

PLAT OF SURVEY

Prepared for: BRUCE COLLINS

PREVIOUS SURVEY
BY BRUCE BOWDEN
DATED 11-12-1984
BOOK: I, PAGE: 101

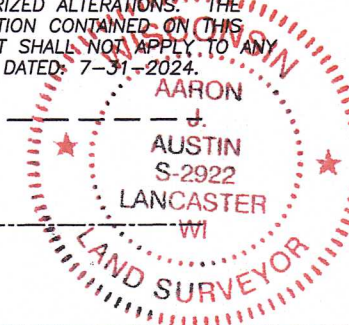
S 89°44'53" W 150.02'
(N 89°48'30" W) (150.00')

60.00'
S 89°27'36" W

BLOCK 8 - DIETER & EASTMAN ADDITION

Aaron I Austin

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: 7-31-2024.



NORTHEAST CORNER
SECTION 25, T6N R1W
Aluminum Monument and
witness corners found

19
30

2648.81'

STREET

MAPLE STREET

STREET

BLOCK 9 - DIETER & EASTMAN ADDITION

LOT 20

LOT 19

LOT 1

LOT 3

LOT 4

LOT 6

LOT 7

LOT 8

LOT 9

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-26-2005
BOOK 18, PAGE 25

AMENDED RESOLUTION TO
DISCONTINUE ALLEY [805705]

N 89°59'59" W 115.16'

65.03' 50.14'

garden ALLEY flower bed

N 89°59'59" W 115.26'

N 89°59'59" W 120.54'
(N 90°00' E) (120')

N 89°44'46" W 60.00'

BLOCK 2 - OLESON ADDITION

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ⊠ 1 1/2" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Platted lot line
- - - Previously surveyed line
- - - Existing Improvement
- - - Existing Structure
- - - Retaining Wall

LOT 18
PREVIOUS SURVEY
BY JOHN CEJKA
DATED 7-11-1983
BOOK: L, PAGE: 304

LOT 17

LOT 16

LOT 15

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 10-6-2003
BOOK: 14, PAGE 2

LOT 14

100.10'
S 84°27'57" E 60.29'
117.04'
S 00°04'22" E 127.43'
117.43'
S 00°04'22" E 127.43'
100.00'
N 00°04'22" W 250.10'
(S 00°10'23" W)

PROSPECT STREET

LOT 8
[802832]
0.34± ACRE
14,709± SQ.FT.

LOT 7
flower bed

LOT 6
(120')

LOT 5
N 89°38'24" E 116.36'

LOT 4

LOT 3

LOT 2

LOT 1

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

(58')

(58')

(58')

(58')

(58')

N 00°36'41" W 126.70'
(N 0°00' E)

N 00°15'26" W 173.92'
(N 0°00' E)

N 00°15'26" W 173.92'
(N 0°00' E)

N 00°15'26" W 173.92'
(N 0°00' E)

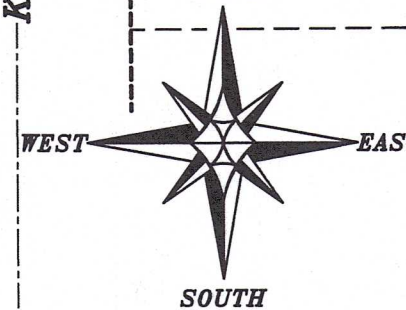
N 00°15'26" W 173.92'
(N 0°00' E)

KETTERER STREET

S 00°15'26" E 128.35'
(N 00°01'39" E)

N 89°59'59" W 466.06'

NORTH



SOUTH

The East line of the NE 1/4 of Section 25 bears N 00°22'16" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 50'

1596.23'

N 00°22'16" W

30
30

25
25

EAST 1/4 CORNER
SECTION 25, T6N R1W
P.K. Nail and witness
corners found



Austin Surveying, LLC

Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

PLAT OF SURVEY

DESCRIPTION PROVIDED:

Property described in Document Number 802832, Grant County Registry and being described as follows:

Lots Seven (7) and Eight (8) in Block Ten (10) in Dieter and Eastman's Addition to the Village of Montfort, Grant County, Wisconsin, according to the recorded map or plat thereof.

ALSO INCLUDING:

The South Half (S 1/2) of a 20 foot wide alley running in a easterly and westerly direction between Block 9 and Block 10 of the Dieter and Eastman Addition to the Village of Montfort and lying south of lots 1 and 2 of Block 9 and north of lots 8 and 7 of Block 10 in said Dieter and Eastman Addition to the Village of Montfort, Grant County, Wisconsin.

Alley discontinued by Document Number 805705, Grant County Registry.

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 7-23-2024.

That this survey was prepared under the instructions of Bruce Collins.

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 31st day of July, 2024.

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



Prepared for: BRUCE COLLINS



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austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

JOB NO: 24S121
H:\CRD\24S121
H:\PLAT\MONTFORT\D&E\24S121-COLLINS

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN