

PLAT OF SURVEY

PREPARED FOR: ROGER COOLEY

LINE	BEARING	DISTANCE
L1	N 58°03'07" E	7.93'
L2	N 58°03'07" E	56.00'

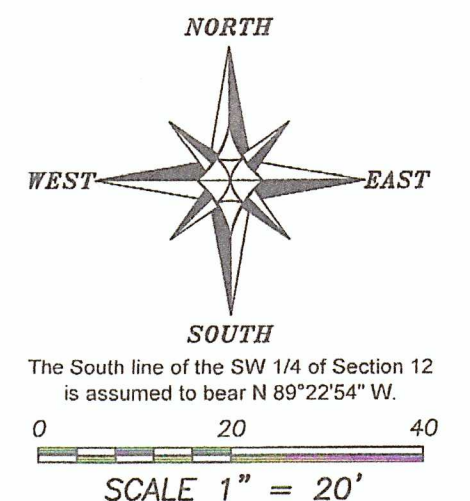
[638133]
PREVIOUS SURVEY
BY HERMAN HOVELSRUD
DATED 3-23-1973
GCA 405

[543424]
PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 12-3-1975
BOOK G, PAGE 244

[698901]
LOT 1
C.S.M. NO. 1347



- ### LEGEND
- ⊙ Section Corner—as designated
 - 3/4" rebar found
 - △ 1" diameter iron pipe found
 - ⊕ 1 1/2" diameter iron pipe found
 - 3/4" x 18" rebar set with cap
 - + No monument set
 - ⊕ Existing septic vent
 - ⊕ Existing septic tank
 - ⊕ Existing utility pole
 - ⊕ Existing guy wire
 - ⊕ Existing satellite dish
 - () Recorded as
 - [] Property described in Document Number, Grant County Registry
 - Boundary of Survey
 - - - Section line
 - - - Centerline
 - - - Right of Way
 - - - Previously described line
 - - - Previously surveyed line
 - ▨ Existing structure
 - - - Existing Improvement—as labeled

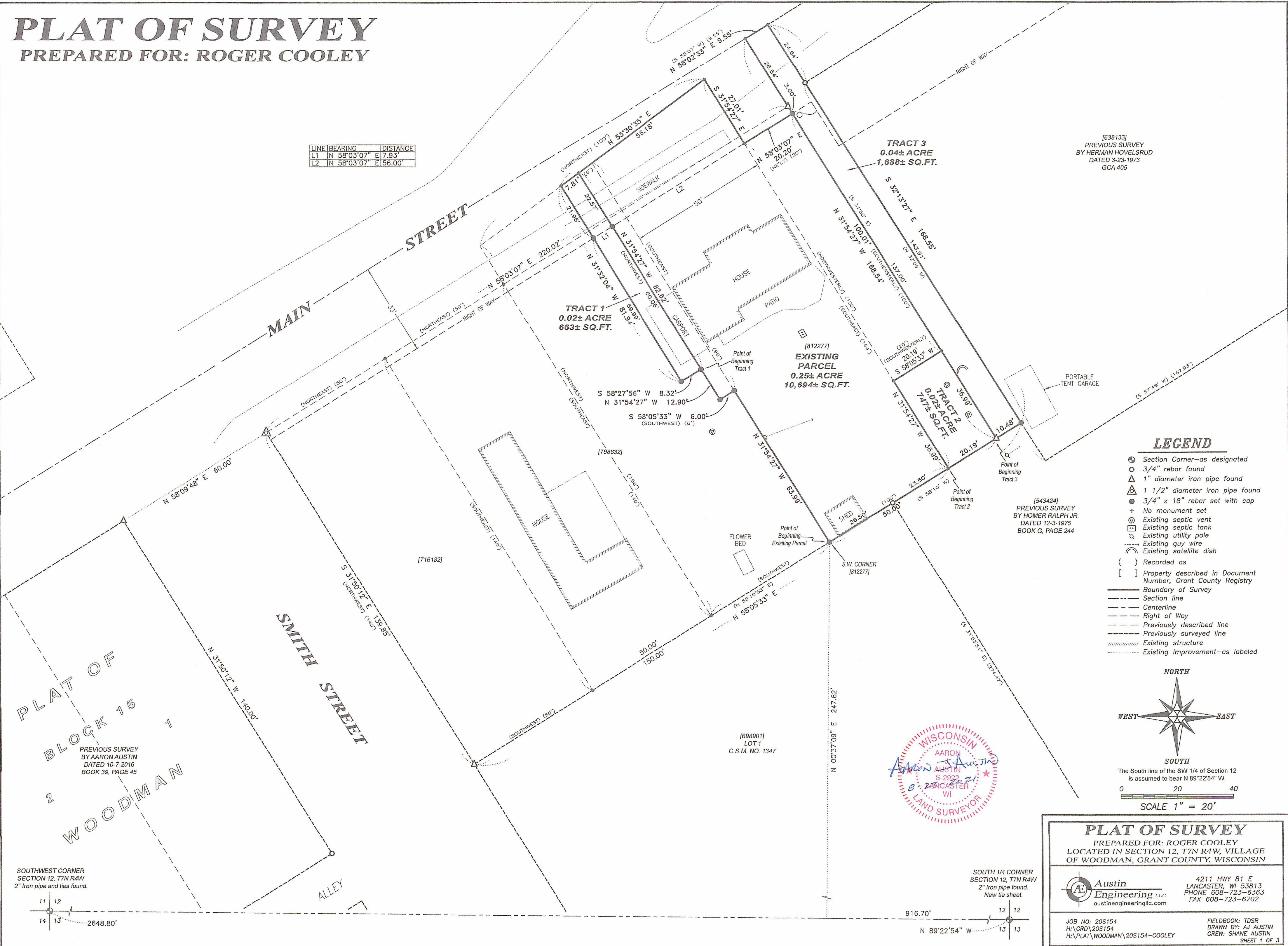


PLAT OF SURVEY
PREPARED FOR: ROGER COOLEY
LOCATED IN SECTION 12, T7N R4W, VILLAGE OF WOODMAN, GRANT COUNTY, WISCONSIN

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

JOB NO: 20S154
H:\CRD\20S154
H:\PLAT\WOODMAN\20S154-COOLEY

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 3



SOUTHWEST CORNER
SECTION 12, T7N R4W
2" Iron pipe and lies found.

SOUTH 1/4 CORNER
SECTION 12, T7N R4W
2" Iron pipe found.
New tie sheet.

AUG 26 2021 47031

47031

PLAT OF SURVEY

EXISTING DESCRIPTION: PROPERTY PREVIOUSLY DESCRIBED IN DOCUMENT NO. 812277, GRANT COUNTY REGISTRY AND BEING DESCRIBED AS FOLLOWS:

The East 50 feet of the tract of land described as follows: A strip of land beginning at a point 100 feet Northeast of Smith Street where it intersects with the highway, thence running 100 feet Northeast on a line with said highway, thence running Southeast 164 feet, thence Southwest 100 feet, thence 156 feet Northwest to the place of beginning, said strip of land being in Section 12, Township Seven (7) North of Range Four (4) West of the 4th P.M. in the Village of Woodman, Grant County, WI, also described as:

Starting at the Southeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), Section 12, Township Seven (7) North of Range Four (4) West, thence North 527 feet and South 60° West 1091 feet for place of beginning, said place being the Northeast corner of the Gene Cooley Property as now fence, thence South 58° West 56 feet, thence South 32° East 100 feet, thence North 58° East 6 feet, thence South 32° East 46 feet to back line of property, thence North 58° East 50 feet to Southeast corner of property, thence North 32° West 146 feet to place of beginning. Said property lying South of the South line of present sidewalk. Said property being in Grant County, WI.

ALSO, A tract of land described as follows, to-wit:

Commencing at a point where the east boundary of land presently owned by Eugen Cooley intersects State Highway 132, thence northeasterly along the south line of said highway Twenty (20) feet, thence in a southeasterly direction One Hundred (100) feet, thence in a southwesterly direction Twenty (20) feet, thence in a northwesterly direction One Hundred (100) feet to place of beginning; it being the intention of the grantors to convey a parcel of land 20 feet in an east west direction and 100 feet north and south that lies immediately adjacent to the east boundary of the land owned by Eugene Cooley; all situated in Section Twelve (12), Township Seven (7) North, Range Four (4) West, of the 4th P.M.

PROPERTY BEING CONSOLIDATED AND SURVEYED AS FOLLOWS:

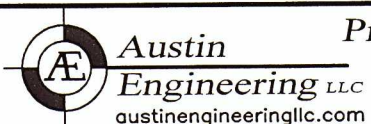
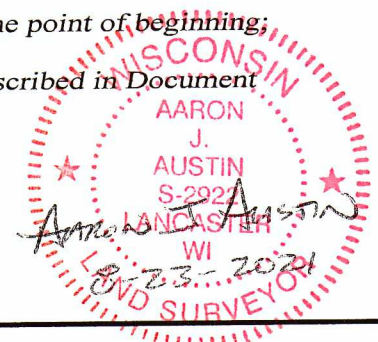
A parcel of land located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 0.25 acres more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 12; thence North 89° 22' 54" West 916.70 feet along the South line of said Section; thence North 00° 37' 09" East 247.62 feet to the Southwest corner of that property as described in Document Number 812277, Grant County Registry and the point of beginning; thence North 31° 54' 27" West 63.99 feet along a line of said property; thence South 58° 05' 33" West 6.00 feet along a line of said property; thence North 31° 54' 27" West 95.52 feet along a line of said property; thence North 53° 30' 35" East 56.18 feet along a line of said property; thence South 31° 54' 27" East 27.01 feet along a line of said property; thence North 58° 03' 07" East 20.20 feet along a line of said property; thence South 31° 54' 27" East 100.01 feet along a line of said property; thence South 58° 05' 33" West 20.19 feet along a line of said property; thence South 31° 54' 27" East 36.99 feet along a line of said property; thence South 58° 05' 33" West 50.00 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.

TRACT 1 DESCRIPTION: (ERB TO COOLEY)

A parcel of land located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 0.02 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 12; thence North 89° 22' 54" West 916.70 feet along the South line of said Section; thence North 00° 37' 09" East 247.62 feet to the Southwest corner of that property as described in Document Number 812277, Grant County Registry; thence North 31° 54' 27" West 63.99 feet along a line of said property; thence South 58° 05' 33" West 6.00 feet along a line of said property; thence North 31° 54' 27" West 12.90 feet along a line of said property to the point of beginning; thence North 31° 54' 27" West 82.62 feet along a line of said property; thence South 53° 30' 35" West 7.81 feet along a line of that property as described in Document Number 798832, Grant County Registry; thence South 31° 32' 04" East 81.94 feet; thence North 58° 27' 56" East 8.32 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.



Prepared for: ROGER COOLEY

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

JOB NO: 20S154
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H:\PLAT\WOODMAN\20S154-COOLEY

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

47031

PLAT OF SURVEY

TRACT 2 DESCRIPTION: (NOT INCLUDED IN DESCRIPTION PROVIDED)

A parcel of land located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 0.02 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 12;
thence North 89° 22' 54" West 916.70 feet along the South line of said Section;
thence North 00° 37' 09" East 247.62 feet to the Southwest corner of that property as described in Document Number 812277, Grant County Registry;
thence North 58° 05' 33" East 50.00 feet along a line of said property to the point of beginning;
thence continuing North 58° 05' 33" East 20.19 along a line of that property as described in Document Number 543424, Grant County Registry;
thence North 31° 54' 27" West 36.99 feet;
thence South 58° 05' 33" West 20.19 feet;
thence South 31° 54' 27" East 36.99 feet to the point of beginning.

TRACT 3 DESCRIPTION: (BROWNLEE TO COOLEY)

A parcel of land located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, containing 0.04 acre, more or less, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 12;
thence North 89° 22' 54" West 916.70 feet along the South line of said Section;
thence North 00° 37' 09" East 247.62 feet to the Southwest corner of that property as described in Document Number 812277, Grant County Registry;
thence North 58° 05' 33" East 50.00 feet along a line of said property;
thence continuing North 58° 05' 33" East 20.19 along a line of that property as described in Document Number 543424, Grant County Registry to the point of beginning;
thence North 31° 54' 27" West 168.54 feet along a line of a previous survey by Homer Ralph Jr. dated 12-3-1975 field in Book G, Page 244 of Grant County Surveys;
thence North 58° 02' 33" East 9.55 feet along a line of said survey;
thence South 32° 13' 27" East 168.55 feet along a line of said survey;
thence South 58° 05' 33" West 10.48 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 the fieldwork was completed on 3-24-2021.
That this survey was prepared under the instructions of Roger Cooley.
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 August, 2021.


Aaron J. Austin, S-2922



Austin Engineering LLC
austinengineeringllc.com

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

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