

PLAT OF SURVEY

NORTH 1/4 CORNER
SECTION 5, T2N R1W
1.5" Iron pipe
and ties found

NORTHEAST CORNER
SECTION 5, T2N R1W
Aluminum Capped
rebar and ties found.

N 88°06'23" E
148.95'
(125.00')

2653.82'
32 33
5 4

The North line of the NE 1/4 of Section 5 bears S 88°06'23" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 100'

134'±
167'±
381.34'
S 00°48'06" E 389.98'

[539601]
LOT 1
TUFFA WOOD
DEVELOPMENT

[656366]
LOT 11
TUFFA WOOD
DEVELOPMENT

PREVIOUS SURVEY
BY DALE DIXON
DATED 10-8-1982
BOOK: GCA PAGE: 837

[573093]
BUFFER ZONE
TUFFA WOOD
DEVELOPMENT

PREVIOUS SURVEY
BY DALE DIXON
DATED 7-1-1978
BOOK: GCA, PAGE: 839

[551575]
LOT 6
TUFFA WOOD
DEVELOPMENT

[631397]
LOT 9
TUFFA WOOD
DEVELOPMENT

LINE PREVIOUSLY SURVEYED
BY AARON AUSTIN
DATED 6-28-2022
BOOK: 48, PAGE: 91

1093.23'
N 00°59'37" W 1342.64'

(EAST) (638.30')

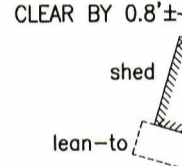
(NORTH) (347.80')

PREVIOUS SURVEY
BY DALE DIXON
DATED 10-10-1972
BOOK: GCA, PAGE: 836

[527697]
LOT 10
TUFFA WOOD
DEVELOPMENT

NORTHWEST COR.
LOT 1, C.S.M. #1032

66' WIDE ACCESS
EASEMENT DESCRIBED
IN [539601], [656366] AND [631397]



LOT 1
C.S.M. #1032

W. TIMBER
DRIVE

LOT 2
C.S.M. #1032

[662701]
LOT 5
TUFFA WOOD
DEVELOPMENT

WISCONSIN
AARON AUSTIN
AUSTIN
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: 5-17-2023.



**Austin
Engineering LLC**
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702
H:\PLAT\T2NR1W\05\21s293-COTTER-B SHEET 1 OF 2

N.W. CORNER
SW 1/4, NE 1/4

LOT 1
C.S.M. #2020

PLAT OF SURVEY

DESCRIPTION OF LINE SURVEYED:

Commencing at a 1.5" iron pipe marking the North Quarter (N 1/4) corner of Section Five (5), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, said corner being the point of beginning;
 thence North 88° 06' 23" East 148.95 feet along the North line of said Section 5 to a 3/4" rebar;
 thence South 00° 48' 06" East 389.98 feet along the West line of that property as described in Document Number 539601, Grant County Registry to a 3/4" rebar;
 thence North 86° 57' 25" East 339.24 feet along the South line of said property described in Document Number 539601 to a 3/4" rebar;
 thence South 33° 12' 33" East 144.75 feet along the West line of an existing easement as described in said Document Number 539601 to a 3/4" rebar;
 thence South 15° 40' 35" East 279.56 feet along the West line of said easement to a 3/4" rebar;
 thence South 20° 02' 44" West 370.21 feet to a 3/4" rebar;
 thence South 25° 14' 44" West 67.16 feet along the West line of said easement to a 3/4" rebar marking the terminus point.

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 4-26-2023.

That this survey was prepared under the instructions of Dan Cotter.

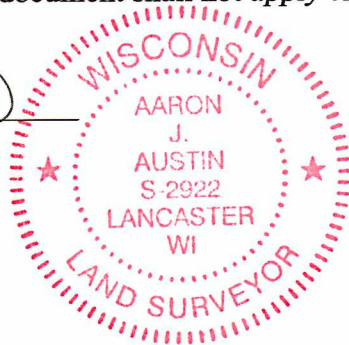
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 17th day of May, 2023.

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



LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ◆ Wood lath set
- 3/4" rebar found
- △ 1" Iron pipe found
- ⚠ 1/2" Iron pipe found
- () 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



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

Prepared for: DAN COTTER

JOB NO: 21S293
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DRAWN BY: AJ AUSTIN
 CREW CHIEF: SHANE AUSTIN
 CREW: O. AUSTIN, T. AUSTIN