

PLAT OF SURVEY

PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 11-2-1972
BOOK: F, PAGE: 114

S 88°18'26" E
1135.12'

NORTH 1/4 CORNER
SECTION 12, T2N R3W
Aluminum Monument
and ties found

Point of
Beginning

184.66'

S 88°18'26" E 720.68'

536.02'
(EAST) (8 CHAINS)

2655.60'

NORTHEAST CORNER
SECTION 12, T2N R3W
Aluminum Monument
and ties found

LEGEND

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

5.39± ACRES
234,766± SQ.FT.

STATE HIGHWAY
#61 & #35

(S 5° W) (7.5 CHAINS)
S 01°50'31" W 495.00'

(N 33°37'50" W)
N 34°11'52" W
153.07'

(N 50°23'11" W)
N 50°57'13" W
114.48'

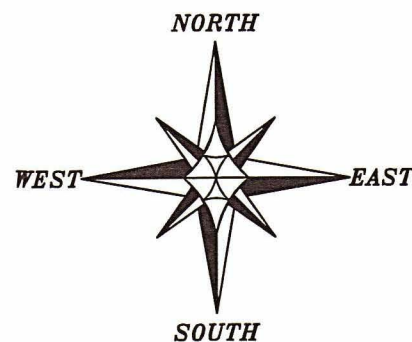
(N 55°34'37" W)
N 56°08'39" W
129.27'

Line described
in [637965]

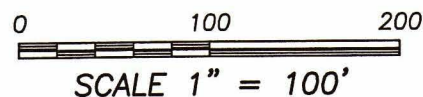
S 65°25'17" W
127.95'
(7 CHAINS)

buried
18"±

(N 48°40'58" W)
N 49°15'00" W
168.05'



The North line of the NE 1/4 of Section 12 bears S 88°18'26" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



Centerline existing driveway
(Former centerline highway)

LONG BRANCH ROAD



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: 7-14-2022

Austin Engineering LLC
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702
H:\PLAT\T2NR3W\12\22S069-MAJERUS SHEET 1 OF 2

Highway Right of Way established from Plat of Right of Way Project Number 1650-01-21.

PLAT OF SURVEY

DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of Northeast Quarter (NE 1/4) of Section Twelve (12), Township Two (2) North, Range Three (3) West of the 4th P.M., Town of Potosi, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Monument marking the North Quarter (N 1/4) corner of said Section 12; thence South $88^{\circ} 18' 26''$ East 1135.12 feet along the North line of said Section to a 5/8" rebar marking the point of beginning;
thence continuing South $88^{\circ} 18' 26''$ East 720.68 feet along said North line to a 5/8" rebar marking a corner of that property as described in Document Number 637965, Grant County Registry;
thence South $01^{\circ} 50' 31''$ West 495.00 feet along a line of said property to a 5/8" rebar;
thence South $65^{\circ} 25' 17''$ West 127.95 feet along a line of said property to a 5/8" rebar on the Northeasterly right of way of State Highway #61 & #35;
thence North $56^{\circ} 08' 39''$ West 129.27 feet along said right of way to a 5/8" rebar;
thence North $50^{\circ} 57' 13''$ West 114.48 feet along said right of way to a 5/8" rebar;
thence North $34^{\circ} 11' 52''$ West 153.07 feet along said right of way to a 5/8" rebar;
thence North $45^{\circ} 41' 29''$ West 427.35 feet along said right of way 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 description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 7-7-2022.

That this survey was prepared under the instructions of John Majerus.

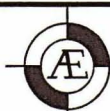
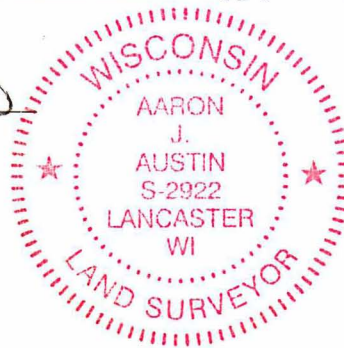
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 July, 2022.

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



Austin
Engineering LLC
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Prepared for: JOHN MAJERUS

JOB NO: 22S069
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: OWEN AUSTIN, TANNER AUSTIN

SHEET 2 OF 2