

PLAT OF SURVEY

Prepared for: DENNIS BYRNES

LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊕ Septic System vent
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Platted lot line
- - - Previously surveyed line
- - - Approximate edge of river
- * * * * Existing fence

[804507]
 PREVIOUS SURVEY
 BY AARON AUSTIN
 DATED 6-18-2019
 BOOK: 43, PAGE: 76

EAST 1/4 CORNER
 SECTION 21, T4N R1W
 -No monument-
 Corner established
 from existing ties

N: 508348.98
 E: 879242.82

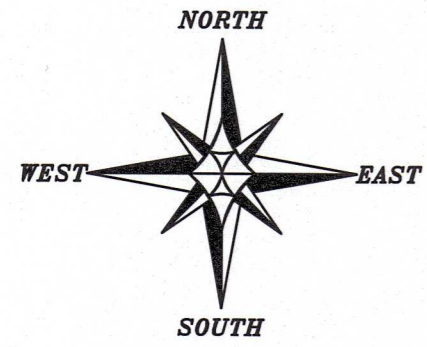
NW 1/4 - SE 1/4

NE 1/4 - SE 1/4

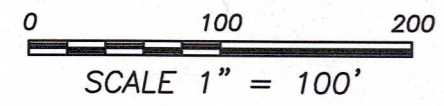
DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Four (4) North, Range One (1) West of the 4th P.M., Town of Lima, Grant County, Wisconsin, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 21;
 thence South 00° 06' 48" East 1113.73 feet along the East line of said Section 21;
 thence South 89° 53' 12" West 1276.40 feet to a corner of that property as described in Document Number 804507, Grant County Registry, said corner being the point of beginning;
 thence North 61° 21' 52" West 15.55 feet along a line of said property;
 thence South 88° 03' 15" West 326.81 feet along a line of said property;
 thence North 00° 40' 27" West 242.68 feet along a line of said property;
 thence South 55° 08' 19" East 418.16 feet to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.



The East line of the SE 1/4 of Section 21 bears S 00°06'48" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the description hereon was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 11-1-2024.
 That this survey was prepared under the instructions of Dennis Byrnes.
 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 5th day of November, 2024.
 Revised this 21st day of November, 2024. *AA*
Aaron J. Austin
 Aaron J. Austin, PLS-2922
 Agent, Austin Surveying, LLC

This survey was prepared for the exchange of land between adjoining land owners.



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

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EAST 1/4 CORNER SECTION 21, T4N R1W
 -No monument-
 Corner established from existing ties

N: 508348.98
 E: 879242.82

S 00°06'48" E

1113.73'

2646.58'

N: 505702.40
 E: 879248.06

SOUTHEAST CORNER SECTION 21, T4N R1W
 3" Pipe post in concrete and ties found

NW 1/4 - SE 1/4

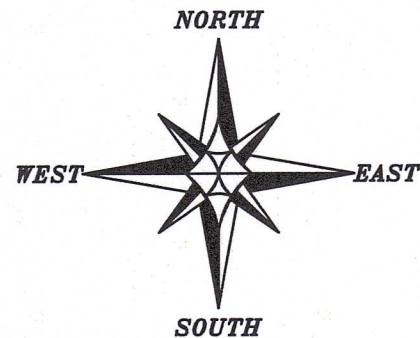
NE 1/4 - SE 1/4

[804507]
 PREVIOUS SURVEY
 BY AARON AUSTIN
 DATED 6-18-2019
 BOOK: 43, PAGE: 76

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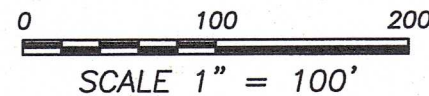
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1.11± ACRES
 48,339± SQ.FT.

LINE DESCRIBED IN [804507]

The East line of the SE 1/4 of Section 21 bears S 00°06'48" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



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Aaron J. Austin
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