51055 JAN 15 2024

PLAT OF SURVEY

SHEET 1 OF 1

LOCATED IN THE NE 1/4 OF THE SE1/4 OF SECTION 23, T4N, R1W OF THE 4TH P.M., TOWN OF LIMA, GRANT COUNTY, WISCONSIN

DESCRIPTION:

LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-THREE (23), TOWN FOUR NORTH (T4N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF LIMA, GRANT COUNTY, WISCONSIN, CONTAINING 13.61 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION TWENTY-THREE (23);

THENCE SOUTH 01°13'53" EAST 623.17 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-THREE (23) TO THE POINT OF BEGINNING;

THENCE SOUTH 01°13'53" EAST 25.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-THREE (23);

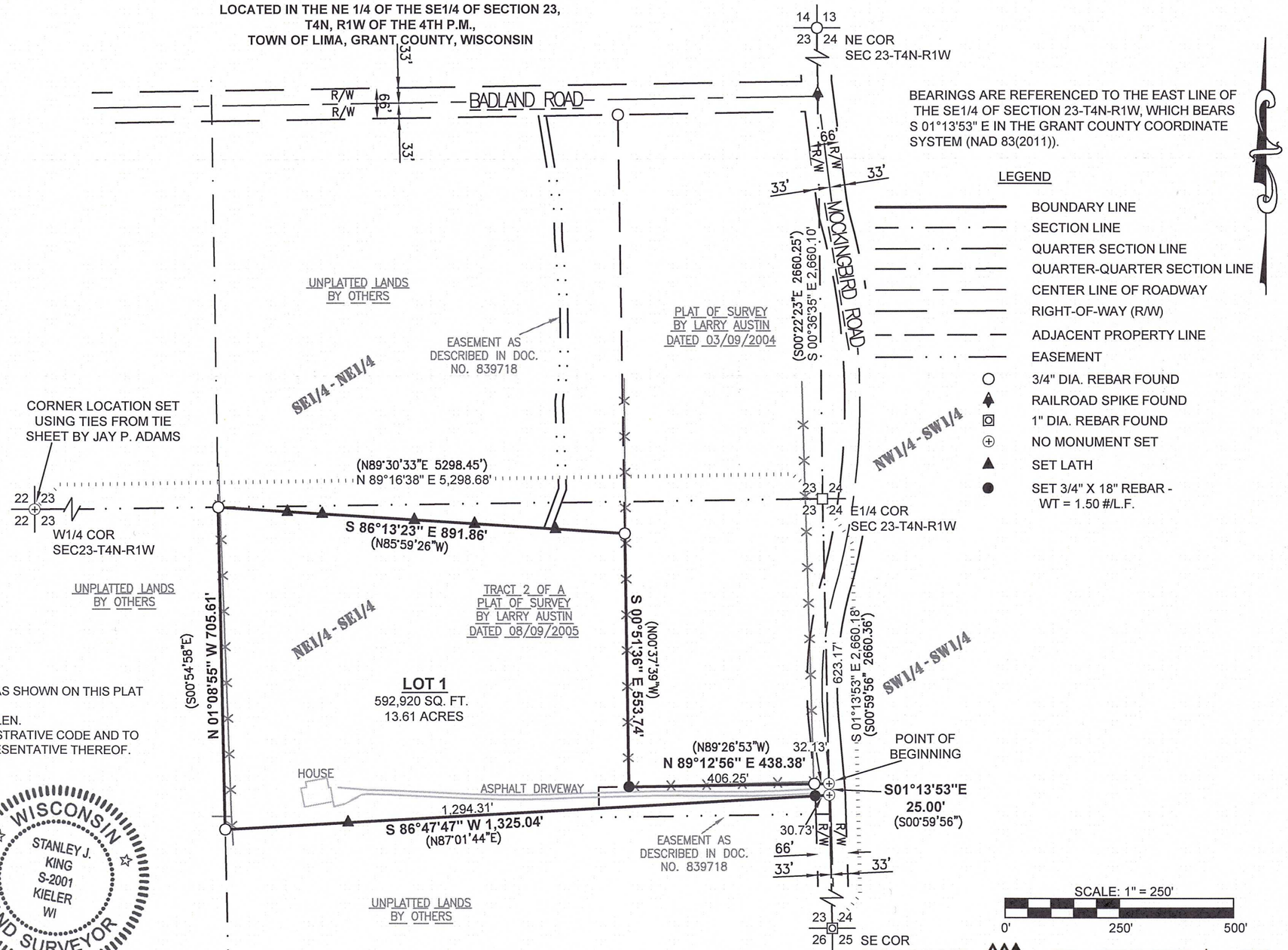
THENCE SOUTH 86°47'47" WEST 1,325.04 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-THREE (23);

THENCE NORTH 01°08'55" WEST 705.61 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-THREE (23);

THENCE SOUTH 86°13'23" EAST 891.86 FEET TO THE WEST LINE OF TRACT 1 OF A PLAT OF SURVEY BY LARRY AUSTIN DATED 03/09/2004;

THENCE SOUTH 00°51'36" EAST 553.74 FEET ALONG SAID TRACT 1;

THENCE NORTH 89°12'56" EAST 438.38 FEET ALONG SAID TRACT 1 TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-THREE(23) TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.



SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL 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.
THAT THIS SURVEY WAS PREPARED UNDER THE INSTRUCTIONS OF AARON CULLEN.
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 REPRESENTATIVE THEREOF.

DATED THIS 12th DAY OF, January, 20 24.

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ

WISCONSIN STANLEY J. KING S-2001 KIELER WI LAND SURVEYOR

SURVEYOR'S NOTES:

SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE, EXCEPT AS SPECIFICALLY SHOWN ON THIS CERTIFIED SURVEY MAP. NO DISTANCE SHOULD BE ASSUMED BY SCALING. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED. NO REPRESENTATION AS TO OWNERSHIP, USE OR POSSESSION, SHOULD BE HEREON IMPLIED. REFER TO ABSTRACT, TITLE, OR LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTION, EASEMENTS, OR BUILDING SETBACK LINES. NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

FOR: AARON CULLEN
8253 MOCKINGBIRD RD
PLATTEVILLE, WI 53818

DATE(S) OF FIELDWORK: 2023/12/01, 2023/12/07
FIELD CREW: AWL, RS, BL
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D23-224
DATA LOCATION: D23-224\SURVEY\CAD\PLAT OF SUURVEY

DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818