

SURVEY PLAT

SHEET 1 OF 2

STEVE CHRISTIANSON
KEVIN JORDAN

OF THAT PROPERTY AS DESCRIBED IN
VOLUME 673 AT PAGE 425, GRANT
COUNTY REGISTRY, LANCASTER, WI

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
- ⊕ ARMY CORP MONUMENT
CONCRETE MONUMENT WITH
BRASS CAP FOUND
- x-x- EXISTING FENCE
R= RECORDED AS

BEARINGS REFERENCED TO THE
WEST LINE OF THE SW 1/4 OF
SECTION 30 WHICH IS ASSUMED
TO BEAR S 00°34'49" W.

WEST

LANE

PARCEL B
0.494 ACRES ±

S 43°13'44" E 158.26'
R=N 47°17'01" W

N 53°27'46" E 71.52'
R=N 49°24'29" E

N 30°55'40" W 240.30'
R=N 34°58'56" W

ARC=63.68' RAD=1910.00'
LC=N 29°58'20" W 63.68'
R=N 34°01'38" W

POINT OF BEGINNING

ARC=554.21' RAD=1910.00'
LC=N 20°42'16" W 552.27'
R=N 24°45'34" W

EAST LINE OF
EAST MOST TRACK

GOVERNMENT

LOT 5

PLATTE RIVER
SHORES CONDOMINIUM

ABANDONED
CB&D RAILROAD

S 03°11'58" W 188.86'
(R=N 00°51'20" W)

R=S 85°40'34" W
350.03'

WEST LINE, SW 1/4 SEC 30, T2N R2W

S 00°34'49" W



BURLINGTON
NORTHERN
RAILROAD

ROW OF THE
BURLINGTON
NORTHERN
RAILROAD

S 89°43'52" W 193.26'

S 89°58'49" W 108.24'

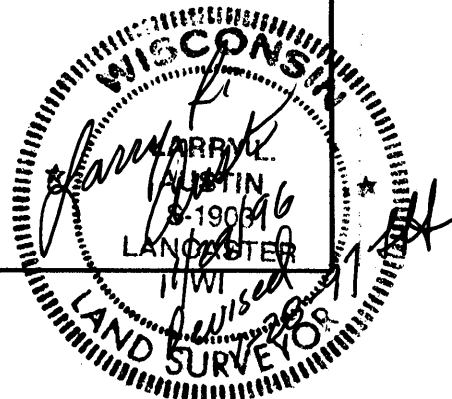
WEST LINE, SW 1/4, NW 1/4
SEC 31, T2N R2W

SE COR SEC 25, T2N R3W,
4TH P.M., GRANT CO. WI
3/4" X 24" IRON BAR FOUND

WEST 1/4 CORNER
SECTION 31, T2N R2W
3/4" X 24" IRON BAR FOUND

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

DRAWN BY: AJ AUSTIN	APPROVED BY: LL AUSTIN
DATE: 11-28-96	CREW: HBS-DK
C:\SURVEY3\T2NR2W\T2NR2W FIELDBOOK: 96-12	
FILE NAME C:\EPSA\PROGRAM\T2NR3W\25BKJ	



SURVEY PLAT

-KEVIN JORDAN

PARCEL B

Of that property described in Volume 673 at Page 425 of Records, Grant County Registry, Lancaster, Wisconsin, said parcel of land being located in part of Government Lot 5 of Section 25, T2N, R3W of the 4th P.M., Grant County, Wisconsin, and said parcel being more particularly described as follows:

Commencing at the Southeast corner of Section 25 of T2N R3W of the 4th P.M., Grant County, Wisconsin;

THENCE S 89deg 58min 49sec W 108.24 ft;

THENCE S 89deg 43min 52sec W 193.26 ft to the centerline of the abandoned CB&Q Railroad;

THENCE Northwesterly 554.21 ft along said centerline on the arc of a curve concave Southwesterly having a radius of 1910.00 ft and a long chord which bears N 20deg 42min 16sec W 552.27 ft to the point of beginning;

THENCE Northwesterly 63.68 ft along said centerline on the arc of a curve concave Southwesterly having a radius of 1910.00 ft and a long chord which bears N 29deg 58min 20sec W 63.68 ft;

THENCE N 30deg 55min 40sec W 240.30 ft along said centerline;

THENCE N 53deg 27min 46sec E 71.52 ft to a 3/4" iron bar;

THENCE S 43deg 13min 44sec E 158.26 ft to a 3/4" iron bar;

THENCE S 03deg 11min 58sec W 188.86 ft to the point of beginning, containing 0.494 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 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

11/29/96
DATE
Revised 1-28-97 AA

