

NORTHEAST CORNER
SECTION 26, T5N R5W
Aluminum Capped
rebar and ties found.

BLOCK 3 SARGENT'S ADDITION

TRACT 1
0.23± ACRE
9,870± SQ.FT.

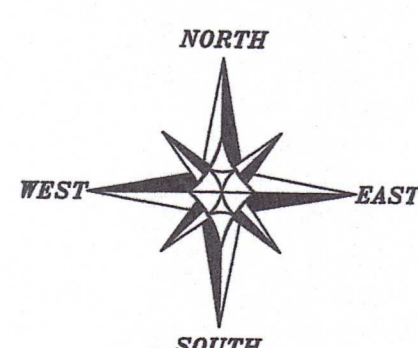
TRACT 3
0.30± ACRE
13,272± SQ.FT.

TRACT 2
0.17± ACRE
7,253± SQ.FT.

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- △ 1.5" diameter iron pipe found
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- No Monument
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- - - Platted lot line
- - - Proposed Easement
- - - Previously surveyed line
- **** Existing fence
- ▭ Existing structure
- ▭ Existing manhole
- () Recorded as
- [] Property described in Document Number, Grant County Registry

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:



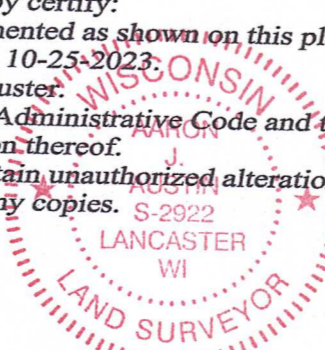
The East line of the NE 1/4 of Section 26 bears N 00°00'33" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 30'

[563013] PREVIOUS SURVEY BY LARRY AUSTIN REVISED 7-6-1993 BOOK: T, PAGE: 77

SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:
That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 10-25-2023.
That this survey was prepared under the instructions of Krissy Kuster.
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 27th day of October, 2023.

Aaron J. Austin
Agent, Austin Engineering, LLC



PLAT OF SURVEY
PREPARED FOR: KRISSEY CUSTER
LOCATED IN SECTION 26, T5N R5W, VILLAGE OF BLOOMINGTON, GRANT COUNTY, WISCONSIN

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

JOB NO: 23s177
H:\CRD\23s177
H:\PLAT\T5NR5W\26\23s177-CUSTER

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

SHEET 1 OF 5

18015

PLAT OF SURVEY

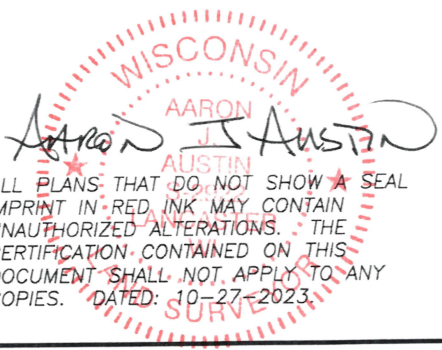
TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Five (5) North, Range Five (5) West of the 4th P.M., Village of Bloomington, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Monument marking the East Quarter (E 1/4) corner of said Section; thence North 00° 00' 33" West 594.78 feet along the East line of said Section; thence North 65° 18' 56" West 41.16 feet to the Northeast corner of that property as described in Document Number 493672, Grant County Registry; thence North 65° 18' 56" West 164.23 feet along the North line of said property to a 1/2" Cotton Gin Spike; thence North 12° 06' 39" East 74.07 feet along the East line of the West Ten (10) feet and it's projection thereof, of Lot Seven (7), Block Four (4) of Sargent's Addition to the Village of Bloomington to a 1/2" Drill hole on the Southerly right of way of State Highway #35; thence North 53° 00' 29" West 185.88 feet along said right of way to a 1/2" Cotton Gin Spike marking the point of beginning; thence South 01° 39' 10" West 60.00 feet to a 1/2" Cotton Gin Spike; thence South 21° 10' 04" West 59.97 feet to a 3/4" rebar; thence North 69° 00' 23" West 67.84 feet to a 3/4" rebar; thence North 18° 56' 05" East 44.55 feet along a line of that property as described in Document Number 563013 and along a line of that property as described in Document Number 444546, Grant County Registry to a 3/4" rebar; thence North 03° 58' 10" West 109.89 feet along a line of said property described in Document Number 444546 to a 3/4" rebar on the Southerly right of way of State Highway #35; thence South 53° 00' 29" East 100.00 feet along said right of way to the point of beginning.

Being a part of Lot 2 of Block 3 and Vale Street of Sargent's Addition to the Village of Bloomington, Grant County, Wisconsin.

Tract being subject to any and all easements of record and/or usage.


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Prepared for: **KRISSY CUSTER**

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

PLAT OF SURVEY

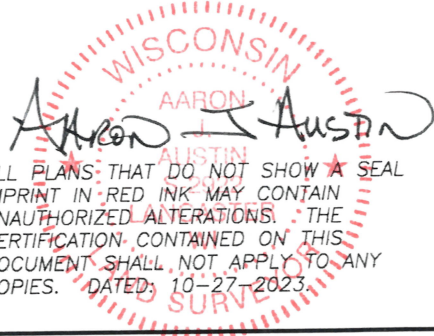
TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Five (5) North, Range Five (5) West of the 4th P.M., Village of Bloomington, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Monument marking the East Quarter (E 1/4) corner of said Section;
 thence North 00° 00' 33" West 594.78 feet along the East line of said Section;
 thence North 65° 18' 56" West 41.16 feet to the Northeast corner of that property as described in Document Number 493672, Grant County Registry;
 thence continuing North 65° 18' 56" West 164.23 feet along the North line of said property to a 1/2" Cotton Gin Spike;
 thence continuing North 65° 18' 56" West 73.72 feet along a line of said property to a 3/4" rebar marking the point of beginning;
 thence South 84° 21' 36" West 92.52 feet along a line of said property to a 1.5" iron pipe;
 thence North 63° 44' 36" West 81.00 feet along a line of that property as described in Document Number 563013, Grant County Registry to a 3/4" rebar;
 thence North 18° 56' 05" East 37.15 feet along a line of said property described in Document Number 563013 to a 3/4" rebar;
 thence South 69° 00' 23" East 67.84 feet to a 3/4" rebar;
 thence North 21° 10' 04" East 59.97 feet to a 1/2" Cotton Gin Spike;
 thence South 16° 13' 00" East 50.00 feet to a 1/2" Cotton Gin Spike;
 thence South 44° 46' 41" East 25.00 feet to a 1/2" Cotton Gin Spike;
 thence South 67° 54' 29" East 42.25 feet to a 1/2" Cotton Gin Spike;
 thence South 14° 25' 56" West 12.24 feet to the point of beginning.

Being a part of Vale Street of Sargent's Addition to the Village of Bloomington, Grant County, Wisconsin.

Tract being subject to any and all easements of record and/or usage.


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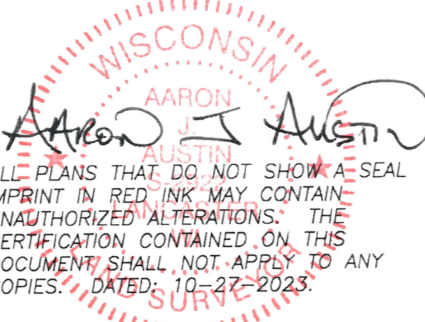
TRACT 3 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Five (5) North, Range Five (5) West of the 4th P.M., Village of Bloomington, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Monument marking the East Quarter (E 1/4) corner of said Section;
 thence North 00° 00' 33" West 594.78 feet along the East line of said Section;
 thence North 65° 18' 56" West 41.16 feet to the Northeast corner of that property as described in Document Number 493672, Grant County Registry;
 thence North 65° 18' 56" West 164.23 feet along the North line of said property to a 1/2" Cotton Gin Spike marking the point of beginning;
 thence North 12° 06' 39" East 74.07 feet along the East line of the West Ten (10) feet and it's projection thereof, of Lot Seven (7), Block Four (4) of Sargent's Addition to the Village of Bloomington to a 1/2" Drill hole on the Southerly right of way of State Highway #35;
 thence North 53° 00' 29" West 185.88 feet along said right of way to a 1/2" Cotton Gin Spike;
 thence South 01° 39' 10" West 60.00 feet to a 1/2" Cotton Gin Spike;
 hence South 16° 13' 00" East 50.00 feet to a 1/2" Cotton Gin Spike;
 thence South 44° 46' 41" East 25.00 feet to a 1/2" Cotton Gin Spike;
 thence South 67° 54' 29" East 42.25 feet to a 1/2" Cotton Gin Spike;
 thence South 14° 25' 56" West 12.24 feet to a 3/4" rebar on the North line of said property described in Document Number 493672;
 thence South 65° 18' 56" East 73.72 feet along said property to the point of beginning.

Being a part of Lot 2 of Block 3, Lots 6 and 7 of Block 4 and Vale Street of Sargent's Addition to the Village of Bloomington, Grant County, Wisconsin.

Tract being subject to any and all easements of record and/or usage.


 AARON J. AUSTIN
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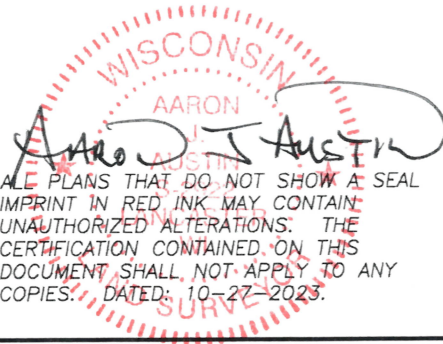
ACCESS EASEMENT DESCRIPTION:

A twenty foot (20') wide Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Five (5) North, Range Five (5) West of the 4th P.M., Village of Bloomington, Grant County, Wisconsin, said easement being located 10 feet on each side of the following described centerline:

Commencing at an Aluminum Monument marking the East Quarter (E 1/4) corner of said Section; thence North 00° 00' 33" West 594.78 feet along the East line of said Section; thence North 65° 18' 56" West 41.16 feet to the Northeast corner of that property as described in Document Number 493672, Grant County Registry; thence North 65° 18' 56" West 164.23 feet along the North line of said property to a 1/2" Cotton Gin Spike; thence North 12° 06' 39" East 74.07 feet along the East line of the West Ten (10) feet and it's projection thereof, of Lot Seven (7), Block Four (4) of Sargent's Addition to the Village of Bloomington to a 1/2" Drill hole on the Southerly right of way of State Highway #35; thence North 53° 00' 29" West 185.88 feet along said right of way to a 1/2" Cotton Gin Spike marking the point of beginning; thence South 01° 39' 10" West 60.00 feet to a 1/2" Cotton Gin Spike; thence South 16° 13' 00" East 50.00 feet to a 1/2" Cotton Gin Spike; thence South 44° 46' 41" East 25.00 feet to a 1/2" Cotton Gin Spike; thence South 67° 54' 29" East 42.25 feet to a 1/2" Cotton Gin Spike; thence South 66° 01' 37" East 50.00 feet; thence South 31° 24' 49" East 22.71 feet to the terminus point.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.



WISCONSIN
AARON J. AUSTIN
ENGINEER
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