

48050

PLAT OF SURVEY

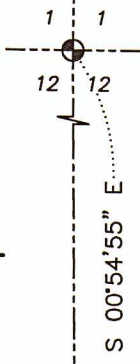
NORTH 1/4 CORNER
SECTION 12, T3N R2W
Aluminum Capped
rebar and ties found



The North-South 1/4 line of Section 12 bears S 00°54'55" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



PREVIOUS SURVEY
BY AARON AUSTIN
DATED 8-18-2020
BOOK 45, PAGE 31



1388.31'

NW 1/4 - NW 1/4

NE 1/4 - NW 1/4

SW 1/4 - NW 1/4

SE 1/4 - NW 1/4

N 72°30'48" E 142.00'
(NORTHEASTERLY PARALLEL
WITH HIGHWAY 142')

S 89°05'05" W 1319.86'

TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 6-20-2007
BOOK 21, PAGE 48

PARCEL 1
[813821]

(S 89°06'00" E) (50.15')
S 89°16'40" E 50.15'

TRACT 2
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 6-20-2007
BOOK 21, PAGE 48

1.85± ACRES
80,635± SQ.FT.

S 72°30'48" W 22.00'
(SOUTHWESTERLY PARALLEL
WITH HIGHWAY 22')

C1
A=180.59'
R=2814.79'
CL=180.56'
CB=S 70°59'27" W

HISTORICAL LOCATION
OF CENTERLINE C.T.H. "B"
PER PROJECT I.D. 5945-1-00

Wood
Brace Post

HIGHWAY
"B"

LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- 5/8" x 18" rebar set with cap
- Wood corner post
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Historical Centerline
- - - Existing Centerline
- - - Right of Way
- - - Deed line
- - - Previously surveyed line
- - - Existing fence

0 100 200
SCALE 1" = 100'

SOUTH 1/4 CORNER
SECTION 12, T3N R2W
Aluminum Capped
rebar and ties found

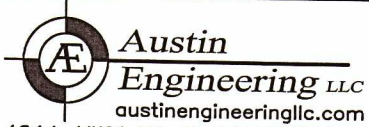
Right of Way established from Previous
Surveys and Project I.D. 5945-1-00.

PREVIOUSLY SURVEYED
EAST LINE, SW 1/4, NW 1/4

SOUTHEAST CORNER
SW 1/4, NW 1/4

PINE LANE

Prepared for: WENDALL MARTIN



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

JOB NO: 21S171
H:\CRD\21S171
H:\PLAT\T3NR2W\12\21S171-MARTIN

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

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Document Number 813821, Grant County Registry and being described as follows:

Parcel I

Part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Twelve (12), Township Three (3) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit:

Commencing at the intersection of County Trunk Highway "B" and the East line of said 80 acre tract;
thence Southwesterly along said highway 120 feet;
thence North 294 feet;
thence Southwesterly parallel with said highway 22 feet;
thence North 252 feet;
thence Northeasterly parallel with said highway 142 feet to the East line of said 80 acre tract;
thence South 546 feet to the place of beginning.

Parcel II

Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4) of Section Twelve (12), Town Three (3) North, Range Two (2) West of the 4th P.M., Harrison Township, Grant County, Wisconsin, being more particularly described as follows:

Commencing at the North Quarter corner of said Section Twelve (12);
thence North $88^{\circ}50'27''$ West 1321.30 feet along the North line of said Section Twelve (12);
thence South $00^{\circ}45'58''$ East 660.86 feet along the West line of the East Half (E.1/2) of the Northwest Quarter (N.W.1/4) to the Northwest corner of the South Half (S.1/2) of the Northeast Quarter (N.E.1/4) of said Northwest Quarter (N.W.1/4);
thence South $00^{\circ}45'58''$ East 963.76 feet along the West line of the East half (E.1/2) of said Northwest Quarter (N.W.1/4) to the point of beginning;
thence South $89^{\circ}06'00''$ East 50.15 feet;
thence South $02^{\circ}12'45''$ East 295.50 feet to a point on the Northerly Right-of-Way of C.T.H. "B";
thence 61.01 feet on the arc of a curve to the right having a radius of 2814.79 feet and a long chord bearing South $69^{\circ}57'06''$ West 61.01 feet along said Right-of-Way to a point on the West line of the Southeast Quarter (S.E.1/4) of said Northwest Quarter (N.W.1/4);
thence North $00^{\circ}45'58''$ West 317.01 feet along said West line to the point of beginning.

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 4-13-2022.


That this survey was prepared under the instructions of Wendall Martin.

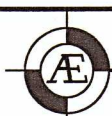
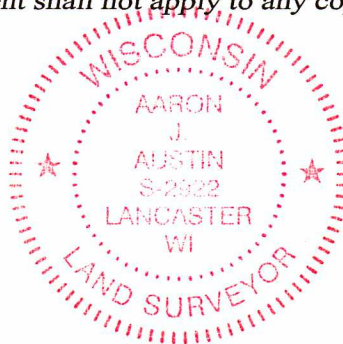
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 14th day of April, 2022.


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

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