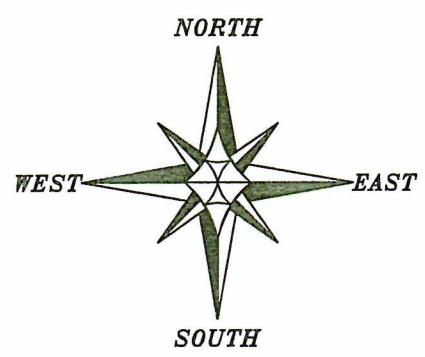


46098

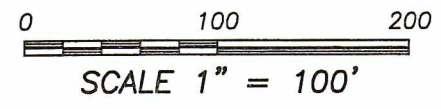
# PLAT OF SURVEY

## LEGEND



- ⊕ Section Corner
- 3/4" rebar found
- ⊙ 5/8" rebar found
- 5/8" x 18" rebar set with cap
- No monument set
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Platted lot line
- - - Previously surveyed line
- \* \* \* \* Existing fence

The West line of the SE 1/4 of Section 23 bears N 00°08'37" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



23 23  
23 23  
CENTER SECTION 23  
Railroad Spike  
and ties found

PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-1-2018  
BOOK 41, PAGE 16

NW 1/4 - SE 1/4

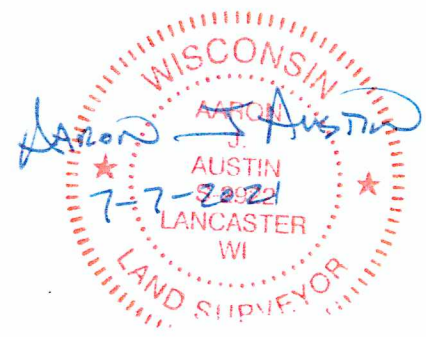
[792514]

TRACT 2  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 4-29-2021  
BOOK 46, PAGE 58

PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-1-2018  
BOOK 41, PAGE 16

3.30± ACRES  
143,845± SQ.FT.

TRACT 1  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 4-29-2021  
BOOK 46, PAGE 58



N 00°08'37" E  
1334.62'

23 23  
26 26  
SOUTH 1/4 CORNER  
SECTION 23, T3N R3W  
Aluminum Monument  
and ties found

SW 1/4 - SE 1/4

BUENA VISTA LANE

PLATTED AS WEST STREET

VISTA #61  
HIGHWAY

Austin  
Engineering LLC  
austinengineeringllc.com

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

# PLAT OF SURVEY

**DESCRIPTION:**

Located in 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., Town of Potosi, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Monument marking the South Quarter (S 1/4) corner of said Section 23; thence North 00° 08' 37" East 1334.62 feet to a 3/4" rebar marking the Northwest corner of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4); thence South 89° 35' 01" East 405.45 feet along the North line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar; thence South 18° 30' 43" East 100.27 feet along a line of that property as described in Document Number 792514, Grant County Registry to a 3/4" rebar marking the point of beginning; thence South 79° 39' 58" West 225.20 feet to a 5/8" rebar; thence South 45° 55' 05" West 54.59 feet to a 5/8" rebar; thence South 11° 03' 27" West 83.33 feet to a 5/8" rebar; thence South 74° 44' 53" East 429.26 feet to a 5/8" rebar; thence North 88° 21' 06" East 280.00 feet to a 3/4" rebar; thence North 18° 30' 43" West 275.00 feet along the West line of platted West Street (now known as Buena Vista Lane) to a 3/4" rebar; thence North 89° 15' 43" West 330.00 feet along a line of said property described in Document Number 792514 to the point of beginning.

Tract being subject to any and all easements of record and/or usage.

**PROPOSED ACCESS EASEMENT:**

A Thirty-three foot (33') wide access easement for ingress-egress which is located in 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., Town of Potosi, Grant County, Wisconsin, said easement being located 16.5 feet on each side of the following described centerline:

Commencing at an Aluminum Monument marking the South Quarter (S 1/4) corner of said Section 23; thence North 00° 08' 37" East 1334.62 feet to a 3/4" rebar marking the Northwest corner of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4); thence South 89° 35' 01" East 405.45 feet along the North line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar; thence South 18° 30' 43" East 100.27 feet along a line of that property as described in Document Number 792514, Grant County Registry to a 3/4" rebar; thence South 79° 39' 58" West 225.20 feet to a 5/8" rebar; thence South 45° 55' 05" West 54.59 feet to a 5/8" rebar; thence South 11° 03' 27" West 66.78 feet to the point of beginning; thence South 74° 44' 53" East 428.02 feet; thence North 88° 21' 06" East 272.55 feet to the West line of platted West Street (now known as Buena Vista Lane), and the terminus point.

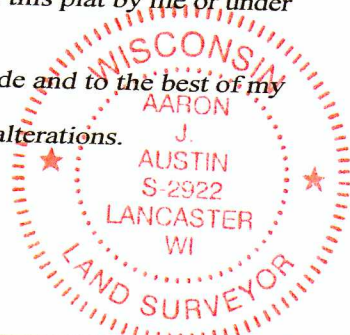
**EASEMENT NOTES:**

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

**SURVEYOR'S CERTIFICATE:**

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:  
That the above descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 7-7-2021.  
That this survey was prepared under the instructions of Brooke Grinde.  
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and 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 7th day of July, 2021.

*Aaron J. Austin*  
Aaron J. Austin, S-2922



**Austin Engineering LLC**  
austinengineeringllc.com

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

Prepared for: **BROOKE GRINDE**

JOB NO: 21S166  
H:\CRD\21S166  
H:\PLAT\T3NR3W\23\21S166-GRINDE

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