

R/95

3-5-20
SHT 1 OF 2

PLAT OF SURVEY

WALZ - WARD

OF A PARCEL OF LAND LOCATED IN PART OF LOTS 2 AND 3, BLOCK 35, ORIGINAL PLAT, VILLAGE OF CASSVILLE, AND PART OF THE VACATED FRONT STREET R.O.W., LYING NE'LY OF SAID LOTS 2 AND 3, ALL IN GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST CORNER OF LOT 14, KLEINPELL'S ADDITION, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN; THENCE S 50°44'39" E 110.28' TO A POINT ON THE SW'LY R.O.W. OF THAT PROPERTY DEEDED TO THE VILLAGE OF CASSVILLE ON A DEED SIGNED DECEMBER OF 1983, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 35°09'51" W 153.92' TO A MEANDER LINE OF THE MISSISSIPPI RIVER;

THENCE S 54°24'18" E 91.09' ALONG A MEANDER LINE OF SAID RIVER;

THENCE N 38°22'11" E 108.29';

THENCE N 33°38'34" E 23.91';

THENCE N 56°18'03" W 12.41';

THENCE N 33°33'41" E 38.56' TO THE SW'LY R.O.W. OF AFORESAID FRONT STREET;

THENCE NW'LY 84.74' ALONG SAID R.O.W. AND THE ARC OF A CURVE CONCAVE NE'LY, SAID CURVE HAVING A RADIUS OF 313.11' AND A LONG CHORD WHICH BEARS N 65°30'29" W 84.48' TO THE POINT OF BEGINNING, CONTAINING 0.341 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO AN EASEMENT FOR BUILDING MAINTENANCE, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST CORNER OF LOT 14, KLEINPELL'S ADDITION, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN; THENCE S 50°44'39" E 110.28'; THENCE S 65°30'29" E 84.48' TO THE POINT OF BEGINNING;

THENCE NW'LY 2.08' ALONG THE SW'LY R.O.W. OF FRONT STREET AND THE ARC OF A CURVE CONCAVE NE'LY, SAID CURVE HAVING A RADIUS OF 313.11' AND A LONG CHORD WHICH BEARS N 73°04'08" W 2.08';

THENCE S 33°33'41" W 39.96';

THENCE S 56°18'03" E 12.41';

THENCE S 33°38'34" W 25.00';

THENCE S 56°00'00" E 1.74';

THENCE N 38°22'11" E 3.11';

THENCE N 33°38'34" E 23.91';

THENCE N 56°18'03" W 12.41';

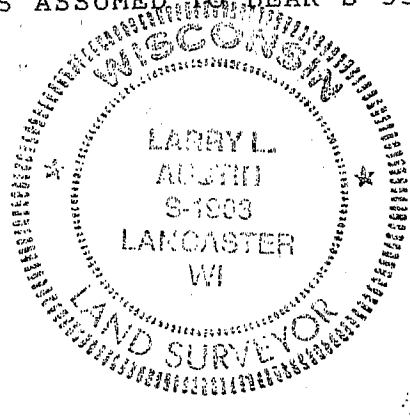
THENCE N 33°33'41" E 38.56' TO THE POINT OF BEGINNING.

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 ROD WALZ, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF.

Larry L. Austin
LARRY L. AUSTIN RLS 1903
LARRY AUSTIN ENGINEERING
RT. 2
LANCASTER, WI. 53813
PHONE (608) 723-6363

6/11/92
DATE

BEARING REFERENCE: FOR PURPOSES OF THIS SURVEY BEARINGS ARE REFERENCED THE THE SE'LY LINE OF LOT 13, KLEINPELL'S ADDITION, WHICH IS ASSUMED TO BEAR S 35°09'51" W.



R/95

Cassville, Ne. 11'

