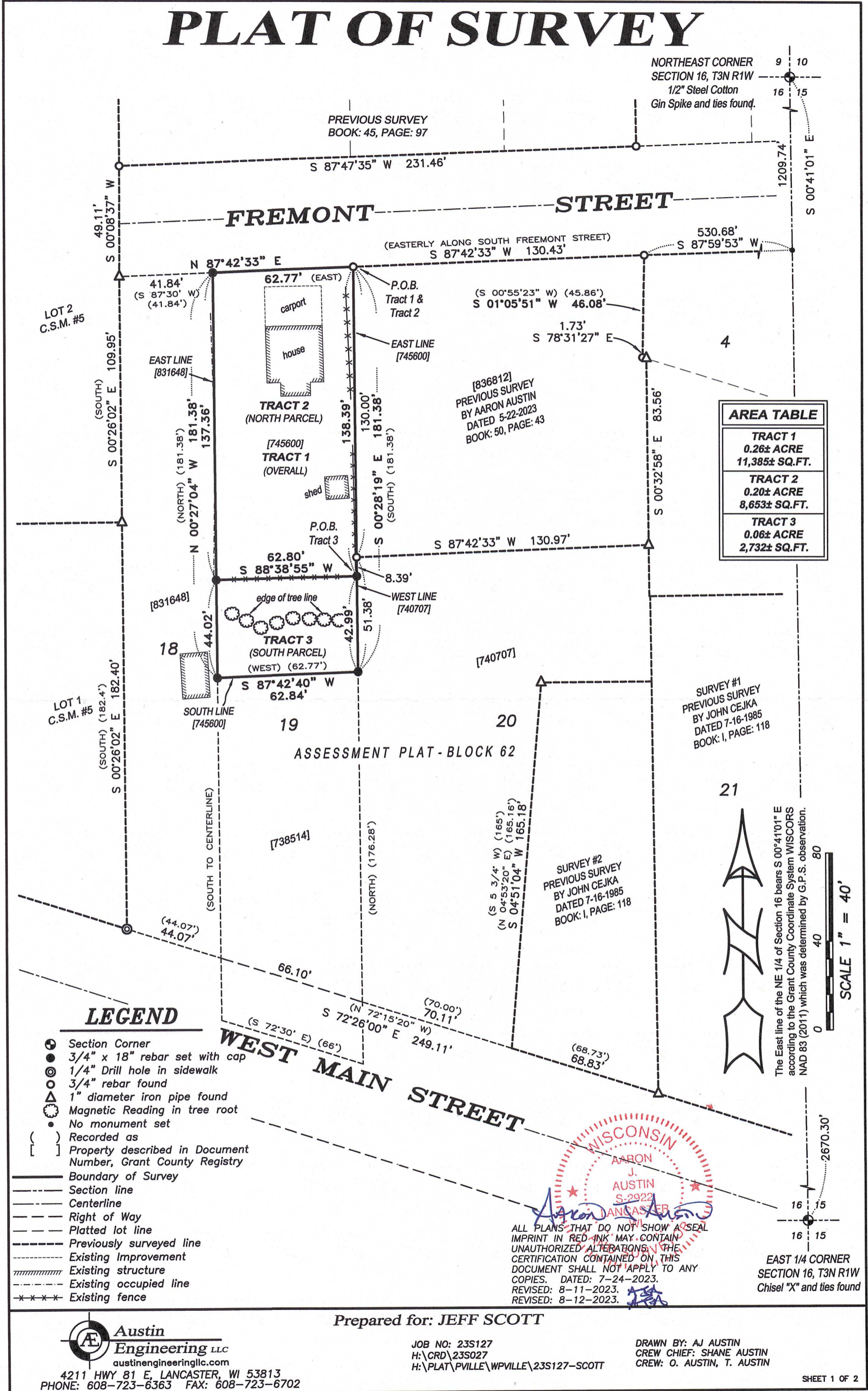


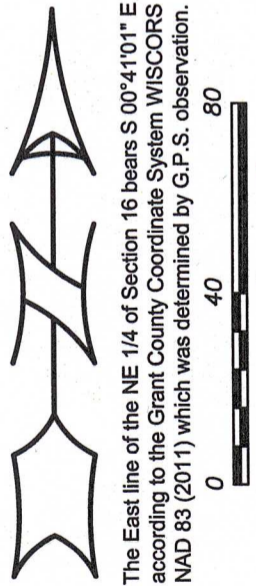
PLAT OF SURVEY



AREA TABLE	
TRACT 1	0.26± ACRE 11,385± SQ.FT.
TRACT 2	0.20± ACRE 8,653± SQ.FT.
TRACT 3	0.06± ACRE 2,732± SQ.FT.

SURVEY #1
PREVIOUS SURVEY
BY JOHN CEJKA
DATED 7-16-1985
BOOK: I, PAGE: 118

SURVEY #2
PREVIOUS SURVEY
BY JOHN CEJKA
DATED 7-16-1985
BOOK: I, PAGE: 118

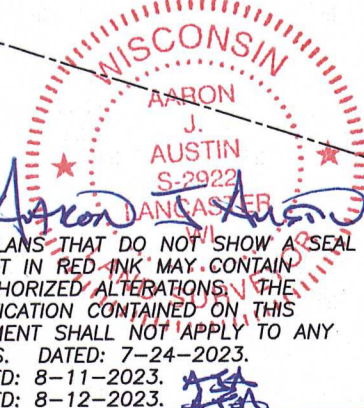


The East line of the NE 1/4 of Section 16 bears S 00°41'01" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ 1/4" Drill hole in sidewalk
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ⊗ Magnetic Reading in tree root
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Platted lot line
- - - Previously surveyed line
- - - Existing Improvement
- ▨ Existing structure
- - - Existing occupied line
- - - Existing fence

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. REVISED: 8-11-2023. REVISED: 8-12-2023.



Prepared for: JEFF SCOTT

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 23S127
H:\CRD\23S027
H:\PLAT\PVILLE\WPVILLE\23S127-SCOTT

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

PLAT OF SURVEY

**TRACT 1 - ORIGINAL:
DESCRIPTION PROVIDED:**

Property described in Document Number 745600, Grant County Registry and being described as follows:

Commencing at a point which is 67.98 feet North of the corner of Lots 1, 2, 3 and 4 of the Original Government Survey of the S.E. 1/4 of the N.E. 1/4 of Section 16, T3N, R1W of the 4th P.M., City of Platteville, Grant County, Wisconsin; thence N 176.28 feet to the point of beginning;
thence West 62.77 feet;
thence North 181.38 feet;
thence East 62.77 feet;
thence South 181.38 feet to the point of beginning.

The above land is also described as part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

PROPERTY BEING SURVEYED AS FOLLOWS:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at a 1/2" Steel Cotton Gin Spike marking the Northeast corner of said Section 16;
thence South 00° 41' 01" East 1209.74 feet along the East line of said Section;
thence South 87° 59' 53" West 530.68 feet to a 3/4" rebar marking the Northeast corner of that property as described in Document Number 836812, Grant County Registry;
thence South 87° 42' 33" West 130.43 feet along the North line of said property described in Document Number 836812 to a 3/4" rebar marking the Northwest corner thereof and the point of beginning;
thence South 00° 28' 19" East 181.38 feet along the East line of that property as described in Document Number 745600, Grant County Registry to a 3/4" rebar marking the Southeast corner thereof;
thence South 87° 42' 40" West 62.84 feet along the South line of said property described in Document Number 745600 to a 3/4" rebar marking the Southwest corner thereof;
thence North 00° 27' 04" West 181.38 feet along the East line of that property as described in Document Number 831648, Grant County Registry to a 3/4" rebar marking the Northeast corner thereof;
thence North 87° 42' 33" East 62.77 feet along the South right of way of Fremont Street to the point of beginning.

Being a part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

TRACT 2 - NORTH PARCEL:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at a 1/2" Steel Cotton Gin Spike marking the Northeast corner of said Section 16;
thence South 00° 41' 01" East 1209.74 feet along the East line of said Section;
thence South 87° 59' 53" West 530.68 feet to a 3/4" rebar marking the Northeast corner of that property as described in Document Number 836812, Grant County Registry;
thence South 87° 42' 33" West 130.43 feet along the North line of said property described in Document Number 836812 to a 3/4" rebar marking the Northwest corner thereof and the point of beginning;
thence South 00° 28' 19" East 138.39 feet along the East line of that property as described in Document Number 745600, Grant County Registry to a 3/4" rebar;
thence South 88° 38' 55" West 62.80 feet along an existing fence to a 3/4" rebar;
thence North 00° 27' 04" West 137.36 feet along the East line of that property as described in Document Number 831648, Grant County Registry to a 3/4" rebar marking the Northeast corner thereof;
thence North 87° 42' 33" East 62.77 feet along the South right of way of Fremont Street to the point of beginning;

Being a part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

TRACT 3 - SOUTH PARCEL:

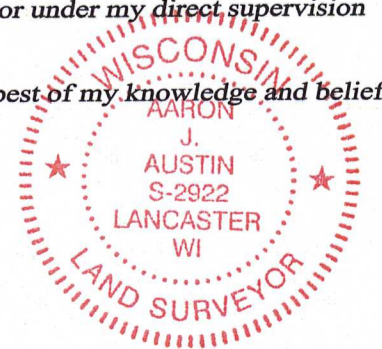
Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at a 1/2" Steel Cotton Gin Spike marking the Northeast corner of said Section 16;
thence South 00° 41' 01" East 1209.74 feet along the East line of said Section;
thence South 87° 59' 53" West 530.68 feet to a 3/4" rebar marking the Northeast corner of that property as described in Document Number 836812, Grant County Registry;
thence South 87° 42' 33" West 130.43 feet along the North line of said property described in Document Number 836812 to a 3/4" rebar marking the Northwest corner thereof;
thence South 00° 28' 19" East 138.39 feet along the East line of that property as described in Document Number 745600, Grant County Registry to a 3/4" rebar to the point of beginning;
thence South 00° 28' 19" East 42.99 feet along the East line of said property described in Document Number 745600 to a 3/4" rebar marking the Southeast corner thereof;
thence South 87° 42' 40" West 62.84 feet along the South line of said property to a 3/4" rebar marking the Southwest corner thereof;
thence North 00° 27' 04" West 44.02 feet along the East line of that property as described in Document Number 831648, Grant County Registry to a 3/4" rebar;
thence North 87° 38' 55" East 62.80 feet along an existing fence to the point of beginning.

Being a part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

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 7-24-2023.
That this survey was prepared under the instructions of Jeff Scott.
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.
Revised this 11th day of August, 2023. (Description only) *AJA*
Revised this 12th day of August, 2023. (Description only) *AJA*



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

Prepared for: JEFF SCOTT



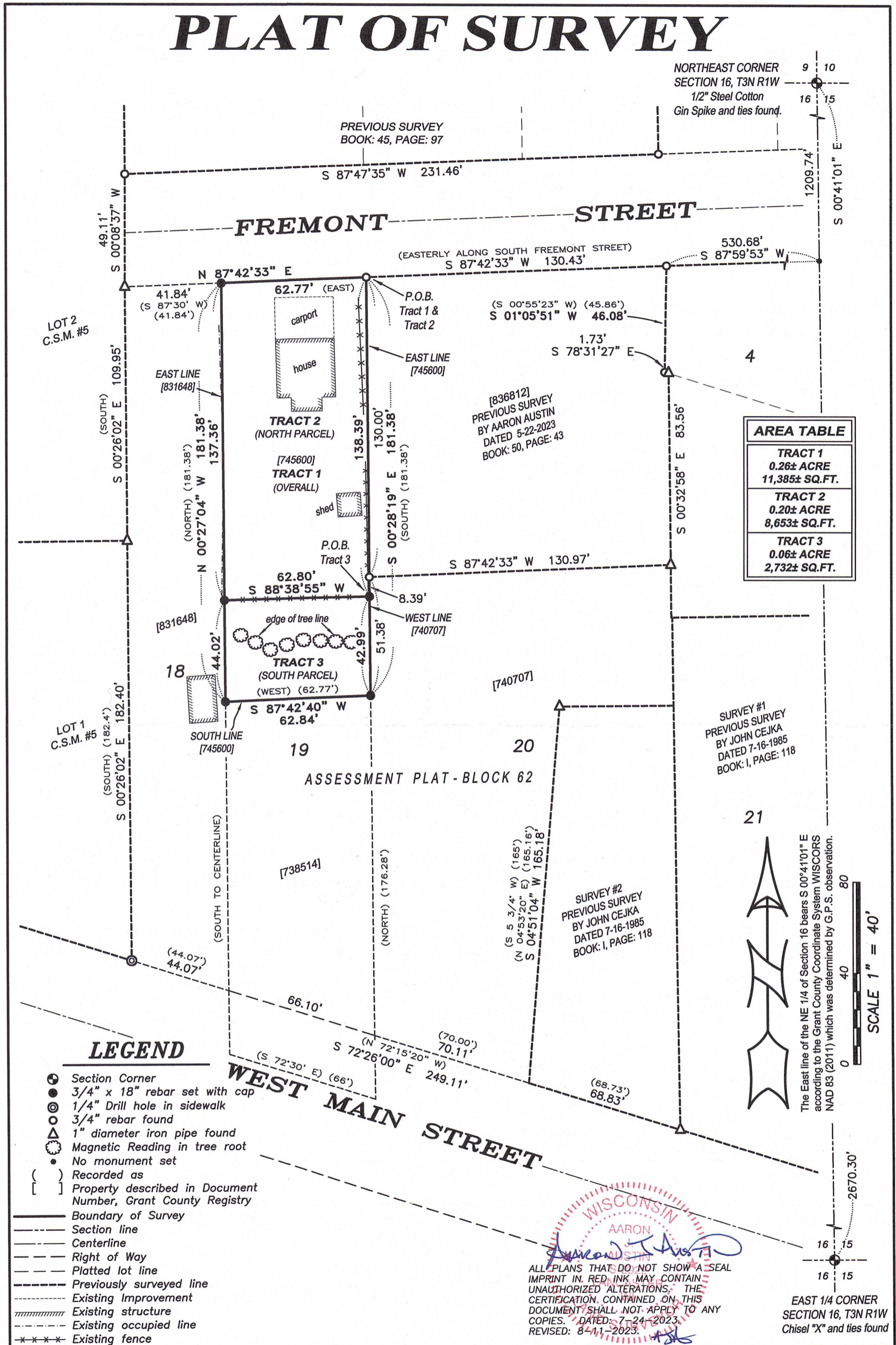
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 23S127
H:\CRD\23S027
H:\PLAT\PVILLE\WPVILLE\23S127-SCOTT

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

50081

PLAT OF SURVEY



NORTHEAST CORNER
SECTION 16, T3N R1W
1/2" Steel Cotton
Gin Spike and ties found.

PREVIOUS SURVEY
BOOK: 45, PAGE: 97

FREMONT STREET

(EASTERLY ALONG SOUTH FREMONT STREET)
S 87°42'33" W 130.43'

530.68'
S 87°59'53" W

1209.74'

S 00°41'01" E

N 87°42'33" E

41.84'
(S 87°30' W)
(41.84')

62.77' (EAST)

(S 00°55'23" W) (45.86')
S 01°05'51" W 46.08'

1.73'
S 78°31'27" E

4

LOT 2
C.S.M. #5

49.11'
S 00°08'37" W

(SOUTH)
S 00°26'02" E 109.95'

EAST LINE
[831648]

(NORTH) (181.38')

N 00°27'04" W 181.38'

137.36'

TRACT 2
(NORTH PARCEL)
[745600]

TRACT 1
(OVERALL)
[745600]

shed

P.O.B.
Tract 3

S 87°42'33" W 130.97'

AREA TABLE	
TRACT 1	0.26± ACRE 11,385± SQ.FT.
TRACT 2	0.20± ACRE 8,653± SQ.FT.
TRACT 3	0.06± ACRE 2,732± SQ.FT.

[831648]

18

44.02'

(SOUTH) (182.4')

S 00°26'02" E 182.40'

SOUTH LINE
[745600]

ASSESSMENT PLAT - BLOCK 62

[738514]

(NORTH) (176.28')

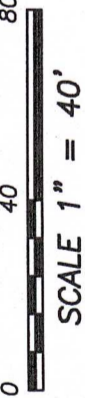
(S 5 3/4' W) (165')
(N 04°53'20" E) (165.16')
S 04°51'04" W 165.18'

SURVEY #1
PREVIOUS SURVEY
BY JOHN CEJKA
DATED 7-16-1985
BOOK: I, PAGE: 118

SURVEY #2
PREVIOUS SURVEY
BY JOHN CEJKA
DATED 7-16-1985
BOOK: I, PAGE: 118

21

The East line of the NE 1/4 of Section 16 bears S 00°41'01" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



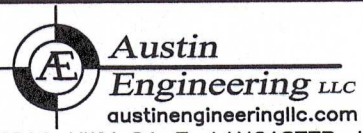
LEGEND

- ⊙ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ 1/4" Drill hole in sidewalk
- ⊙ 3/4" rebar found
- ⊙ 1" diameter iron pipe found
- ⊙ Magnetic Reading in tree root
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Platted lot line
- Previously surveyed line
- Existing Improvement
- Existing structure
- Existing occupied line
- x-x-x-x Existing fence

WEST MAIN STREET

WISCONSIN
AARON
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: 7-24-2023. REVISED: 8-11-2023.

EAST 1/4 CORNER
SECTION 16, T3N R1W
Chisel "X" and ties found



Prepared for: JEFF SCOTT

JOB NO: 23S127
H:\CRD\23S027
H:\PLAT\PVILLE\WPVILLE\23S127-SCOTT

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

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

PLAT OF SURVEY

**TRACT 1 - ORIGINAL:
DESCRIPTION PROVIDED:**

Property described in Document Number 745600, Grant County Registry and being described as follows:

Commencing at a point which is 67.98 feet North of the corner of Lots 1, 2, 3 and 4 of the Original Government Survey of the S.E. 1/4 of the N.E. 1/4 of Section 16, T3N, R1W of the 4th P.M., City of Platteville, Grant County, Wisconsin; thence N 176.28 feet to the point of beginning;
thence West 62.77 feet;
thence North 181.38 feet;
thence East 62.77 feet;
thence South 181.38 feet to the point of beginning.

The above land is also described as part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

PROPERTY BEING SURVEYED AS FOLLOWS:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

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thence South 00° 41' 01" East 1209.74 feet along the East line of said Section;
thence South 87° 59' 53" West 530.68 feet to a 3/4" rebar marking the Northeast corner of that property as described in Document Number 836812, Grant County Registry;
thence South 87° 42' 33" West 130.43 feet along the North line of said property described in Document Number 836812 to a 3/4" rebar marking the Northwest corner thereof and the point of beginning;
thence South 00° 28' 19" East 181.38 feet along the East line of that property as described in Document Number 745600, Grant County Registry to a 3/4" rebar marking the Southeast corner thereof;
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Being a part of Lot Twenty (20) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

TRACT 2 - NORTH PARCEL:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

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thence South 88° 38' 55" West 62.80 feet along an existing fence to a 3/4" rebar;
thence North 00° 27' 04" West 137.36 feet along the East line of that property as described in Document Number 831648, Grant County Registry to a 3/4" rebar marking the Northeast corner thereof;
thence North 87° 42' 33" East 62.77 feet along the South right of way of Fremont Street to the point of beginning;

Being a part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

TRACT 3 - SOUTH PARCEL:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

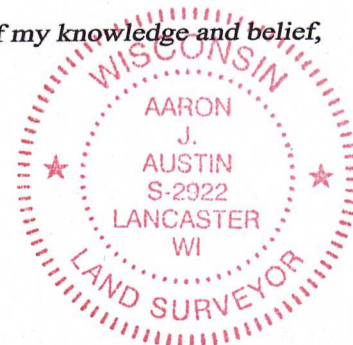
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thence South 00° 28' 19" East 42.99 feet along the East line of said property described in Document Number 745600 to a 3/4" rebar marking the Southeast corner thereof;
thence South 87° 42' 40" West 62.84 feet along the South line of said property to a 3/4" rebar marking the Southwest corner thereof;
thence North 00° 27' 04" West 44.02 feet along the East line of that property as described in Document Number 831648, Grant County Registry to a 3/4" rebar;
thence North 87° 38' 55" East 62.80 feet along an existing fence to the point of beginning.

Being a part of Lot Nineteen (19) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

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 7-24-2023.
That this survey was prepared under the instructions of Jeff Scott.
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.
Revised this 11th day of August, 2023. (Description only) *AJA*

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



Prepared for: JEFF SCOTT

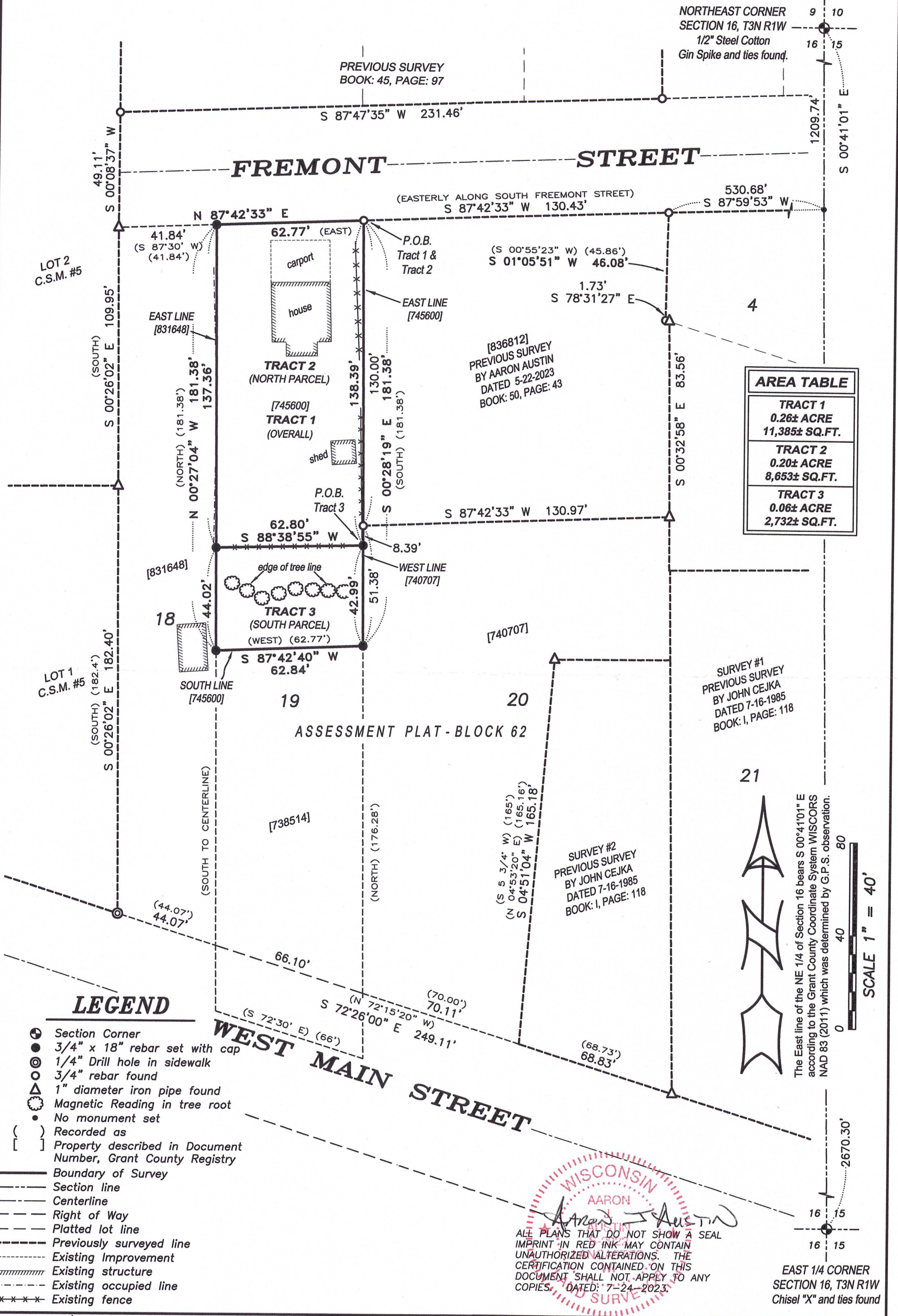


4211 HWY 81 E, LANCASTER, WI 53813
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JOB NO: 23S127
H:\CRD\23S027
H:\PLAT\PLVILLE\WPVILLE\23S127-SCOTT

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

PLAT OF SURVEY



Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **JEFF SCOTT**

JOB NO: 23S127
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

50081

PLAT OF SURVEY

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thence South 87° 42' 33" West 130.43 feet along the North line of said property described in Document Number 836812 to a 3/4" rebar marking the Northwest corner thereof and the point of beginning;
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Being a part of Lot Twenty (20) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

TRACT 2 - NORTH PARCEL:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

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thence North 87° 42' 33" East 62.77 feet along the South right of way of Fremont Street to the point of beginning;

Being a part of Lot Twenty (20) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

TRACT 3 - SOUTH PARCEL:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, and being described as follows:

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thence South 00° 28' 19" East 42.99 feet along the East line of said property described in Document Number 745600 to a 3/4" rebar marking the Southeast corner thereof;
thence South 87° 42' 40" West 62.84 feet along the South line of said property to a 3/4" rebar marking the Southwest corner thereof;
thence North 00° 27' 04" West 44.02 feet along the East line of that property as described in Document Number 831648, Grant County Registry to a 3/4" rebar;
thence North 87° 38' 55" East 62.80 feet along an existing fence to the point of beginning.

Being a part of Lot Twenty (20) of Block Sixty-two (62) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

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 7-24-2023.


That this survey was prepared under the instructions of Jeff Scott.

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, S-2922
Agent, Austin Engineering, LLC



Prepared for: JEFF SCOTT



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

JOB NO: 23S127
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2