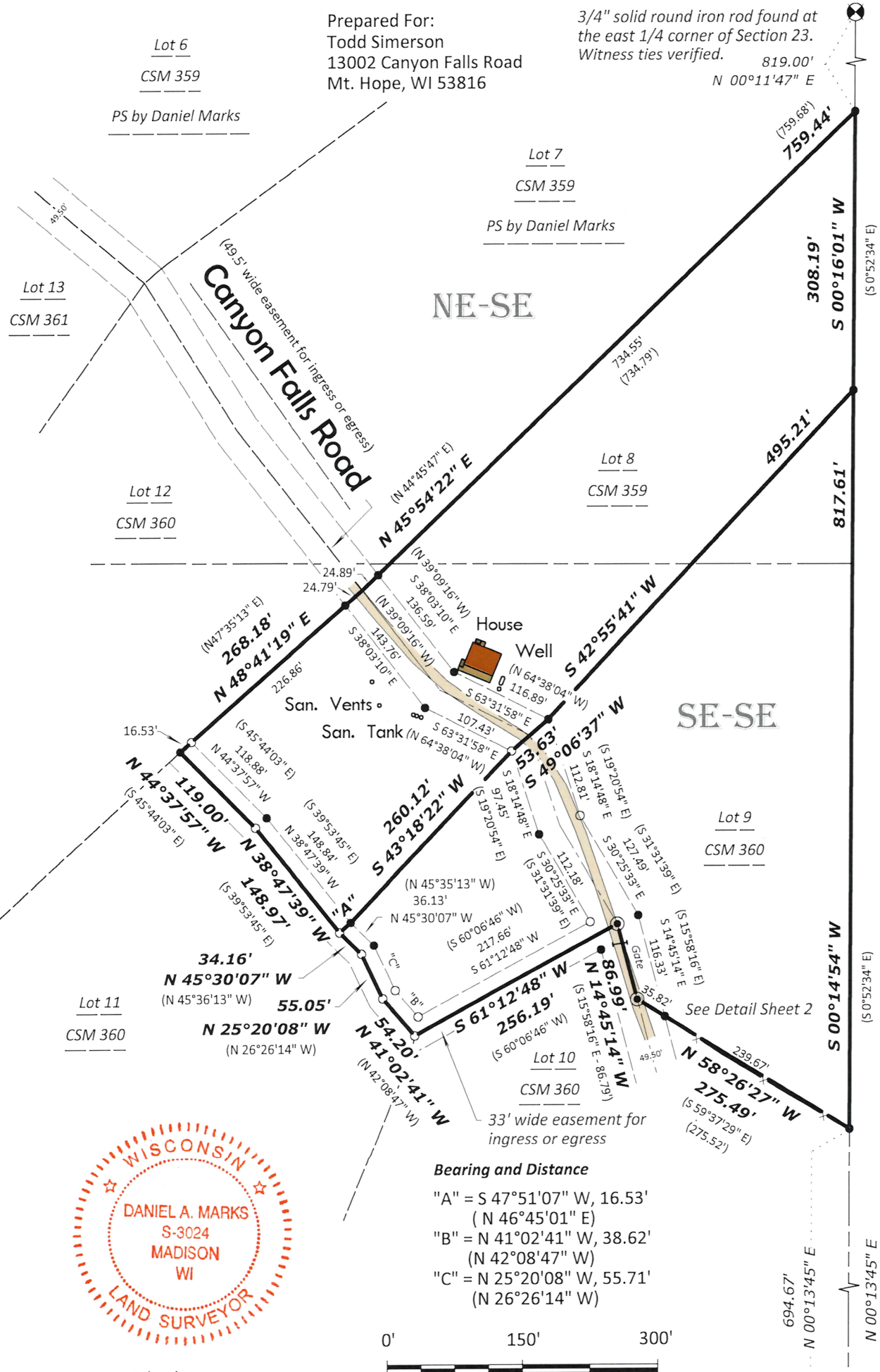


# PLAT OF SURVEY

LOT 8 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 359 AND LOT 9 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 360 LOCATED IN THE SE1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 23, T6N, R5W, TOWN OF PATCH GROVE, GRANT COUNTY, WISCONSIN.

Prepared For:  
Todd Simerson  
13002 Canyon Falls Road  
Mt. Hope, WI 53816

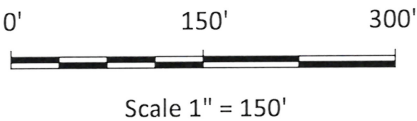
3/4" solid round iron rod found at  
the east 1/4 corner of Section 23.  
Witness ties verified. 819.00'  
N 00°11'47" E



9/19/2023

*Daniel Marks*

**Bearing and Distance**  
 "A" = S 47°51'07" W, 16.53'  
 ( N 46°45'01" E )  
 "B" = N 41°02'41" W, 38.62'  
 ( N 42°08'47" W )  
 "C" = N 25°20'08" W, 55.71'  
 ( N 26°26'14" W )



3/4" solid round iron rod found at  
the southeast corner of Section 23.  
Witness ties verified.

Sheet 1 of 3

## RIVER VALLEY LAND SURVEYING

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# PLAT OF SURVEY

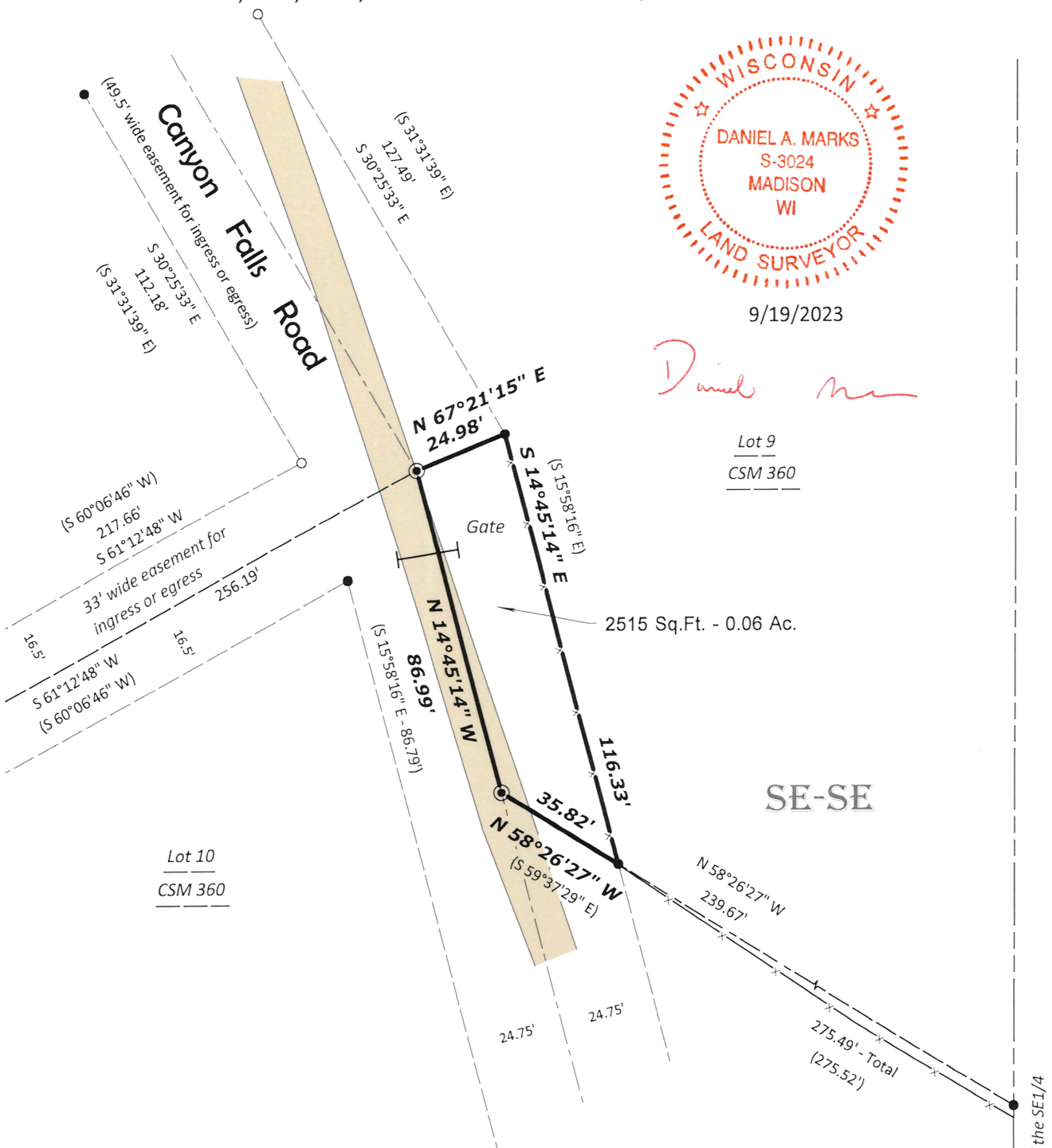
LOT 8 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 359 AND LOT 9 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 360 LOCATED IN THE SE1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 23, T6N, R5W, TOWN OF PATCH GROVE, GRANT COUNTY, WISCONSIN.



9/19/2023

*Daniel Marks*

Lot 9  
CSM 360



### Legal Description of Area Shown in Detail Above

A part of Lot 9 of Grant County Certified Survey Map No. 360 located in the SE1/4 of the SE1/4 of Section 23, T6N, R5W, Town of Patch Grove, Grant County, Wisconsin more particularly described as follows:

Commencing at a 3/4" solid round iron rod at the southeast corner of said Section 23; thence N00°13'45"E along the east line of the SE1/4 of said Section 23, 694.67 ft. to a 3/4" solid round iron rod at the southeast corner of Lot 9 of Grant County Certified Survey Map No. 360; thence N58°26'27"W (recorded as S59°37'29"E) along the south line of said Lot 9, 239.67 ft. to a 3/4" solid round iron rod at the point of beginning; thence continuing N58°26'27"W (recorded as S59°37'29"E) along said south line, 35.82 ft. to a railroad spike in the centerline of Canyon Falls Road; thence N14°45'14"W along said south line of Lot 9 and said centerline, 86.99 ft. (recorded as S15°58'16"E, 86.79 ft.) to a railroad spike; thence N67°21'15"E, 24.98 ft. to a 3/4" solid round iron rod on the east right of way of Canyon Falls Road; thence S14°45'14"E (recorded as S15°58'16"E) along said right of way, 116.33 ft. to the point of beginning.

3/4" solid round iron rod found at the southeast corner of Section 23. Witness ties verified.



# PLAT OF SURVEY

LOT 8 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 359 AND LOT 9 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 360 LOCATED IN THE SE1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 23, T6N, R5W, TOWN OF PATCH GROVE, GRANT COUNTY, WISCONSIN.

**Legend and Notes**

- ⊗ Denotes PLSS Monument found.
- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- ⊙ Denotes railroad spike set.
- x— Denotes fence line.

- 1.) Bearings are grid based on the Grant County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The east line of the SE1/4 of Section 23 bears N 00°13'45" E.
- 2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3.) Recorded bearings and distances are shown in parentheses.
- 4.) Lots 8 and 9 are subject to Protective Covenants of Canyon Falls.

**Existing Description from Doc. 710845**

Lot Eight (8) of Certified Survey Map No. 359 said Lot being located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 6 North, Range 5 West of the 4th P.M., Grant County, Wisconsin, recorded in the office of the Register of Deeds for Grant County, Wisconsin in Volume 2 of Certified Surveys, page 225 on January 26, 1994.

ALSO INCLUDING a non-exclusive easement for ingress and egress over land described in Certified Survey Map No. 356 of parts of Sections 23 and 26 of Township 6 North, Range 5 West of the 4th P.M., Grant County, Wisconsin, recorded in the office of the Register of Deeds for Grant County, Wisconsin in Volume 2 of Certified Surveys, page 214 on January 10, 1994.

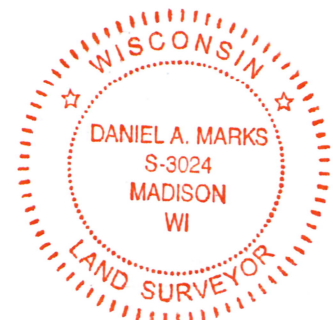
**Existing Description from Doc. 799316**

Lot Nine (9) of Certified Survey Map No. 360 said Lot being located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 23, Township 6 North, Range 5 West of the 4th P.M., Grant County, Wisconsin, recorded in the office of the Register of Deeds for Grant County, Wisconsin in Volume 2 of Certified Surveys, page 228 on January 26, 1994.

ALSO INCLUDING a non-exclusive easement for ingress and egress over land described in Certified Survey Map No. 356 of parts of Sections 23 and 26 of Township 6 North, Range 5 West of the 4th P.M., Grant County, Wisconsin, recorded in the office of the Register of Deeds for Grant County, Wisconsin in Volume 2 of Certified Surveys, page 214 on January 10, 1994.

**Surveyor's Certificate**

I, Daniel Marks, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the property shown on this plat of survey under the direction of Todd Simerson and such map is a correct representation of all of the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made with compliance to Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.



Dated this 19th day of September, 2023

*Daniel Marks*

Daniel Marks  
Professional Land Surveyor S-3024  
Field work completed 2/8/2023

Sheet 3 of 3



**RIVER VALLEY LAND SURVEYING**

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