

WEST 1/4 CORNER
SECTION 21, T4N R4W
WISDOT Aluminum
Cap and ties found.

PLAT OF SURVEY

DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the Southwest corner of said Section 21, said corner being the point of beginning;
thence North 02° 44' 31" West 316.90 feet along the West line of said Section;
thence South 88° 10' 12" East 367.42 feet;
thence South 02° 05' 00" West 308.53 feet to the South line of said Section;
thence North 89° 24' 30" West 340.87 feet along the South 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 12-31-2024.

That this survey was prepared under the instructions of Ashley Koeller.

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.

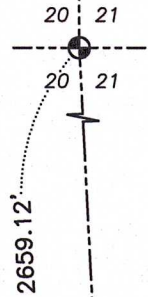
The certification contained on this document shall not apply to any copies.

Dated this 7th day of January, 2025.

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

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- No monument set
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously described line
- xxxx Existing fence



WEST LINE, SECTION 21

33'

33'

40.01'

327.41'

316.90'

316.90'

308.53'

308.53'

340.87'

340.87'

293.01'

293.01'

2670.15'

2670.15'

47.86'

47.86'

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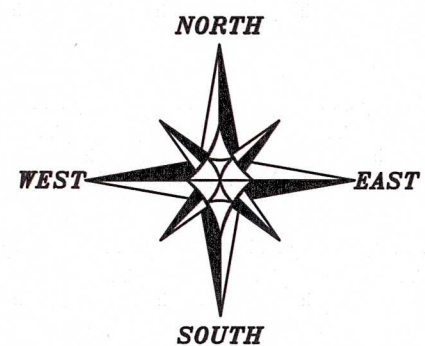
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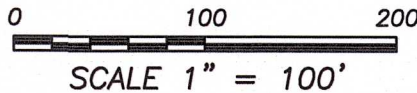
21

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21



The West line of the SW 1/4 of Section 21 bears N 02°44'31" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SOUTHWEST CORNER
SECTION 21, T4N R4W
WISDOT Aluminum
Cap and ties found.
Point of Beginning

SOUTH 1/4 CORNER
SECTION 21, T4N R4W
WISDOT Aluminum
Cap and ties found.

Prepared for: MIKE AND ASHLEY KOELLER



Austin Surveying, LLC
Land Surveying & Septic System Designs
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JOB NO: 24S220
H:\CRD\24S220
H:\PLAT\T4NR4W\21\24S220-KOELLER

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