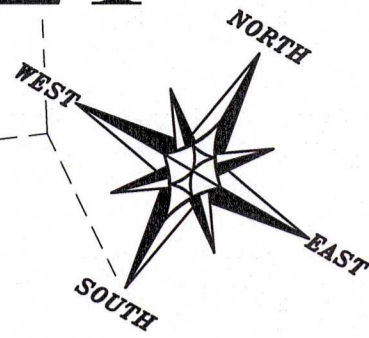
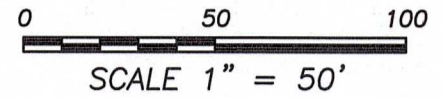


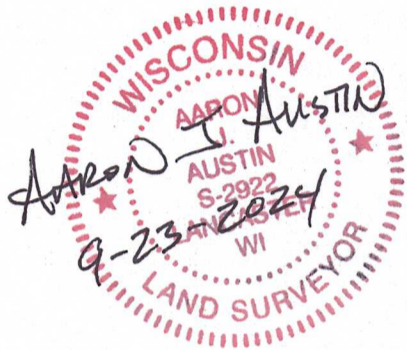
PLAT OF SURVEY



The North line of the SE 1/4 of Section 30 bears N 89°29'51" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



MAP



PREVIOUS SURVEY BY BRUCE BOWDEN DATED 4-28-1987 BOOK: K, PAGE: 224

PREVIOUS SURVEY BY BRUCE BOWDEN DATED 4-28-1987 BOOK: K, PAGE: 224

0.76± ACRE
32,976± SQ.FT.

[844342]
PREVIOUS SURVEY BY JOHN ORTH BOOK: K, PAGE: 225

C1
A=74.16'
R=3819.72'
C LEN=74.16'
BRG=S 41°46'25" E

C2
A=270.04'
R=3819.72'
C LEN=269.98'
BRG=N 44°21'18" W

C3
A=276.17'
R=3869.72'
C LEN=276.11'
BRG=S 44°21'27" E

CENTERLINE RETRACED FROM PREVIOUS SURVEY BY JOHN ORTH BOOK: K, PAGE: 225

PREVIOUS SURVEY BY AARON AUSTIN DATED 8-2-2011 BOOK: 30, PAGE: 1

PREVIOUS SURVEY BOOK: V, PAGE: 2

PREVIOUS SURVEY BOOK: V, PAGE: 51

LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- * * * Existing fence
- - - Existing Improvement
- ▨ Existing Structure

LOT 137

BEETOWN

LOT 138

LOT 95

LOT 96

LOT 97

CONGRESS ST.

COUNTY

HIGHWAY

PLATED AS: MAIN STREET

shed

building

l.p. tank

garage

former tavern

deck



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

Prepared for: **BEN BAKER**

JOB NO: 24S165
H:\CRD\24S165
H:\PLAT\BEETOWN\24S165

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

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Document Number 844342, Grant County Registry and being described as follows: A part of Lot One Hundred Thirty-eight (138) of the Village of Beetown, Grant County, Wisconsin, according to the recorded map or plat thereof described as follows:

Commencing at a point in the centerline of County Trunk "U" which is 2323.16 feet South and 1205.13 feet West of the Northeast corner of Section 30, T4N, R4W of the 4th P.M., Grant County, Wisconsin; thence South 40° 24' East 302.00 feet along the centerline of C.T.H. "U" to the point of curvature of a curve having a degree of curvature of 01° 30' and being concave Northeasterly; thence along the arc of said curve a distance of 171.10 feet to the point of beginning, said arc having a long chord bearing South 41° 41' east; thence South 48° 20' West 64.00 feet; thence South 20° 58' East 254.00 feet; thence South 86° 52' East 66.67 feet; thence North 41° 18' East 123.00 feet to the centerline of C.T.H. "U"; thence along the curved centerline of C.T.H. "U" 270.00 feet, said centerline being the arc of a 01° 30' curve concave Northeasterly and having a long chord being North 44° 59' West, to the point of beginning.

PROPERTY BEING SURVEYED AS FOLLOWS:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 30; thence North 89° 29' 51" West 946.62 feet along the North line of the Southeast Quarter (SE 1/4) of said Section to a point in the previously described centerline of County Highway "U" as described in Document Number 844342, Grant County Registry; thence 74.16 feet on the arc of a curve to the left having a radius of 3819.72 feet and a long chord bearing South 41° 46' 25" East 74.16 feet along said centerline to the point of beginning; thence South 48° 57' 38" West 64.00 feet along a line of said property described in Document Number 844342; thence South 20° 20' 22" East 254.00 feet along a line of said property; thence South 86° 15' 17" East 66.67 feet along a line of said property; thence North 41° 56' 12" East 123.00 feet along a line of said property to a point in the centerline of County Highway "U"; thence 270.04 feet on the arc of a curve to the right having a radius of 3819.72 feet and a long chord bearing North 44° 21' 18" West 269.98 feet along said centerline 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 9-19-2024.

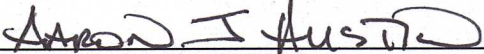
That this survey was prepared under the instructions of Ben Baker.

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 23rd day of September, 2024.


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



Prepared for: BEN BAKER



Austin Surveying, LLC
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austinsurveyingllc.com Phone: 608-723-6363
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