

PLAT OF SURVEY

Prepared for: CURT McMAHON

LOT 1
C.S.M. NO. 868

PREVIOUS SURVEY
DATED 1-15-1992
BOOK: NF, PAGE: 288

PREVIOUS SURVEY
BY AARON AUSTIN
DATED 9-14-2016
BOOK: 39, PAGE: 18

[804847]
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 10-5-2022
BOOK: 49, PAGE: 50

WISCONSIN
AARON AUSTIN
LAND SURVEYOR
7-24-2023

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: 7-24-2023

LINE	BEARING	DISTANCE
L1	S 49°08'17" W	27.37'
L2	S 37°52'17" W	68.19'

26 26
35 35
NORTH 1/4 CORNER
SECTION 35, T3N R3W
Aluminum Capped
rebar and ties found

5324.57'

LINE RETRACED FROM
PREVIOUS SURVEY BY JOHN
BUSER DATED 5-13-1947
BOOK: GCA, PAGE: 129

LOT 1
C.S.M. #426

[593243]
S 49°08'17" W 30.00'
(S 49°17' W) (30.0')

S 37°52'17" W 70.00'
(S 38°01' W) (70.0')

S 89°54'50" E 659.96'

P.O.B.

[611715]
0.28± ACRE
12,384± SQ.FT.

concrete drive

clothesline

S 50°37'08" E 141.86'
(S 38°01' W) (90.0')

[671008]

N 49°08'16" E 5.00'
(N 49°17' E) (5.0')

N 38°01'37" E 70.00'
(N 38°01' E) (70.0')

[805145]

TENNYSON STREET

PARCEL 3
[725190]
BRANT

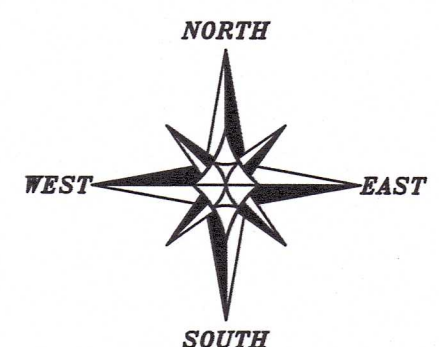
2475.29'

N 00°05'10" E
35 35

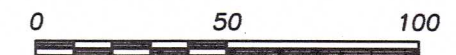
SOUTH 1/4 CORNER
SECTION 35, T3N R3W
Aluminum Monument
and ties found

LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- ⊕ Existing utility pole
- ⊕ Existing fire hydrant
- Existing l.p. tank
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Previously surveyed line
- - - Section line
- - - Centerline
- - - Right of Way
- - - Existing mow line
- - - Existing Improvement
- ▨ Existing Structure



The North-South 1/4 line of Section 35 bears N 00°05'10" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 50'



Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702
H:\PLAT\TENNYSON\23S102-McMAHON SHEET 1 OF 2

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Document No. 611715, Grant County Registry, and being described as follows:

A parcel of land located in part of Lot Forty (40) of the Subdivision of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Village of Potosi, located in the Northwest Quarter (N.W. 1/4) of the Southeast Quarter (S.E. 1/4) of said Section 35, T3N R3W of the 4th P.M., Grant County, Wisconsin, described as follows:

Commencing at the Quarter Section corner between Sections 35 and 36, T3N, R3W of the 4th P.M., Grant County, Wisconsin;

thence North 392.0 feet;

thence South 77° 49' West 1052.5 feet;

thence South 76° 16' West 773.0 feet;

thence South 64° 31' West 100.0 feet;

thence South 49° 17' West 70.0 feet to the place of beginning of the parcel herein described and conveyed;

thence continuing South 49° 17' West 30.0 feet;

thence South 38° 01' West 70.0 feet;

thence in a Southeasterly direction along the Northern boundary line of the tract of land described in a certain deed recorded in Volume 301 of Deeds at page 573 for 140.0 feet;

thence North 38° 01' East 70.0 feet;

thence North 49° 17' East 5.0 feet;

thence in a Northwesterly direction to the place of beginning.

TRACT BEING SURVEYED AS FOLLOWS:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Three (3) North, Range Three (3) West of the 4th P.M., Village of Tennyson, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Monument marking the South Quarter (S 1/4) corner of said Section 35; thence North 00° 05' 10" East 2475.29 feet along the North-South Quarter (N-S 1/4) line of said Section; thence South 89° 54' 50" East 659.96 feet to the point of beginning;

thence South 50° 37' 08" East 141.86 feet along a line of that property as described in Document Number 671008, Grant County Registry;

thence North 38° 01' 37" East 70.00 feet along a line of that property as described in Document Number 611715, Grant County Registry;

thence North 49° 08' 16" East 5.00 feet along a line of said property described in Document Number 611715;

thence North 40° 29' 02" West 140.00 feet along a line of that property as described in Document Number 804847, Grant County Registry;

thence South 49° 08' 17" West 30.00 feet along a line of said property described in Document 611715;

thence South 37° 52' 17" West 70.00 feet along a line of said property 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 7-20-2023.

That this survey was prepared under the instructions of Curt McMahon.

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.

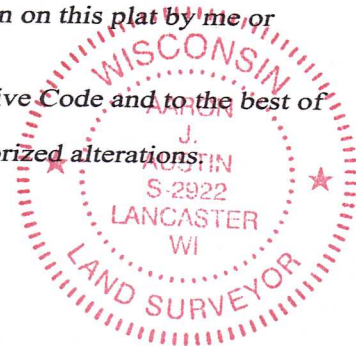
The certification contained on this document shall not apply to any copies.

Dated this 24th day of July, 2023.

Aaron J. Austin

Aaron J. Austin, S-2922

Agent, Austin Engineering, LLC



Austin

Engineering LLC

austinengineeringllc.com

Prepared for: CURT McMAHON

JOB NO: 23S102

H:\CRD\23102

H:\PLAT\TENNYSON\23102-McMAHON

DRAWN BY: AJ AUSTIN

CREW CHIEF: SHANE AUSTIN

CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2

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