

PLAT OF SURVEY

Prepared for: TYREE EDGE

PREVIOUS SURVEY
BY WESLEY KRAEMER
DATED 9-28-2020
BOOK: 45, PAGE: 39

PARCEL 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-18-1994
BOOK: U, PAGE: 95

PARCEL 2
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-18-1994
BOOK: U, PAGE: 95

[830026]

JOHNSON STREET

STREET

BLOCK 3
LOT 5

ADDITION

338.98' (S 89°24'26" W)
S 89°24'48" W 439.01'

100.00'

OAK STREET

30'
30'

asphalt

S 00°33'13" E 76.69'
(S 00°35'34" E)

[802906]
S 00°33'13" E 44.00'
(SE'LY ALONG NORTH LINE OF HWY 45)

(EAST) (149') [617517]

624.00'

100.00'

98.00'

S 89°24'48" W 100.00'

100.00'

30.00'

150.54' N 89°26'13" E

house

house

house

[808499]
0.27± ACRE
11,772± SQ.FT.

[703190]

PREVIOUS SURVEYS
BOOK: 39, PAGE: 97
BOOK: 48, PAGE: 25
LOT 4

(NORTHWESTERLY ALONG NORTH LINE OF STREET 155)
S 79°03'04" E 200.03'

60'

asphalt

203.71'

ROUTE 66

(EAST) (98') [808499]
100.83'

Point of Beginning

(WESTERLY ALONG MAIN ROAD) (105')
S 72°19'16" E 105.29'

N 00°33'35" W 132.00'

N 00°33'35" W 100.13'

(SOUTH) (165')

S 00°33'35" E 165.00'

(SOUTH) (165')

16.50' (1 ROD)

[820224]

VACATED JOHNSON STREET [792553]

N 00°33'35" W 100.13'

(N 0°33'03" W) (100.03')

N 00°33'35" W 100.13'

(SOUTH) (165')

N 00°33'35" W 100.13'

(SOUTH) (165')

S 80°38'28" E 30.46'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

BLOCK 6
LEDBETTER'S

LOT 5

LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- △ 1" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- No monument set
- ⊕ Manhole
- ⊙ Bush
- ⊕ Mailbox
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Deed line
- - - Previously surveyed line
- Centerline
- - - Right of Way
- Existing Structure
- Existing Improvement
- Existing mow line
- Existing fence
- Retaining Wall

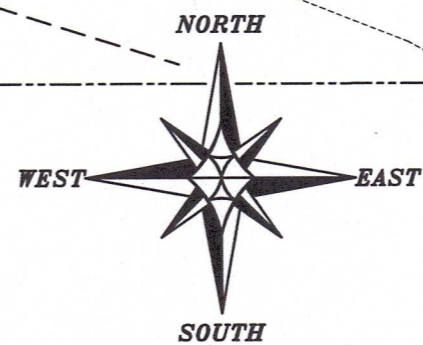
24 24
25 25
N 89°55'49" E

SOUTH 1/4 CORNER SECTION 24, T6N R1W
2" Iron pipe and ties found.

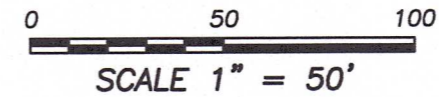
488.81'

2652.96'

SOUTHEAST CORNER SECTION 5, T6N R1W
Aluminum Monument in vault and ties found.



The South line of the SE 1/4 of Section 24 bears N 89°55'49" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 50'

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702
H:\PLAT\T6NR1W\24\23S178-EDGE SHEET 1 OF 2

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Document Number 808499, Grant County Registry and being described as follows:

Part of the Southwest Quarter (S.W. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-four (24), Township Six (6) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, described as follows:

Beginning at a point 260 feet West of the Northwest corner of Lot 4, Block 6 in Ledbetter's Addition to the Village of Montfort, Grant County, Wisconsin;
and running thence West 98 feet;
thence South 130 feet more or less to the North line of the continuation of Mineral Street;
thence East 98 feet;
thence North 130 feet more or less to the place of beginning.

SURVEYED AS FOLLOWS:

Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Six (6) North, Range One (1) West of the 4th P.M., Village of Montfort, Grant County, Wisconsin, and being described as follows:

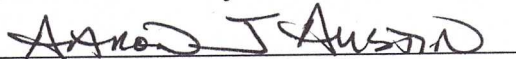
Commencing at a 2" Iron pipe marking the South Quarter (S 1/4) corner of said Section 24;
thence North 89° 55' 49" East 488.81 feet along the South line of said Section;
thence North 00° 33' 35" West 94.24 feet to a 3/4" rebar marking the Southwest corner of that property as described in Document Number 699417, Grant County Registry, said corner being the point of beginning;
thence North 00° 33' 35" West 132.00 feet along the West line of said property to a 3/4" rebar marking the Northwest corner thereof;
thence South 89° 24' 48" West 98.00 feet along the North line of that property as described in Document Number 808499, Grant County Registry to a 3/4" rebar marking the Northwest corner thereof;
thence South 00° 33' 35" East 108.24 feet along the West line of said property to a 3/4" rebar marking the Southwest corner thereof;
thence South 76° 57' 29" East 100.83 feet 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 10-18-2023.
That this survey was prepared under the instructions of Tyree Edge.
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 28th day of November, 2023.


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



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

Prepared for: TYREE EDGE

JOB NO: 23S178
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN