

# SURVEY PLAT

SHEET 1 OF 2

PREPARED FOR:  
KEVIN JORDAN  
STEVE CHRISTIANSON

0.761 ACRE SURVEY  
BY LARRY AUSTIN  
DATED 5-31-91

MONUMENT FOUND AS REFERRED ON  
MISSISSIPPI RIVER LOCK AND DAM NO. 11  
LAND ACQUISITION MAP - TRACT NO.  
FW 290 (REF. 11-FW-39)

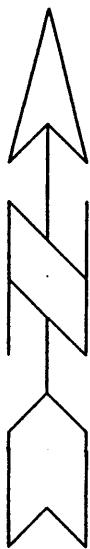
### LEGEND

- 3/4" X 24" IRON BAR SET
  - 3/4" IRON BAR FOUND
  - EXISTING FENCE
- BEARINGS REFERENCED TO  
THE WEST LINE OF THE  
SW 1/4 OF SEC. 30,  
ASSUMED TO BEAR  
S 00°34'49" W.

EAST LINE OF PLATTE RIVER SHORES CONDOMINIUM

EAST LINE OF PLATTE RIVER SHORES CONDOMINIUM

ROW OF THE BURLINGTON NORTHERN RAILROAD



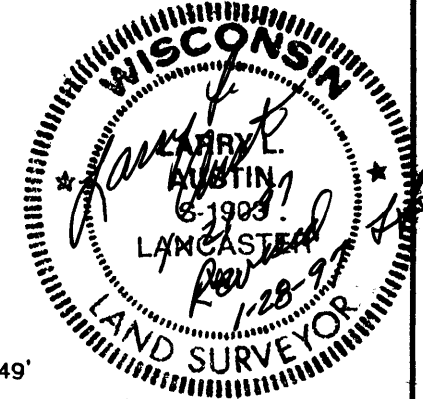
SCALE 1" = 250'

### NOTE

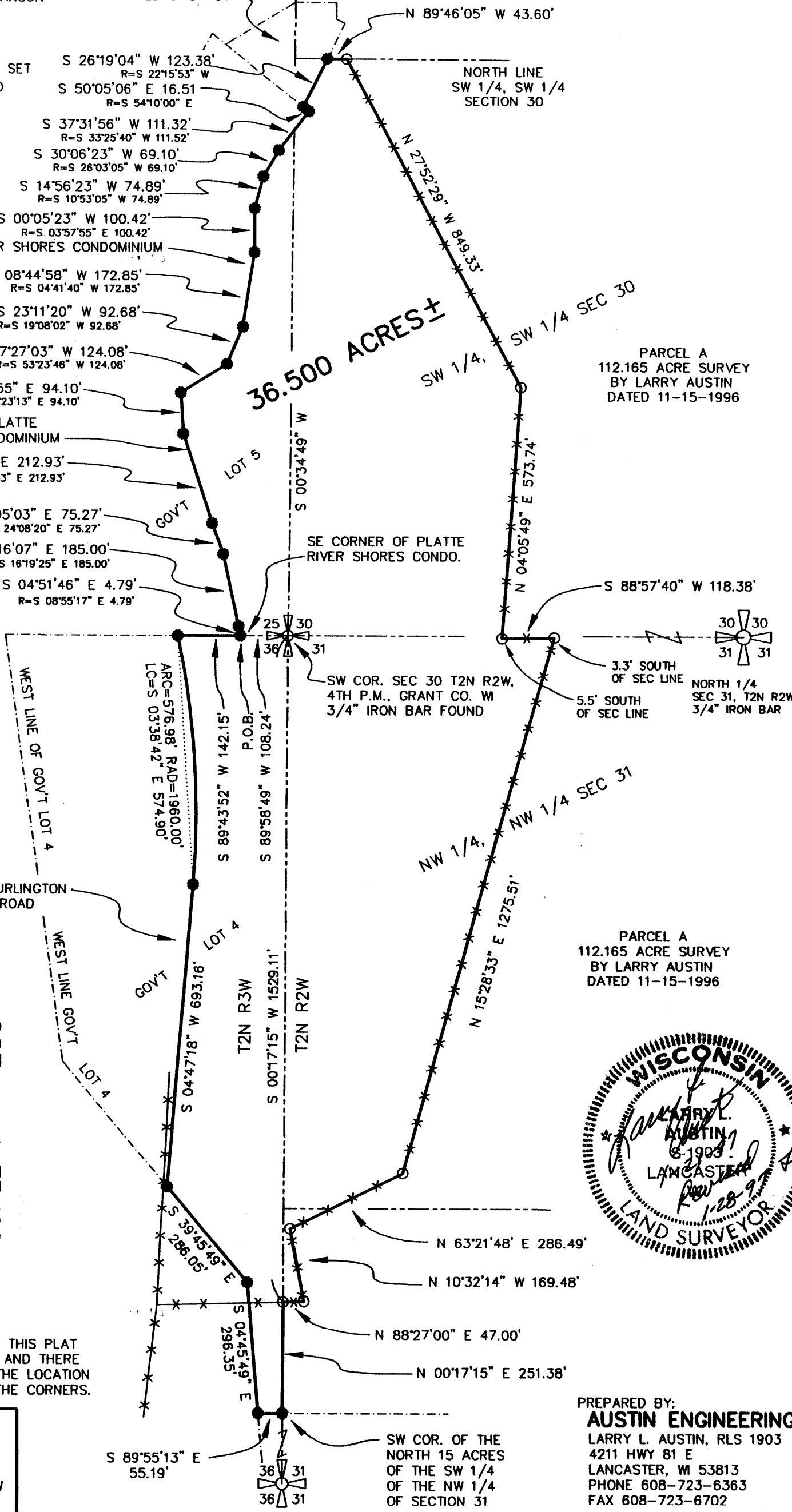
THE FENCES AS SHOWN ON THIS PLAT ARE FOR REFERENCE ONLY AND THERE IS NO WARRANTEE AS TO THE LOCATION OF THE FENCES BETWEEN THE CORNERS.

DRAWN BY: AJ AUSTIN  
APPROVED: LL AUSTIN  
CREW: BS-DK  
FIELDBOOK: 96-12  
C:\SURVEY3\T2NR2W\T2NR2W  
C:\EPSA\T2NR2W\31KJGH

PARCEL A  
112.165 ACRE SURVEY  
BY LARRY AUSTIN  
DATED 11-15-1996



PREPARED BY:  
**AUSTIN ENGINEERING**  
LARRY L. AUSTIN, RLS 1903  
4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE 608-723-6363  
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## SURVEY PLAT

-JORDAN/HANS

## GORDON HANS 36.5 AC. PARCEL

Of a parcel of land located in Government Lot 5 of Section 25 of T2N R3W of the 4th P.M., and in Government Lot 4 of Section 36 of T2N R3W of the 4th P.M., and in the NW 1/4 of Section 31, T2N R2W of the 4th P.M., and in the SW 1/4 of Section 30 T2N R2W of the 4th P.M., all in Grant County, Wisconsin, said parcel being more particularly described as follows:

Commencing at a 3/4" iron bar marking the Southwest corner of Section 30 of T2N R2W of the 4th P.M., Grant County, Wisconsin;

THENCE S 89deg 58min 49sec W 108.24 ft to a 3/4" iron bar at the Southeast corner of Platte River Shores Condominium, said corner being the point of beginning;

THENCE S 89deg 43min 52sec W 142.15 ft to a 3/4" iron bar on the ROW of the Burlington Northern Railroad;

THENCE Southerly 576.98 ft along said ROW on the arc of a curve concave Westerly having a radius of 1960.00 ft and a long chord which bears S 03deg 38min 42sec E 574.90 ft to a 3/4" iron bar;

THENCE S 04deg 47min 18sec W 693.16 ft along said ROW to a 3/4" iron bar on the West Line of Government Lot 4 of Section 36, T 2 N, R 3 W of the 4th P.M., Grant County, Wisconsin;

THENCE S 39deg 45min 49sec E 286.05 ft along said West line of said Government Lot 4 to a 3/4" iron bar;

THENCE S 04deg 45min 49sec E 296.35 ft along a West line of said Government Lot 4 to a 3/4" iron bar;

THENCE S 89deg 55min 13sec E 55.19 ft to a 3/4" iron bar at the Southwest Corner of the North 15 Acres of the SW 1/4 of the NW 1/4 of said Section 31 T 2 N, R 2 W of the 4th P.M., Grant County, Wisconsin;

THENCE N 00deg 17min 15sec E 251.38 ft along the West line of said Section 31 to a 3/4" iron bar;

THENCE N 88deg 27min 00sec E 47.00 ft to a 3/4" iron bar at a fence corner;

THENCE N 10deg 32min 14sec W 169.48 ft to a 3/4" iron bar at a fence corner;

THENCE N 63deg 21min 48sec E 286.49 ft to a 3/4" iron bar at a fence corner;

THENCE N 15deg 28min 33sec E 1275.51 ft to a 3/4" iron bar at a fence corner;

THENCE S 88deg 57min 40sec W 118.38 ft to a 3/4" iron bar at a fence corner;

THENCE N 04deg 05min 49sec E 573.74 ft to a 3/4" iron bar at a fence corner;

THENCE N 27deg 52min 29sec W 849.33 ft to a 3/4" iron bar on the North line of the SW 1/4 of the SW 1/4 of said Section 30;

THENCE N 89deg 46min 05sec W 43.60 ft along said North line to the Southeasterly line of a 0.761 Acre survey by Larry Austin dated 5-31-91;

THENCE S 26deg 19min 04sec W 123.38 ft along said Southeasterly line to the Northerly line of Platte River Shores Condominium;

THENCE S 50deg 05min 06sec E 16.51ft along a line of a Common Element of the Platte River Shores Condominium to a 3/4" iron bar;

THENCE S 37deg 31min 56sec W 111.32 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 30deg 06min 23sec W 69.10 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 14deg 56min 23sec W 74.89 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 00deg 05min 23 sec W 100.42 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 08deg 44min 58sec W 172.85 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 23deg 11min 20sec W 92.68 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 57deg 27min 03sec W 124.08 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 03deg 19min 55sec E 94.10 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 17deg 53min 16sec E 212.93 ft along a line of said Condominium to a 3/4" iron bar;

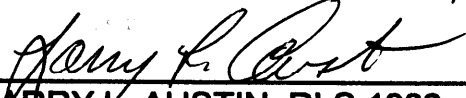
THENCE S 20deg 05min 03sec E 75.27 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 12deg 16min 07sec E 185.00 ft along a line of said Condominium to a 3/4" iron bar;

THENCE S 04deg 51min 46sec E 4.79 ft along a line of said Condominium to the point of beginning, containing 36.500 Acres, more or less, and being subject to any and all easements of record.

## SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, do hereby certify that the above description was surveyed, mapped, and monumented by me or under my direct supervision all in accordance with the instructions of Steve Christianson and Kevin Jordan, and to the best of my knowledge and belief, this plat is an accurate representation thereof.

  
 LARRY L. AUSTIN, RLS 1903  
 AUSTIN ENGINEERING  
 4211 S.T.H. 81 E  
 LANCASTER, WI 53813  
 PHONE 608-723-6363  
 FAX 608-723-6702

1-21-97  
 DATE  
 Revised  
 1-28-97 