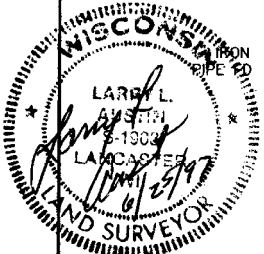


SURVEY PLAT

SHEET 1 OF 2

LOCATED IN PART OF BLOCK 58 A.P. PREPARED FOR:
CITY OF PLATTEVILLE, GRANT CO., WI JAMES SCHNELLER



LEGEND

- 3/4" X 24" IRON BAR SET
- △ NAIL SET IN RAIL ROAD TIE
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- R= RECORDED AS
- [739-865] VOLUME AND PAGE, GRANT COUNTY REGISTRY, LANCASTER, WISCONSIN
- x-x- EXISTING FENCE

BEARINGS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 10 WHICH IS ASSUMED TO BEAR N 00°01'47" E.

PARCEL 5 OF A SURVEY BY DAVID DAVIS DATED 10-19-79

3/4" X 24" IRON BAR SET AT THE RECORDED DISTANCE ON THE SECTION LINE

7.876 ACRE SURVEY BY JOHN ORTH DATED 1-23-84

2.605 ACRES ±
113475 S.F. ±

WEST 1/4 SEC. 10, T3N R1W, 4TH P.M., GRANT COUNTY, WI
STONE MONUMENT FOUND
P.O.B. OF PARCEL

2.43 ACRE SURVEY BY JOHN ORTH

EASEMENT SURVEY BY JOHN ORTH 10-14-1980

8TH AVENUE

GRAND VIEW LANE

AVENUE

RIDGE

PIPE IS 0.57' WEST OF CORNER
N 89°25'31" W 156.50'
R=WEST 156.64'

N 84°08'33" W 72.06'
R=N 84°42' W 72.06'

PK NAIL FD

NOTE:
THE INSTRUCTIONS OF THIS SURVEY WAS TO LOCATE THE CORNERS OF THE PROPERTY AND OF THE EASEMENT. RESEARCH REVEALED A SURVEY OF THE EASEMENT AREA, HOWEVER NO RECORD OF ANY SURVEY WAS FOUND FOR THE PROPERTY BOUNDARY.



SCALE 1" = 100'

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS - DK
FIELDBOOK: 9619
C:\SURVEY3\T3NR1W\09
C:\EPSA\PROGRAM\T3NR1W\10JS

PREPARED BY:
AUSTIN ENGINEERING
LARRY L. AUSTIN, RLS 1903
4211 5TH 81 E
LANCASTER, WI 53813
PHONE 608-723-6363
FAX 608-723-6702

SURVEY PLAT

-JAMES SCHNELLER

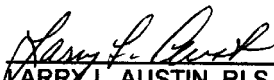
Of that property as described in Volume 739 at Page 865, Grant County Registry, Lancaster, Wisconsin, being described as follows:

DESCRIPTION PROVIDED:

"Beginning at the Northwest corner of the Southwest Quarter (S.W. 1/4) of Section Ten (10), Township Three (3) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin; thence North 00 21' West 222.11 feet along the West line of said Section 10; thence South 86 09' East 237.32 feet; thence South 00 38' West 485.88 feet to the North line of Ridge Avenue; thence North 84 42' West 72.06 feet; thence West 156.64 feet along the North line of Ridge Avenue to the West line of said Section 10; thence North 00 21' West 273.02 feet to the point of beginning. That part of the above described lands lying in the S.W. 1/4 of said Section 10 is part of Lot Two (2), Block Fifty-eight (58) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof. Also including an easement for the purpose of ingress and egress to the property and described as follows, to-wit: Commencing at the W. 1/4 corner of said Section 10; thence North 00 37' 04" West 222.38 feet along the Westerly line of the N.W. 1/4 of said Section 10' thence North 89 54' 21" East 235.80 feet; thence South 96.11 feet to the point of beginning; thence North 89 50' 16" East 148.26 feet; thence South 66.00 feet; thence South 89 50' 16" West 148.26 feet; thence North 66.00 feet to the point of beginning."

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 James Schneller, and to the best of my knowledge and belief, this plat is an accurate representation thereof.


LARRY L. AUSTIN, RLS 1903
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6/25/97
DATE

