



# PLAT OF SURVEY

## DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), 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 P.K. Nail marking the East Quarter (E 1/4) corner of said Section;  
 thence North 00° 22' 16" West 559.05 feet along the East line of said Section to the point of beginning;  
 thence North 00° 22' 16" West 26.70 feet along the East line of said Section;  
 thence South 89° 39' 13" West 199.90 feet along the South line of that property as described in Document Number 716532, Grant County Registry to a 3/4" rebar;  
 thence North 00° 20' 47" West 243.37 feet along the West line of said property and along the West line of Lot 2 of Certified Survey Map #1733, recorded as Document Number 764668, Grant County Registry to a 3/4" rebar;  
 thence South 81° 12' 22" West 297.32 feet along the South line of Lot 1 of said Certified Survey Map Number 1773 to a 1" iron pipe marking the Southwest corner thereof;  
 thence South 00° 42' 26" East 151.36 feet along the East line of that property as described in Document Number 571985, Grant County Registry to a 1" iron pipe marking the Southeast corner thereof;  
 thence South 81° 16' 02" West 190.34 feet along the South line of said property described in Document Number 571985 to a 3/4" rebar marking the Southwest corner thereof;  
 thence South 00° 45' 18" East 161.62 feet along the East right of way of Wall Street to an existing telephone pedestal marking the Northwest corner of that property as described in Document Number 486790, Grant County Registry;  
 thence North 81° 16' 47" East 283.17 feet along the North line of said property described in Document Number 486790 to a 1" iron pipe;  
 thence South 04° 11' 41" East 137.95 feet along a line of said property to a 3/4" rebar;  
 thence 16.82 feet on the arc of a curve to the right having a radius of 20.00 feet and a long chord bearing South 19° 54' 00" West 16.33 feet along a line of said property to a 3/4" rebar;  
 thence 116.52 feet on the arc of a curve to the left having a radius of 55.00 feet and a long chord bearing South 16° 41' 45" East 95.92 feet along a line of said property to a 1" iron pipe;  
 thence South 12° 36' 48" West 57.85 feet along a line of said property to a 3/4" rebar marking the Northwest corner of that property as described in Document Number 831004, Grant County Registry;  
 thence North 89° 39' 59" East 180.00 feet along the North line of said property described in Document Number 831004 to a 1" iron pipe marking the Southwest corner of that property described in Document Number 837569, Grant County Registry;  
 thence North 00° 14' 41" West 199.31 feet along the West line of said property described in Document Number 837569 to a 1" iron pipe marking the Northwest corner thereof;  
 thence North 00° 27' 44" East 175.22 feet along the West line of that property as described in Document Number 581923, Grant County Registry to a 3/4" rebar marking the Northwest corner thereof;  
 thence North 89° 39' 13" East 199.58 feet along the North line of said property described in Document Number 581923 to the point of beginning.

## 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 4-3-2024.

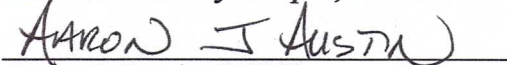
That this survey was prepared under the instructions of Kelly Cowlin.

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.

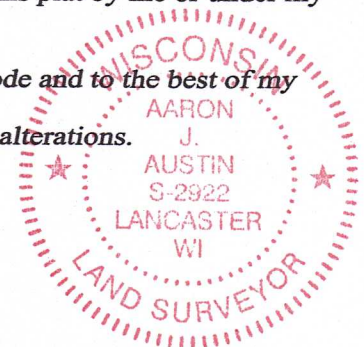
The certification contained on this document shall not apply to any copies.

Dated this 4th day of April, 2024.



Aaron J. Austin, S-2922

Agent, Austin Surveying, LLC



Prepared for: KELLY COWLIN



**Austin Surveying, LLC**

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JOB NO: 24S011  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 2 OF 2