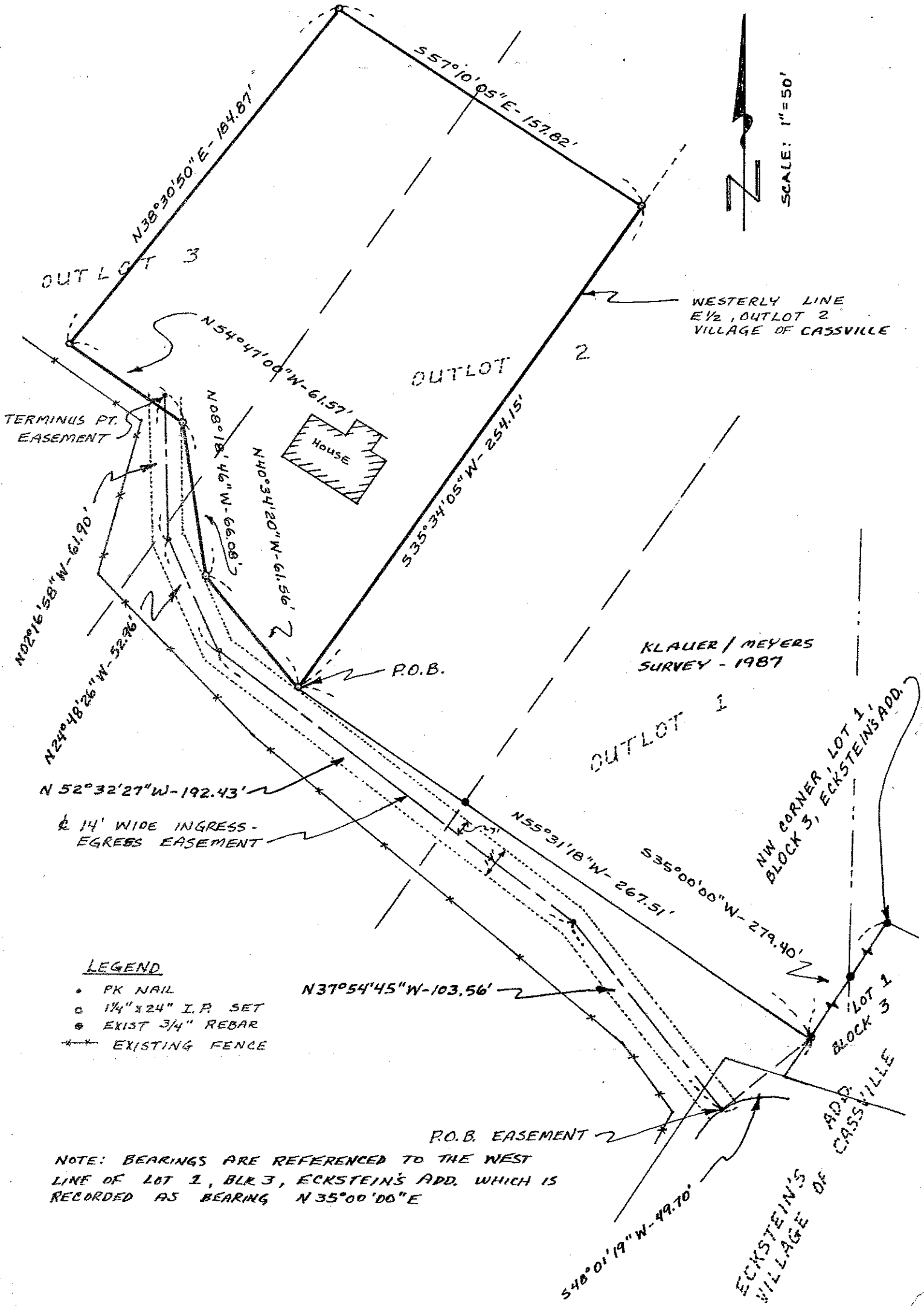


PLAT OF SURVEY

CASSVILLE SCHOOL DISTRICT/
RICK KOZELKA



LEGEND

- PK NAIL
- 1/4" x 24" I.P. SET
- EXIST 3/4" REBAR
- ✱ EXISTING FENCE

NOTE: BEARINGS ARE REFERENCED TO THE WEST
LINE OF LOT 1, BLK 3, ECKSTEIN'S ADD. WHICH IS
RECORDED AS BEARING N 35° 00' 00" E

02. 2+3

53088

Received for filing 05/28/2025

SHEET 1 OF 2

PLAT OF SURVEY

CASSVILLE SCHOOL DISTRICT/
RICK KOZELKA

PPT OF

OF PART OF OUTLOT 2 AND OUTLOT 3 IN THE NE 1/4 OF OF SECTION 29, T 3 N, R 5 W, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ECKSTEIN'S ADDITION TO THE VILLAGE OF CASSVILLE; THENCE S 35°00'00" W 279.40' ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE N 55°31'18" W 267.51' TO THE POINT OF BEGINNING;

THENCE N 40°34'20" W 61.56';

THENCE N 08°18'46" W 66.08';

THENCE N 54°47'00" W 61.57';

THENCE N 38°30'50" E 184.87';

THENCE S 57°10'05" E 157.82' TO THE WESTERLY LINE OF

EAST 1/2 OF OUTLOT 2 OF THE VILLAGE OF CASSVILLE;

THENCE S 35°34'05" W 254.15' ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 0.801 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, AND INCLUDING THE FOLLOWING 14' WIDE EASEMENT FOR INGRESS-EGRESS DESCRIBED AS FOLLOWS:

EASEMENT DESCRIPTION:

A 14' WIDE, MEASURED PERPENDICULARLY, EASEMENT FOR INGRESS-EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ECKSTEIN'S ADDITION TO THE VILLAGE OF CASSVILLE; THENCE S 35°00'00" W 279.40' ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE S 48°01'19" W 49.70' TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE N 37°54'45" W 103.56';

THENCE N 52°32'27" W 192.43';

THENCE N 24°48'26" W 52.96';

THENCE N 02°16'58" W 61.90' TO THE TERMINUS POINT OF

SAID REFERENCE LINE.

SURVEYOR'S CERTIFICATE: I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THAT PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE INSTRUCTIONS OF WINKLER REALTY AND PAULINE ROWE OF THE CASSVILLE SCHOOL DISTRICT, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry L. Austin

LARRY L. AUSTIN RLS 1903
LARRY AUSTIN ENGINEERING
RT. 2
LANCASTER, WISCONSIN 53813

3-23-90
DATE