

Town Peterson

309. 309

Alvord  
McNamara

PLAT OF SURVEY  
ROGER OSTERHAUS

STATE OF WISCONSIN )  
COUNTY OF GRANT ) SS

SURVEYOR'S CERTIFICATE

I, DENNIS J. SNYDER, A WISCONSIN REGISTERED LAND SURVEYOR, NO. S-1832, DO HEREBY CERTIFY THAT AT THE REQUEST OF MR. ROGER OSTERHAUS, I HAVE MADE A SURVEY LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, GRANT COUNTY, WISCONSIN, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE N.90°00'00"W., ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 53.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. TRUNK HIGHWAY NO. 35 AND ALSO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING N.90°00'00"W., ALONG SAID SOUTH LINE OF SECTION 35, A DISTANCE OF 597.12 FEET; THENCE N.00°00'00"E., 706.43 FEET; THENCE S.88°08'32"E., 499.26 FEET; THENCE S.02°01'31"E., 85.00 FEET; THENCE N.87°58'29"E., 91.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 35; THENCE S.00°14'59"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 535.26 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE CONCAVE TO THE NORTHEASTERLY, AN ARC LENGTH OF 73.30 FEET; SAID CURVE HAVING A RADIUS OF 3820.00 FEET, A CENTRAL ANGLE OF 24°21'00" AND WHOSE LONG CHORD BEARS S.01°20'56"E., 73.29 FEET FROM THE LAST DESCRIBED COURSE AND TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 406,528 SQUARE FEET (9.3326 ACRES) MORE OR LESS, SUBJECT TO AN ANY AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS, ALL SITUATED IN GRANT COUNTY, WISCONSIN, TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N.90°00'00"W., ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35 A DISTANCE OF 53.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. TRUNK HIGHWAY NO. 35; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE CONCAVE TO THE NORTHEASTERLY, AN ARC LENGTH OF 73.30 FEET; SAID CURVE HAVING A RADIUS OF 3820.00 FEET, A CENTRAL ANGLE OF 24°21'00" AND WHOSE LONG CHORD BEARS N.01°20'56"W., 73.29 FEET FROM THE LAST DESCRIBED COURSE; THENCE N.00°14'59"W., 560.43 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S.53°56'28"W., 44.97 FEET TO THE POINT OF TERMINUS OF AFORESAID EASEMENT.

I FURTHER CERTIFY THAT I HAVE FOUND AND/OR SET THE SURVEY MONUMENTS ALL AS SHOWN AND THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND HEREBY DESCRIBED. FOR THE PURPOSES OF THIS SURVEY THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, T5N, R5W, IS ASSUMED TO BEAR N.90°00'00"W.

**Snyder Engineering Associates**

120 S. Beaumont Rd.  
P.O. Box 235  
U.S. Post Office Building - Lower Level  
Prairie du Chien, Wisconsin 53821  
Telephone (608) 326-8448

SIGNED AND SEALED THIS 22ND DAY  
OF FEBRUARY, 1985.



Scale 1" = 100'

**Legend**

- 0.00' Measured Distance/Bearing
- (0.00') Platted Distance/Bearing
- Boundary of the Property Surveyed
- o 5/8" x 30" Iron Rebar Set weighing 1.13 lbs./lin.ft.
- \*-\* Existing Fence Line
- o R.R. Spike Set

Surveyed for  
**Mr. Roger Osterhaus**

406,528 Sq. Ft.

(9.3326 Acres)

*Dennis J. Snyder*  
DENNIS J. SNYDER  
WISCONSIN REGISTERED LAND SURVEYOR  
NO. S-1832

APPROVED BY THE  
DEPT. OF REGULATION  
AND LICENSING  
JANUARY 31, 1985  
SEAL

**Partial Curve Data**

R - 3820.00'

Δ - 24°21'00"

Arc - 73.30'

Chord - 73.29'

S.01°20'56"E.

Centerline U.S. Trunk Highway No. 35

20' Wide Easement for Ingress and Egress

S.53°56'28"E.

44.97'

25'

Storage Building

60.0'

25'

36.48'

N.87°58'29"E.

91.10'

Point of Beginning for Easement

53.10'

535.26'

S.00°14'59"E.

535.26'

706.43'

N.00°00'00"E.

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