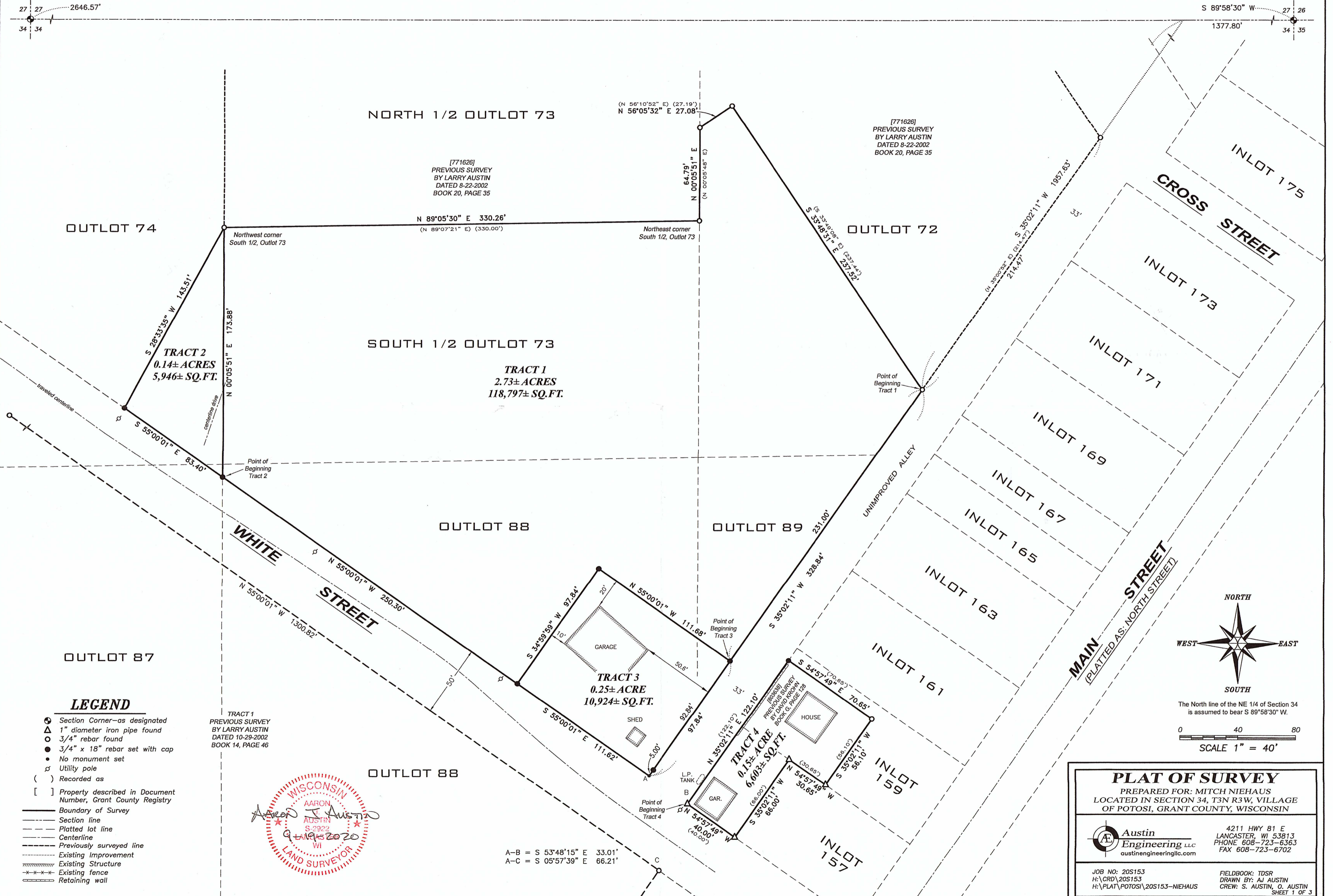


45037

NORTH 1/4 CORNER
SECTION 34, T3N R3W
3/4" Rebar and ties found

NORTHEAST CORNER
SECTION 34, T3N R3W
Aluminum Capped
rebar and ties found



TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-29-2002
BOOK 14, PAGE 46

[771626]
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 8-22-2002
BOOK 20, PAGE 35

[771626]
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 8-22-2002
BOOK 20, PAGE 35



A-B = S 53°48'15" E 33.01'
A-C = S 05°57'39" E 66.21'

PLAT OF SURVEY
 PREPARED FOR: MITCH NIEHAUS
 LOCATED IN SECTION 34, T3N R3W, VILLAGE
 OF POTOSI, GRANT COUNTY, WISCONSIN

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

JOB NO: 20S153
 H:\CRD\20S153
 H:\PLAT\POTOSI\20S153-NIEHAUS

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: S. AUSTIN, O. AUSTIN
 SHEET 1 OF 3

45037

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Part of Outlots 72, 73, 88 and 89 of the Village of Potosi, located in Section Thirty-four (34), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 2.73 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 34;
thence South 89° 58' 30" West 1377.80 feet along the North line of said Section;
thence South 35° 02' 11" West 1957.63 feet to a 3/4" rebar marking the point of beginning;
thence South 35° 02' 11" West 231.00 feet along the Northwesterly line of a platted alley to a 3/4" rebar;
thence North 55° 00' 01" West 111.68 feet to a 3/4" rebar;
thence South 34° 59' 59" West 97.84 feet to a 3/4" rebar on the Northeasterly right of way of platted White Street;
thence North 55° 00' 01" West 250.30 feet along said right of way to a 3/4" rebar;
thence North 00° 05' 51" East 173.88 feet to a 3/4" rebar marking the Northwest corner of the South Half (S 1/2) of said Outlot 73;
thence North 89° 05' 30" East 330.26 feet along the North line of the South Half (S 1/2) of Outlot 73 to a 3/4" rebar marking the Northeast corner thereof;
thence North 00° 05' 51" East 64.79 feet along the East line of said Outlot 73 to a 3/4" rebar;
thence North 56° 05' 32" East 27.08 feet along a line of that property as described in Document Number 771626, Grant County Registry to a 3/4" rebar;
thence South 33° 48' 31" East 237.52 feet along a line of said property to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Part of Outlots 74 and 87 of the Village of Potosi, located in Section Thirty-four (34), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.14 acre, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 34;
thence South 89° 58' 30" West 1377.80 feet along the North line of said Section;
thence South 35° 02' 11" West 1957.63 feet to a 3/4" rebar;
thence continuing South 35° 02' 11" West 231.00 feet along the Northwesterly line of a platted alley to a 3/4" rebar;
thence North 55° 00' 01" West 111.68 feet to a 3/4" rebar;
thence South 34° 59' 59" West 97.84 feet to a 3/4" rebar on the Northeasterly right of way of platted White Street;
thence North 55° 00' 01" West 250.30 feet along said right of way to a 3/4" rebar marking the point of beginning;
thence North 00° 05' 51" East 173.88 feet to a 3/4" rebar marking the Northwest corner of the South Half (S 1/2) of Outlot 73, Village of Potosi;
thence South 28° 33' 35" West 143.51 feet to a 3/4" rebar on the Northeasterly right of way of platted White Street;
thence South 55° 00' 01" East 83.40 feet along said right of way to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 3 DESCRIPTION:

Part of Outlots 88 and 89 of the Village of Potosi, located in Section Thirty-four (34), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.25 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 34;
thence South 89° 58' 30" West 1377.80 feet along the North line of said Section;
thence South 35° 02' 11" West 1957.63 feet to a 3/4" rebar;
thence continuing South 35° 02' 11" West 231.00 feet along the Northwesterly line of a platted alley to a 3/4" rebar marking the point of beginning;
thence North 55° 00' 01" West 111.68 feet to a 3/4" rebar;
thence South 34° 59' 59" West 97.84 feet to a 3/4" rebar on the Northeasterly right of way of platted White Street;
thence South 55° 00' 01" East 111.62 feet along said White Street;
thence North 35° 02' 11" East 97.84 feet along the Northwesterly line of the platted alley to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



Austin
Engineering LLC
austinengineeringllc.com

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

Prepared for: MITCH NIEHAUS

JOB NO: 20S153
H:\CRD\20S153
H:\PLAT\ POTOSI\20S153-NIEHAUS

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

45037

PLAT OF SURVEY

TRACT 4 DESCRIPTION:

Part of Inlots 157 and 159 of the Village of Potosi, located in Section Thirty-four (34), Township Three (3) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, containing 0.15 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 34;
thence South 89° 58' 30" West 1377.80 feet along the North line of said Section;
thence South 35° 02' 11" West 1957.63 feet to a 3/4" rebar;
thence continuing South 35° 02' 11" West 328.84 feet along the Northwesterly line of a platted alley;
rebar;
thence South 53° 48' 15" East 33.01 feet to a 1" iron pipe marking the point of beginning;
thence North 35° 02' 11" East 122.10 feet along the Southeasterly line of a platted alley to a 3/4" rebar;
thence South 54° 57' 49" East 70.65 feet along a line of that property as described in Document Number 803638, Grant County Registry to a 3/4" rebar;
thence South 35° 02' 11" West 56.10 feet along a line of said property to a 1" iron pipe;
thence South 35° 02' 11" West 30.65 feet along a line of said property to a 1" iron pipe;
thence North 54° 57' 49" West 66.00 feet along a line of said property to a 1" iron pipe;
thence South 35° 02' 11" West 66.00 feet along a line of said property to a 1" iron pipe;
thence North 54° 57' 49" West 40.00 feet along a line of said property to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

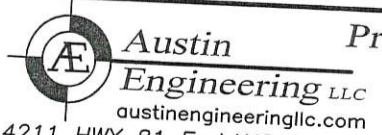
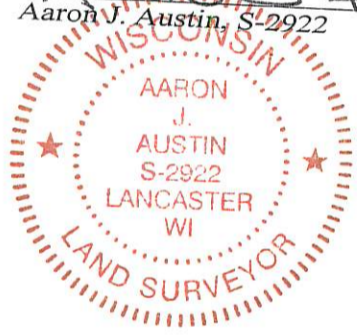
SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 9-17-2020.
That this survey was prepared under the instructions of Mitch Niehaus.
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 19th day of September, 2020.

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



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

Prepared for: MITCH NIEHAUS

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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN
SHEET 3 OF 3