

PLAT OF SURVEY

Prepared for: MERRY COOLEY

NORTH 1/4 CORNER
SECTION 23, T6N R3W
1" x 24" Rebar set.
New tie sheet.

R/W PROJECT
NUMBER 1660-01-22

NORTHEAST CORNER
SECTION 23, T6N R3W
1.25" Rebar found.
New tie sheet.

14 14
23 23
2663.82'

Point of Beginning

PINE ROAD

U.S.H.

#18

S 89°37'19" W

412.00'

299.91'

1031.33'

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ⊠ Existing wood post
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- - - Right of Way
- - - Previously surveyed line
- ***** Existing fence

PARCEL "B"
PREVIOUS SURVEY
BY BRUCE BOWDEN
DATED 12-24-1993
BOOK: T, PAGE: 29

TRACT 1
16.50± ACRES
718,740± SQ.FT.

TRACT 2
1.95± ACRES
85,091± SQ.FT.

N 06°00'02" E 217.69'
(S 6°13'00" W) (217.77')
(N 6°16'51" E) (217.68')

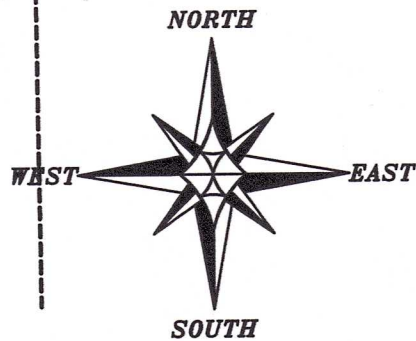
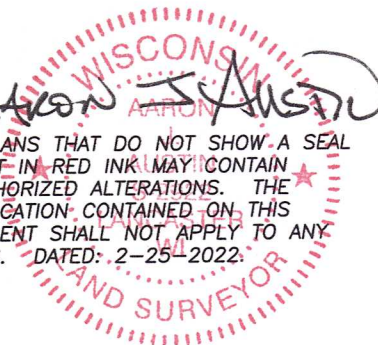
N 83°05'51" E 127.54'
(S 83°33'40" W) (127.95')
(N 83°22'40" E) (127.54')

LINE	BEARING	DISTANCE
L1	S 89°59'18" E	259.17'
L2	N 89°37'22" E	37.97'

PARCEL "A"
PREVIOUS SURVEY
BY BRUCE BOWDEN
DATED 12-24-1993
BOOK: T, PAGE: 29

[578589]
PREVIOUS SURVEY
BY LAURENCE SCHMIT
DATED 10-18-1978
BOOK: G, PAGE: 189

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: 2-25-2022.



The North line of the NE 1/4 of Section 23 bears S 89°37'19" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 200 400
SCALE 1" = 200'

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702
H:\PLAT\T6NR3W\23\23S183-COOLEY SHEET 1 OF 2

Found disturbed
Reset

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Six (6) North, Range Three (3) West of the 4th P.M., Town of Mt. Ida, Grant County, Wisconsin, and being described as follows:

Commencing at the a 1.25" rebar marking the Northeast corner of said Section 23;
thence South 89° 37' 19" West 1031.33 feet along the North line of said Section to the point of beginning;
thence South 01° 17' 22" West 346.99 feet to a 3/4" rebar;
thence South 87° 29' 43" East 160.44 feet to a 3/4" rebar on the East line of that property as described in Document Number 578589, Grant County Registry;
thence South 00° 53' 58" East 533.52 feet along a line of said property to an existing wood post;
thence South 16° 58' 58" West 574.12 feet along a line of said property to a 1" iron pipe;
thence North 53° 01' 21" West 649.73 feet along a line of said property to a 1" iron pipe;
thence North 06° 13' 57" East 1049.13 feet along a line of said property to the North line of said Section 23;
thence North 89° 37' 19" East 412.00 feet along the North line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

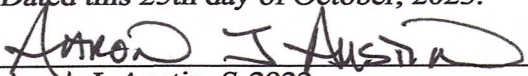
TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Six (6) North, Range Three (3) West of the 4th P.M., Town of Mt. Ida, Grant County, Wisconsin, and being described as follows:

Commencing at the a 1.25" rebar marking the Northeast corner of said Section 23;
thence South 89° 37' 19" West 1031.33 feet along the North line of said Section to the point of beginning;
thence South 01° 17' 22" West 346.99 feet to a 3/4" rebar;
thence South 87° 29' 43" East 160.44 feet to a 3/4" rebar on the East line of that property as described in Document Number 578589, Grant County Registry;
thence North 00° 53' 58" West 124.09 feet along a line of said property to a 1" iron pipe;
thence North 83° 05' 51" East 127.54 feet along a line of said property to a 1" iron pipe;
thence North 06° 00' 02" East 217.69 feet along a line of said property to the North line of said Section;
thence South 89° 37' 19" West 299.91 feet along the North line of said Section to the point of beginning. Tract being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional 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 field work was completed on 10-24-2023.
That this survey was prepared under the instructions of Merry Cooley.
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 25th day of October, 2023.

Aaron J. Austin, S-2922
Agent, Austin Engineering, LLC



Prepared for: MERRY COOLEY

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

JOB NO: 23S183
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN