

# PLAT OF SURVEY

Prepared for: JODY BRECKER

PREVIOUS SURVEY  
BOOK: NF, PAGE: 97

## LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- △ 1" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" Drill hole set in concrete
- No monument set
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Platted/deed line
- - - Previously surveyed line
- - - Existing Improvement—as labeled
- - - Existing Structure
- \*\*\* Existing fence

LOT 2  
C.S.M. #1290

11-A  
N 89°15'33" E 553.74'

[791448]



MINERAL STREET

SOUTH 1/4 CORNER,  
SECTION 15 T3N R1W  
Aluminum Capped  
rebar and ties found.

CARL'S

[784248]

11-B

0.29± ACRE  
12,828± SQ.FT.

11-C

S 72°30'25" E 118.70'  
(S 72°26' E) (112.80')

[618406]

concrete sidewalk

house

gar.

11-D

[453398]

36-A

36-B

LOT 2  
C.S.M. #1377

11-H

FURNACE STREET  
(PLATTED AS: CARL STREET)

LOT 1  
C.S.M. #1377

ADDITION  
11-F



The North-South 1/4 line of Section 15 bears S 00°44'27" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 30 60

SCALE 1" = 30'



**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 PROVIDED:

Property described in Document Number 857220, Grant County Registry, and being described as follows:

Commencing at the Southeast corner of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) of Section Fifteen (15), Town Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin;

thence North 371.69 feet;

thence West 686.49 feet to a point on the Northerly line of East Mineral Street, said point described in Warranty Deed recorded in the office of the Register of Deeds for Grant County, Wisconsin, in Volume 172 of Deeds on Page 613 as being a line 12.00 feet West of the Easterly line of Lot 35 of Carl's Addition to the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof;

thence North 13°54' East 95.01 feet to the point of beginning;

thence South 72°26' East 5.70 feet;

thence North 17°00' East 120.78 feet to the Southerly line of Carl Street;

thence North 63°24' West 80.52 feet to the Easterly line of a 12.00 foot alley;

thence South 33°22' West 138.66 feet along the Easterly line of said alley;

thence South 72°26' East 112.80 feet to the point of beginning.

The above described land corresponds in general location to Lot 11C, Carl's Addition on the Assessment Plat for the City of Platteville, Grant County, Wisconsin.

## 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 8-4-2026.

That this survey was prepared under the instructions of Harley Jo Olsen-Brecker.

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 26th day of August, 2026.



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



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Prepared for: JODY BRECKER

JOB NO: 26s134

H:\CRD\26s134

H:\PLAT\PVILLE\CARLS\26s134-BRECKER

DRAWN BY: AJ AUSTIN

CREW CHIEF: SHANE AUSTIN

CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2