

PLAT OF SURVEY

Prepared for: **LYLE BENDER**

BLOCK 4 PUBLIC SQUARE WOODMAN

WISCONSIN
AARON J. AUSTIN
2022

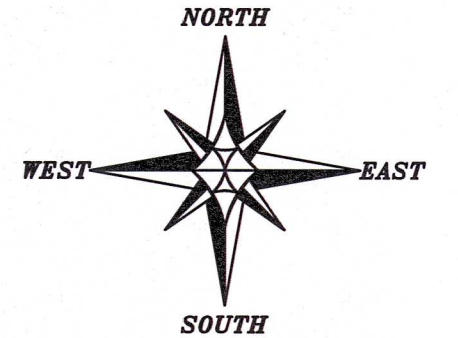
ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 10-8-2024.

TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 11-14-2014
BOOK 34, PAGE 83

NORTHEAST CORNER
SECTION 14, T7N R4W
2" iron pipe and ties found.

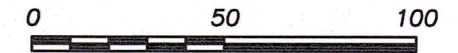
LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- No monument set
- () Recorded as
- Boundary of Survey
- - - Section line
- - - Proposed Easement
- - - Previously surveyed line
- *** Existing fence
- ▨ Existing structure



PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 8-3-1999
BOOK 5, PAGE 70

The East line of the NE 1/4 of Section 14 bears S 01°02'53" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

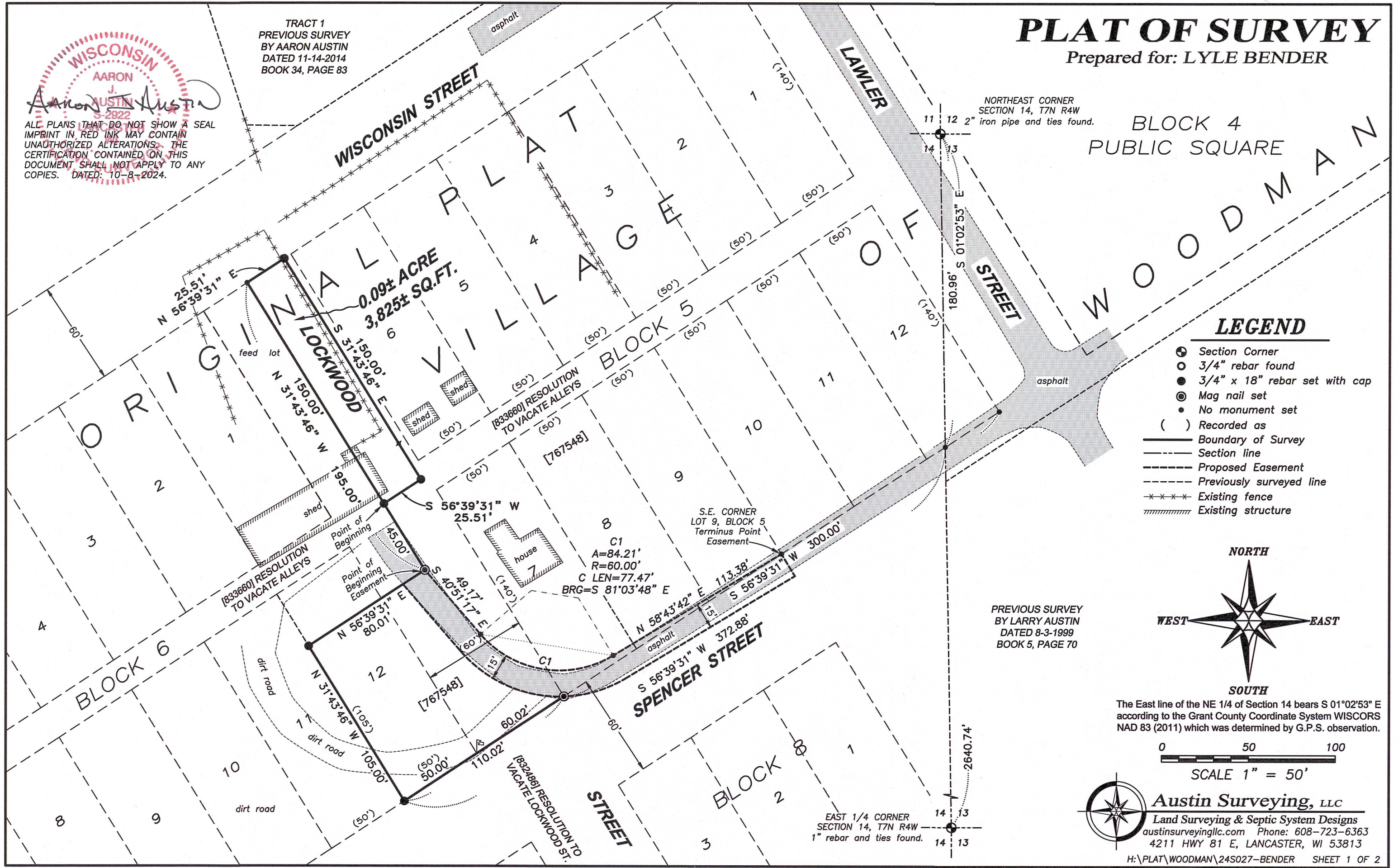


SCALE 1" = 50'



Austin Surveying, LLC

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



PLAT OF SURVEY

DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Seven (7) North, Range Four (4) West of the 4th P.M., and being a part of vacated Lockwood Street, of the Original Plat, Village of Woodman, Grant County, Wisconsin, and being described as follows:

Commencing at a 2" iron pipe marking the Northeast corner of said Section 14;
 thence South 01° 02' 53" East 180.96 feet along the East line of said Section;
 thence South 56° 39' 31" West 372.88 feet to a 3/4" rebar marking a corner of that property as described in Document Number 767548, Grant County Registry;
 thence North 31° 43' 46" West 105.00 feet along a line of said property to a 3/4" rebar;
 thence North 56° 39' 31" East 80.01 feet along a line of said property and it's extension thereof to a mag nail in the centerline of vacated Lockwood Street;
 thence North 31° 43' 46" West 45.00 feet along the centerline of vacated Lockwood Street to a 3/4" rebar marking the point of beginning;
 thence North 31° 43' 46" West 150.00 feet along said centerline;
 thence North 56° 39' 31" East 25.51 feet to a 3/4" rebar;
 thence South 31° 43' 46" East 150.00 feet to a 3/4" rebar;
 thence South 56° 39' 31" West 25.51 feet to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

EASEMENT DESCRIPTION:

A fifteen foot (15) wide access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Seven (7) North, Range Four (4) West of the 4th P.M., Village of Woodman, Grant County, Wisconsin, said easement being located 15 feet Westerly and Southerly of the following described reference line:

Commencing at a 2" iron pipe marking the Northeast corner of said Section 14;
 thence South 01° 02' 53" East 180.96 feet along the East line of said Section;
 thence South 56° 39' 31" West 372.88 feet to a 3/4" rebar marking a corner of that property as described in Document Number 767548, Grant County Registry;
 thence North 31° 43' 46" West 105.00 feet along a line of said property to a 3/4" rebar;
 thence North 56° 39' 31" East 80.01 feet along a line of said property and it's extension thereof to a mag nail marking the point of beginning;
 thence South 40° 51' 17" East 49.17 feet;
 thence 84.21 feet on the arc of a curve to the left having a radius of 60.00 feet and a long chord bearing South 81° 03' 48" East 77.47 feet;
 thence North 58° 43' 42" East 113.38 feet to the Southeast corner of Lot 9, Block 5 of the Original Plat of the Village of Woodman, said point being 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 4-4-2024.
 That this survey was prepared under the instructions of Lyle Bender.
 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 8th day of October, 2024.

Aaron J. Austin

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

Prepared for: **LYLE BENDER**



Austin Surveying, LLC

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JOB NO: 24S027
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