

WEST 1/4 CORNER
SECTION 35, T3N R3W
Aluminum Monument
and witness corners found

PARCEL 2 - [498947]
PREVIOUS SURVEY
BOOK I, PAGE 157

[497250]

LOT 42

SECTION 35

LOT 43

(S 88°10'19" E) (286.51')
N 89°32'18" W 286.16'

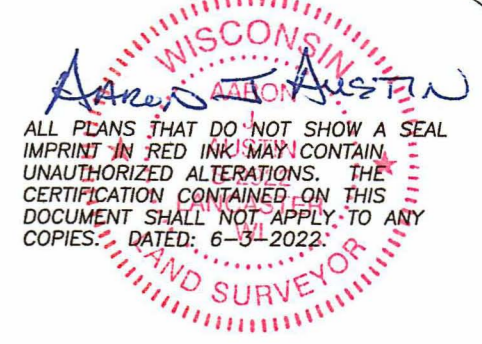
(N 89°27'35" W) (670.28')
S 89°09'02" W 670.74'

N 54°45'40" W 33.00'
(N 53°53'30" W) (33.00')

(S 38°09'38" W) (60.25')
N 34°34'48" E 37.23'

TRACT 3
17.49± ACRES
761,842± SQ.FT.

MAP OF
LOT 42



SW 1/4-SW 1/4
SECTION 35

C1
A=105.33'
R=475.00'
CL=105.11'
CB=N 75°31'37" E

C2
A=336.83'
R=450.00'
CL=329.02'
CB=N 60°26'12" E

C4
A=179.17'
R=450.00'
CL=177.99'
CB=S 50°23'59" W

LOT 53

C3
A=157.66'
R=450.00'
CL=156.85'
CB=S 71°50'34" W

TRACT 6
0.16± ACRE
6,821± SQ.FT.

SE 1/4-SW 1/4
SECTION 35

LINE BEARING	DISTANCE
L1 N 08°05'36" W	39.03'
L2 N 08°38'21" E	97.27'

P.O.B.
Tract 3

change in field

field

field

field

yard

shed

garage

house

LOT 50

LOT 1
CSM 1866

LOT 2
CSM 1866

PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 7-20-1973
BOOK F, PAGE 132

PREVIOUS SURVEY
BY LAARY AUSTIN
DATED 4-27-1994
BOOK U, PAGE 8

SLAZING ROAD

BOOK 9, PAGE 55

TRACT 4
0.15± ACRE
6,479± SQ.FT.

PARCEL B
[783381]

PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 5-10-1972
BOOK F, PAGE 133

TRACT 5
0.36± ACRE
15,835± SQ.FT.

[798596]

P.O.B.
Tract 5

P.O.B.
Tract 6

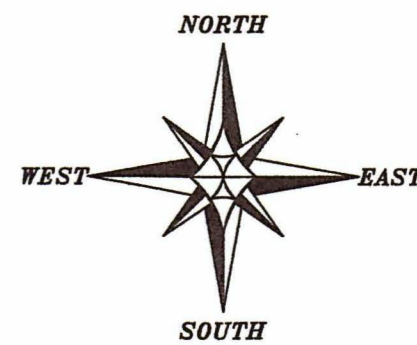
P.O.B.
Tract 6

LOT 52

LOT 51

LEGEND

- Section Corner
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ⊙ Mag nail set
- 5/8" x 18" rebar set with cap
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Platted described line
- Previously surveyed line
- Map of Section 35 line
- Edge of field
- Existing fence



The West line of the SW 1/4 of Section 35 bears N 00°21'41" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 100'

SOUTHWEST CORNER
SECTION 35, T3N R3W
Aluminum Monument
and witness corners found

Map of Section 35 was surveyed by James Wilson Jr. dated 5-21-1875, filed in Book: GCA, Page 383 of Grant County Surveys. A copy of the map is also filed in Volume L, Page 181, Grant County Register of Deeds.

PLAT OF SURVEY
PREPARED FOR: BILL BRANDT
LOCATED IN SECTION 35, T3N R3W, TOWN OF POTOSI, 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: 18S271
H:\CRD\18S271
H:\PLAT\T3NR3W\35\18S271(B)-BRANDT

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

SHEET 1 OF 3

JUN 13 2022
LL0877

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Part of Lot Forty-two (42) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, and being described as follows:

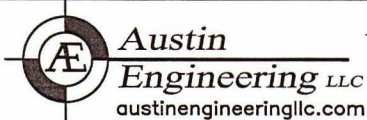
Commencing at the an Aluminum Monument marking the Southwest corner of said Section 35;
 thence North 00° 21' 41" West 827.58 feet along the West line of said Section to a 5/8" rebar marking the point of beginning;
 thence South 64° 21' 39" East 159.03 feet along a line of Lot 42 of the Subdivision of Section 35, according to the recorded map or plat thereof, to a 5/8" rebar;
 thence South 68° 21' 39" East 356.40 feet along a line of said Lot 42 to a 5/8" rebar;
 thence North 87° 38' 21" East 422.44 feet along a line of said Lot 42 to a mag nail in the centerline of Slazing Road;
 thence 105.33 feet on the arc of a curve to the right with a radius of 475.00 feet and a long chord bearing North 75° 31' 37" East 105.11 feet along said centerline to a mag nail;
 thence North 81° 52' 47" East 306.24 feet along said centerline to a mag nail;
 thence 336.83 feet on the arc of a curve to the left with a radius of 450.00 feet and a long chord bearing North 60° 26' 12" East 329.02 feet along said centerline to a mag nail;
 thence North 39° 39' 03" East 249.68 feet to a mag nail marking a corner of Lot 53 of said Subdivision of Section 35;
 thence North 34° 34' 48" East 37.23 feet along a line Lot 43 of said Subdivision of Section 35 to a mag nail;
 thence North 54° 45' 40" West 33.00 feet along a line of that property as described in Document Number 497250, Grant County Registry to a 1" iron pipe;
 thence South 89° 09' 02" West 670.74 feet along a line of said property to a 1" iron pipe;
 thence North 89° 32' 18" West 286.16 feet along a line of that property as described in Document Number 498947 to a 1" iron pipe;
 thence North 74° 56' 27" West 815.69 feet along a line of said property to a 5/8" rebar;
 thence South 00° 21' 41" East 495.26 feet along the West line of said Section to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

TRACT 4 DESCRIPTION:

Part of Lot Forty-two (42) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, and being described as follows:

Commencing at the an Aluminum Monument marking the Southwest corner of said Section 35;
 thence North 00° 21' 41" West 827.58 feet along the West line of said Section to a 5/8" rebar;
 thence South 64° 21' 39" East 159.03 feet along a line of Lot 42 of the Subdivision of Section 35, according to the recorded map or plat thereof, to a 5/8" rebar;
 thence South 68° 21' 39" East 356.40 feet along a line of said Lot 42 to a 5/8" rebar;
 thence North 87° 38' 21" East 422.44 feet along a line of said Lot 42 to a mag nail in the centerline of Slazing Road and the point of beginning;
 thence North 87° 38' 21" East 273.03 feet along a line of said Lot 42 to a 5/8" rebar marking the Northeast corner of that property as described in Document Number 783381, Grant County Registry;
 thence North 08° 05' 36" West 39.03 feet to a mag nail in the centerline of Slazing Road;
 thence South 81° 52' 47" West 167.20 feet along said centerline to a mag nail;
 thence 105.33 feet on the arc of a curve to the left with a radius of 475.00 feet and a long chord bearing South 75° 31' 37" West 105.11 feet along said centerline to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.


 AARON J. AUSTIN
 Wisconsin License No. 68529
 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 6/13/2022.



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

Prepared for: **BILL BRANDT**

JOB NO: 18S271
 H:\CRD\18S271
 H:\PLAT\T3NR3W\35\18S271(B)-BRANDT

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

PLAT OF SURVEY

TRACT 5 DESCRIPTION:

Part of Lot Forty-two (42) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, and being described as follows:

Commencing at the an Aluminum Monument marking the Southwest corner of said Section 35; thence North 00° 21' 41" West 827.58 feet along the West line of said Section to a 5/8" rebar; thence South 64° 21' 39" East 159.03 feet along a line of Lot 42 of the Subdivision of Section 35, according to the recorded map or plat thereof to a 5/8" rebar; thence South 68° 21' 39" East 356.40 feet along a line of said Lot 42 to a 5/8" rebar; thence North 87° 38' 21" East 422.44 feet along a line of said Lot 42 to a mag nail in the centerline of Slazing Road; thence continuing North 87° 38' 21" East 273.03 feet along a line of said Lot 42 to a 5/8" rebar marking the point of beginning; thence continuing North 87° 38' 21" East 266.81 feet along a line of said Lot 42 to a 5/8" rebar marking a corner of that property as described in Document Number 798596 to a 5/8" rebar; thence North 08° 38' 21" East 97.27 feet to a mag nail in the centerline of Slazing Road; thence 157.66 feet on the arc of a curve to the right with a radius of 450.00 feet and a long chord bearing South 71° 50' 34" West 156.85 feet along said centerline to a mag nail; thence South 81° 52' 47" West 139.04 feet along said centerline to a mag nail; thence South 08° 05' 36" East 39.03 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

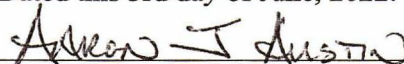
TRACT 6 DESCRIPTION:

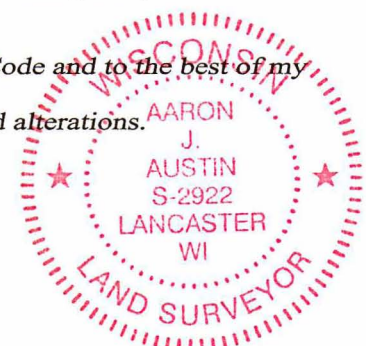
Part of Lot Forty-two (42) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, and being described as follows:

Commencing at the an Aluminum Monument marking the Southwest corner of said Section 35; thence North 00° 21' 41" West 827.58 feet along the West line of said Section to a 5/8" rebar; thence South 64° 21' 39" East 159.03 feet along a line of Lot 42 of the Subdivision of Section 35, according to the recorded map or plat thereof to a 5/8" rebar; thence South 68° 21' 39" East 356.40 feet along a line of said Lot 42 to a 5/8" rebar; thence North 87° 38' 21" East 962.28 feet along a line of said Lot 42 to a 5/8" rebar marking the point of beginning; thence North 37° 44' 34" East 508.20 feet along a line of said Lot 42 to a 5/8" rebar; thence South 39° 39' 03" West 249.68 feet to a mag nail in the centerline of Slazing Road; thence 179.17 feet on the arc of a curve to the right with a radius of 450.00 feet and a long chord bearing South 50° 23' 59" West 177.99 feet along said centerline to a mag nail; thence South 08° 38' 21" West 97.27 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 5-31-2022. That this survey was prepared under the instructions of Bill Brandt. 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 3rd day of June, 2022.


Aaron J. Austin, S-2922



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austinengineeringllc.com
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SHEET 3 OF 3