

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in Government Lot 3 of Section Three (3), Township Three (3) North, Range Six (6) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, and being described as follows:

Commencing at a brass capped monument marking the Southeast corner of said Section;
 thence North 00° 00' 50" West 1317.43 feet along the East line of said Section to a brass capped monument marking the Southeast corner of Government Lot 3;
 thence continuing North 00° 00' 50" West 425.50 feet along the East line of said Section to a brass capped monument marking a corner of land known as Mississippi River Lock & Dam No. 11 Tract No. FW-273;
 thence North 29° 00' 44" West 120.40 feet along a line of said Tract No. FW-273 to a brass capped monument marking the point of beginning;
 thence continuing North 29° 00' 44" West 50.01 feet to a 3/4" rebar marking a corner of land known as Mississippi River Lock & Dam No. 11 Tract No. FW-274;
 thence South 59° 52' 10" West 534.95 feet along a line of said Tract No. FW-274 to a 3/4" rebar marking a meander corner which is located North 59° 52' 10" East 49 feet, more or less, from the water's edge of the Mississippi River;
 thence South 01° 55' 04" East 56.74 feet along the Easterly meander line of said river to a 3/4" rebar marking a meander corner which is located North 59° 52' 10" East 67 feet, more or less, from the water's edge;
 thence North 59° 52' 10" East 560.80 feet along the North line of said Tract No. FW-273 to the point of beginning, INCLUDING all lands between the above described meander line and the water's edge.

EASEMENT DESCRIPTION:

An Easement which is located in Government Lot 3 of Section Three (3), Township Three (3) North, Range Six (6) West of the 4th P.M., Town of Cassville, Grant County, Wisconsin, said Easement being located 50.00 feet Northerly of and adjacent to the following described reference line:


Commencing at a brass capped monument marking the Southeast corner of said Section;
 thence North 00° 00' 50" West 1317.43 feet along the East line of said Section to a brass capped monument marking the Southeast corner of Government Lot 3;
 thence continuing North 00° 00' 50" West 425.50 feet along the East line of said Section to a brass capped monument marking a corner of land known as Mississippi River Lock & Dam No. 11 Tract No. FW-273;
 thence North 29° 00' 44" West 120.40 feet along a line of said Tract No. FW-273 to a brass capped monument;
 thence continuing North 29° 00' 44" West 50.01 feet to a 3/4" rebar marking a corner of land known as Mississippi River Lock & Dam No. 11 Tract No. FW-274, which is the point of beginning;
 thence South 59° 52' 10" West 584 feet, more or less, to the water's edge and the terminus point.

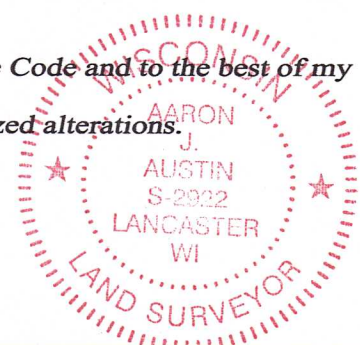
EASEMENT NOTES:

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

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 11-29-2023.
 That this survey was prepared under the instructions of Phil Miles.
 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 30th day of November, 2023.


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



Austin Surveying, LLC

Land Surveying & Septic System Designs
 austinsurveyingllc.com Phone: 608-723-6363
 4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: PHIL MILES

JOB NO: 23S204
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DRAWN BY: AJ AUSTIN
 CREW CHIEF: SHANE AUSTIN
 CREW: O. AUSTIN, T. AUSTIN
 SHEET 2 OF 2