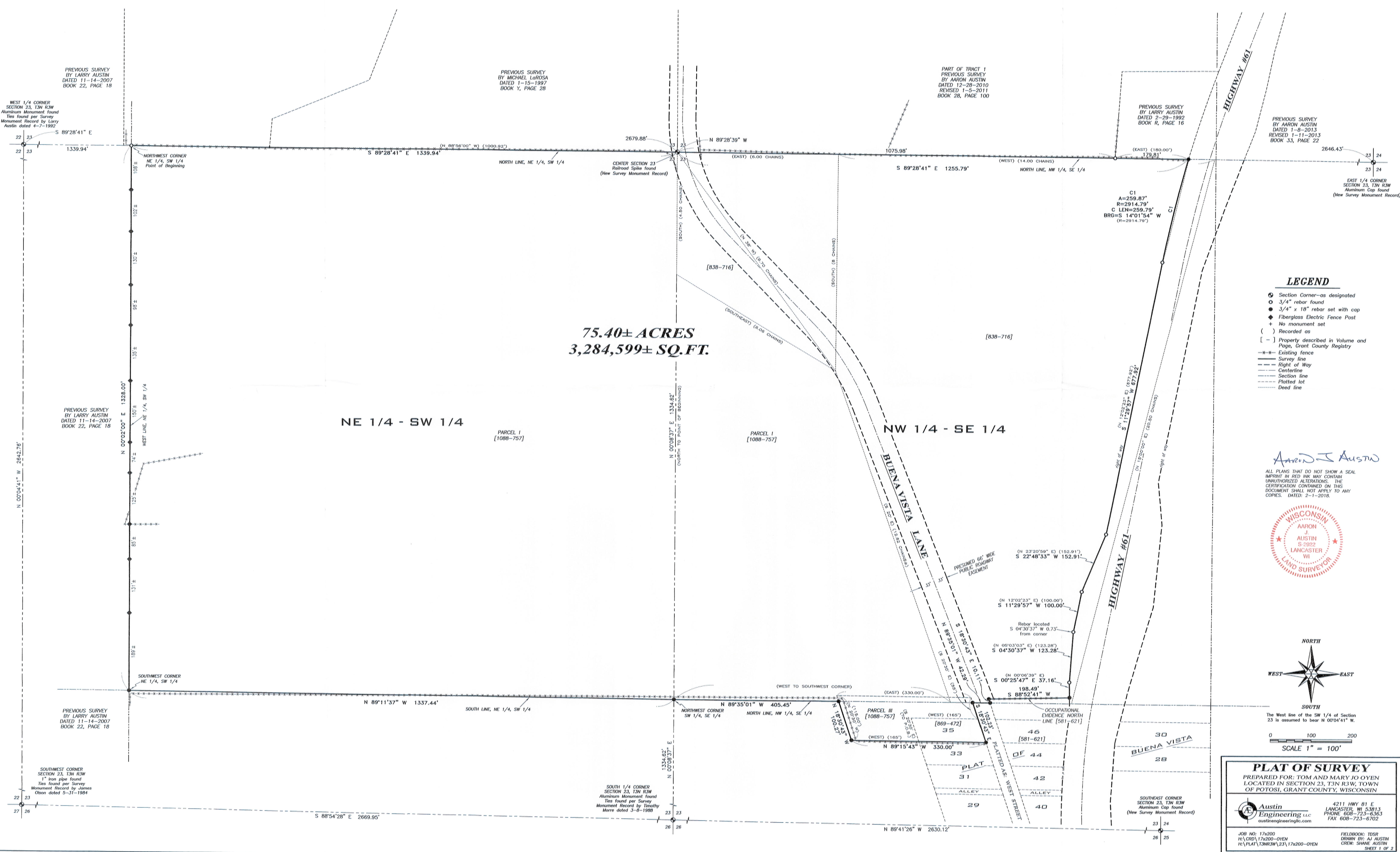


# PLAT OF SURVEY



**75.40± ACRES**  
**3,284,599± SQ.FT.**

NE 1/4 - SW 1/4

NW 1/4 - SE 1/4

### LEGEND

- Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ◆ Fiberglass Electric Fence Post
- + No monument set
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- - - Existing fence
- Survey line
- - - Right of Way
- Centerline
- - - Section line
- - - Platted lot
- - - Dead line

*Aaron J. Austin*

ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 2-1-2018.



The West line of the SW 1/4 of Section 23 is assumed to bear N 0°04'41" W.

0 100 200  
SCALE 1" = 100'

**PLAT OF SURVEY**  
PREPARED FOR: TOM AND MARY JO OYEN  
LOCATED IN SECTION 23, T3N R3W, TOWN OF POTOSI, GRANT COUNTY, WISCONSIN

**Austin Engineering LLC**  
4211 HWY 81 E  
LANCASTER, WI 53813  
PHONE 608-723-6363  
FAX 608-723-6702  
austineengineeringllc.com

JOB NO: 17a200  
H:\CADD\17a200-OYEN  
H:\PLAT\T3NR3W\23\17a200-OYEN

FIELDBOOK: TOSR  
DRAWN BY: AJ AUSTIN  
CREW: SHANE AUSTIN  
SHEET 1 OF 2

41016

# PLAT OF SURVEY

## DESCRIPTION OF SURVEY:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Three (3) North, Range Three (3) West of the 4th P.M., and Lot Thirty-five (35), of the Plat of Buena Vista, according to the recorded map or plat thereof, Town of Potosi, Grant County, Wisconsin, containing 75.40 acres, more or less, and being described as follows:

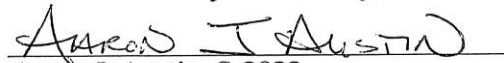
Commencing at the West Quarter (W 1/4) corner of said Section 23;  
thence South 89° 28' 41" East 1339.94 feet along the North line of the Southwest Quarter (SW 1/4) of said Section 23 to the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), said corner being the point of beginning;  
thence South 89° 28' 41" East 1339.94 feet along the North line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) to the Northeast corner thereof;  
thence South 89° 28' 41" East 1255.79 feet along the North line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 23 to the Westerly right of way of Highway #61;  
thence 259.87 feet on the arc of a curve to the left with a radius of 2914.79 feet and a long chord bearing South 14° 01' 54" West 259.79 feet along said right of way;  
thence South 11° 29' 57" West 677.92 feet along said right of way;  
thence South 22° 48' 33" West 152.91 feet along said right of way;  
thence South 11° 29' 57" West 100.00 feet along said right of way;  
thence South 04° 30' 37" West 123.28 feet along said right of way;  
thence South 00° 25' 47" East 37.16 feet along said right of way;  
thence South 88° 52' 41" West 198.49 feet along the occupied line of that property described in Volume 581, Page 621, Grant County Registry;  
thence South 18° 30' 43" East 10.11 feet to the South line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4);  
thence North 89° 35' 01" West 42.29 feet along said South line;  
thence South 18° 30' 43" East 102.23 feet along a line of that property as described in Parcel 3 of Volume 1088, Page 757, Grant County Registry to the Southeast corner of Lot 35 of the Plat of Buena Vista;  
thence North 89° 15' 43" West 330.00 feet along the South line of said Lot 35 and it's extension thereof to the Southwest corner of that property of Parcel 3 of said Volume 1088, Page 757;  
thence North 18° 30' 43" West 100.27 feet along the West line of said Parcel 3 to the North line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 23;  
thence North 89° 35' 01" West 405.45 feet along said North line to the Northwest corner thereof;  
thence North 89° 11' 37" West 1337.44 feet along the South line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 23;  
thence North 00° 02' 00" East 1328.00 feet along the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section to the point of beginning.

## SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify:

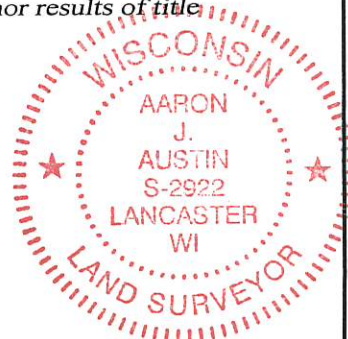
That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 1-31-2018.  
That conformance with local ordinances are not guaranteed with this survey.  
That this survey was prepared under the instructions of Tom Oyen.  
That to the best of my knowledge and belief, this plat is an accurate representation thereof.  
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.  
The certification contained on this document shall not apply to any copies.

Dated this 1st day of February, 2018.

  
Aaron J. Austin, S-2922

## SURVEYOR'S NOTES:

Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished to the surveyor.



Austin Prepared for: TOM AND MARY JO OYEN

Engineering LLC  
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 17s200  
H:\CRD\17s200-OYEN  
H:\PLAT\T3NR3W\23\17s200-OYEN

FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SHANE AUSTIN