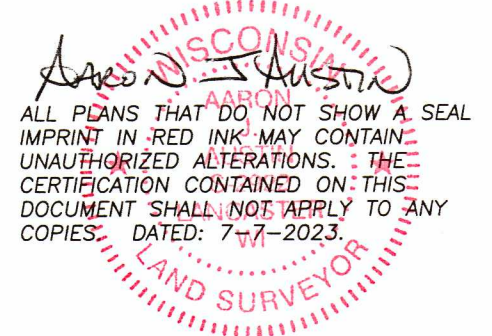


# PLAT OF SURVEY

PREPARED FOR: CHAD KEUTER  
LOCATED IN KOPP ADDITION, CITY OF  
PLATTEVILLE, GRANT COUNTY, WISCONSIN



WEST 1/4 CORNER  
SECTION 15, T3N R1W  
Chisel "X" and ties found



2645.05'

**SOUTHWEST ROAD**  
(FORMERLY COURT STREET)

**S. HICKORY STREET**

**STREET**

LOT 9  
BLOCK 36 A.P.

LOT 10  
BLOCK 36 A.P.

LOT 8  
BLOCK 36 A.P.

LOT 1  
BLOCK 35 A.P.

[580365]  
PREVIOUS SURVEY  
BY LARRY AUSTIN  
REVISED 1-11-2001  
BOOK: 8, PAGE: 53

[721762]  
PREVIOUS SURVEY  
BY MATTHEW JANIAK  
DATED 4-28-1983  
BOOK: 1, PAGE: 13

PART OF  
[580365]

Point of Beginning

Northeast Corner  
Lot 4, Kopp's Annex to  
Straw Addition of Platteville

PART OF  
[580365]

0.10± ACRE  
4,342± SQ.FT.

[791830]  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 9-11-2018  
BOOK: 42, PAGE: 45

CERTIFIED SURVEY MAP #21

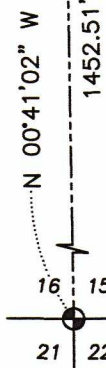
[763684]

## LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- △ 1" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Platted lot line
- - - Previously surveyed line
- × × × Existing fence



SCALE 1" = 30'



SOUTHWEST CORNER  
SECTION 15, T3N R1W  
2" Iron pipe and ties found



The West line of the SW 1/4 of Section 15 bears N 00°41'02" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

**Austin Engineering LLC**  
austinengineeringllc.com

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

# PLAT OF SURVEY

**DESCRIPTION:**

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Fifteen (15), Township Three (3) North, Range One (1) West of the 4th P.M., being a part of Lot Four (4) of Kopp's Annex to Straw Addition of the City of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at a 2" iron pipe marking the Southwest corner of said Section 15;  
 thence North 00° 41' 02" West 1452.51 feet along the West line of said Section;  
 thence North 74° 36' 18" East 394.21 feet to a 3/4" rebar marking the Northwest corner of that property as described in Document Number 791830, Grant County Registry;  
 thence continuing North 74° 36' 18" East 83.60 feet along a line of said property to a 3/4" rebar marking the point of beginning;  
 thence South 20° 21' 41" East 6.00 feet along a line of said property to a 3/4" rebar;  
 thence North 73° 31' 30" East 24.50 feet along a line of said property to a 3/4" rebar;  
 thence South 21° 37' 38" East 84.74 feet along a line of said property to a 3/4" rebar;  
 thence South 89° 40' 29" East 55.47 feet along a line of that property as described in Document Number 580365, Grant County Registry to a 3/4" rebar;  
 thence North 30° 17' 57" West 109.42 feet along a line of said property to a 1" iron pipe;  
 thence South 73° 40' 53" West 59.47 feet to the point of beginning.

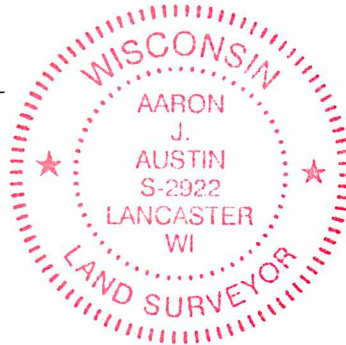
**SURVEYOR'S CERTIFICATE:**

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 7-7-2023.  
 That this survey was prepared under the instructions of Chad Keuter.  
 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 7th day of July, 2023.

Aaron J. Austin  
 Aaron J. Austin, S-2922  
 Agent, Austin Engineering, LLC



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

Prepared for: CHAD KEUTER

JOB NO: 20S090  
 H:\CRD\17S158  
 H:\PLAT\PVILLE\KOPP ANNEX\23S090-KEUTER

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