652466]
PREVIOUS SURVEY BY HOMER RALPH JR. DATED 6-27-1968 BOOK E, PAGE 144

[607488]

MONUMENTATION WAIVER:
As client, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. I also certify that I hereby request to waive Chapter A-E 7.07 (Monuments) of the Wisconsin Administrative Code and request that the monuments for this survey be placed as shown hereon.
Dated this 24 day of July, 2020.

Scott Culbertson: *Scott A. Culbertson*



The East line of the SE 1/4 of Section 4 bears S 01°10'05" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 30 60
SCALE 1" = 30'

LOT 1
 LOT 2
 N F 1 1
 C. S. M.
 C. S. M.
 UNRECORDED
 LOT 3
 BOOK U
 PAGE 100

PLAT OF SURVEY
PREPARED FOR: SCOTT CULBERTSON
LOCATED IN SECTION 4, T4N R3W, CITY OF LANCASTER, 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: 205075
H:\CRD\205075
H:\PLAT\T4NR3W\04\205075-CULBERTSON

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN
SHEET 1 OF 1

AUG 1 2020 45026