

DOCUMENT NUMBER  
2024R-601742

DANIEL J. HEFFNER  
REGISTER OF DEEDS  
BAYFIELD COUNTY, WI

RECORDED  
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RECORDING FEE: \$30.00  
PAGES: 3

V.1.13 CSMP, 260-262

# BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. 2321

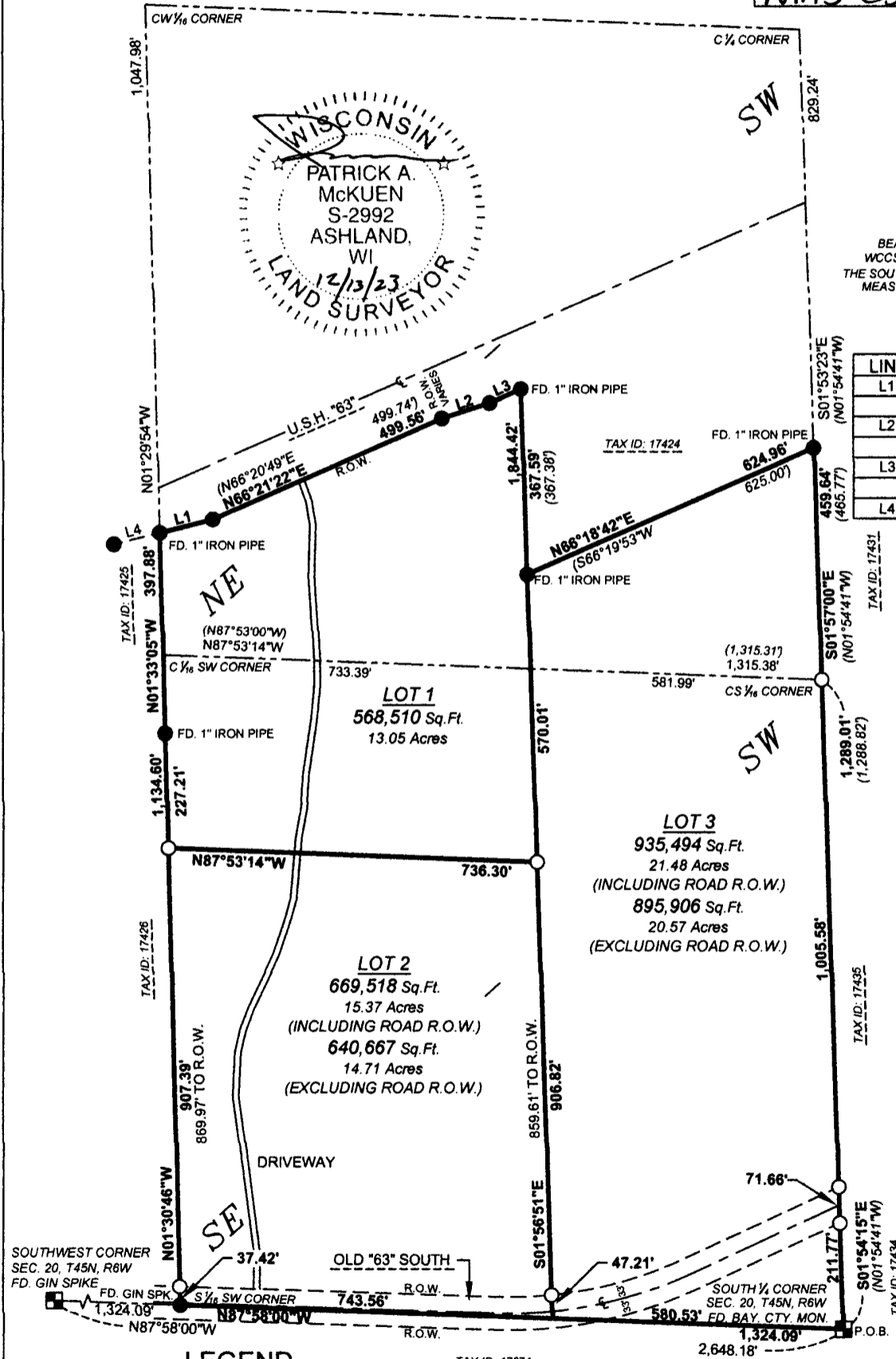
LAND LOCATED IN THE NE 1/4 - SW 1/4 & SE 1/4 - SW 1/4, SECTION 20,  
TOWNSHIP 45 NORTH, RANGE 6 WEST,  
TOWN OF GRAND VIEW, BAYFIELD COUNTY, WI.



BEARINGS ARE GRID BASED  
WCCS - BAYFIELD COUNTY WITH  
THE SOUTH LINE OF THE SOUTHWEST 1/4  
MEASURED TO BEAR N87°58'00"W

### LINE TABLE

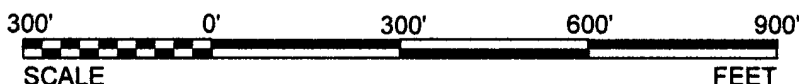
LINE	BEARING	DISTANCE
L1	N75°52'47"E (N75°57'56"E)	108.78'
L2	N72°18'16"E (N72°09'21"E)	100.14' (68.24')
L3	N66°01'22"E (N66°15'45"E)	68.10' (68.24')
L4	N76°07'51"E (N75°57'56"E)	94.24'



### LEGEND

- -SET 1" x 18" IRON PIPE WEIGHING 1.13 LBS PER LIN. FOOT
- -FD. 3/4" CAPPED REBAR (WISDOT) (UNLESS OTHERWISE NOTED)
- ( ) -PREVIOUSLY RECORDED AS
- ALL MONUMENTS ARE OUTSIDE DIAMETER

FIELDWORK COMPLETED:  
11/02/23



### Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services  
*Value & Quality in a Timely Manner...*

PATRICK A. MCKUEN, PLS  
1424 1/2 Lake Shore Dr. W.  
Ashland, Wisconsin  
Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM

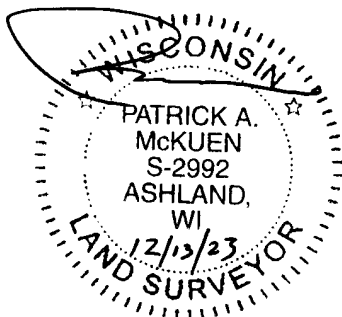
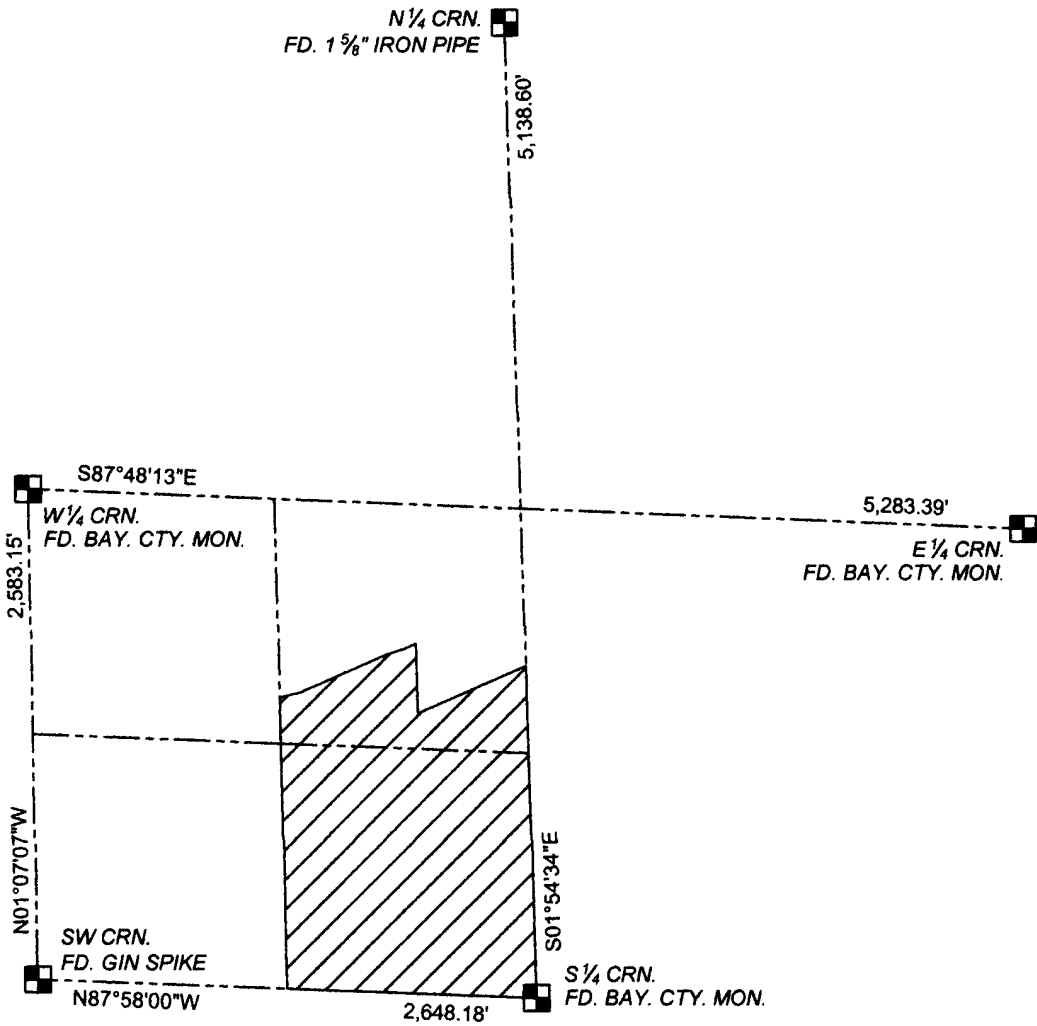
PROJECT NO. BORGWARDT23 - 20-45-6  
SHEET 1 OF 3 SHEETS

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# BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. 2321

LAND LOCATED IN THE NE 1/4 - SW 1/4 & SE 1/4 - SW 1/4, SECTION 20,  
TOWNSHIP 45 NORTH, RANGE 6 WEST,  
TOWN OF GRAND VIEW, BAYFIELD COUNTY, WI.

SEC. 20 - T45N - R6W  
NOT TO SCALE



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SHEET 2 OF 3 SHEETS

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# BAYFIELD COUNTY CERTIFIED SURVEY MAP NO. 2321

LAND LOCATED IN THE NE 1/4 - SW 1/4 & SE 1/4 - SW 1/4, SECTION 20,  
TOWNSHIP 45 NORTH, RANGE 6 WEST,  
TOWN OF GRAND VIEW, BAYFIELD COUNTY, WI.

### Surveyor's Certificate

I, Patrick A. McKuen, Professional Land Surveyor S-2992, hereby certify that I have surveyed and mapped; Land located in the NE 1/4 - SW 1/4 & SE 1/4 - SW 1/4, Section 20, Township 45 North, Range 6 West in the Town of Grand View, Bayfield County, WI more particularly described as follows:

Beginning at the S 1/4 corner of said section; Thence N87°58'00"W along the south line of the SW 1/4 a distance of 1,324.09 feet to the S 1/8 SW corner; Thence N01°30'46"W along the monumented west line of the SE 1/4 - SW 1/4 & NE 1/4 - SW 1/4 a distance of 1,134.60 feet; Thence N01°33'05"W along the monumented west line of the NE 1/4 - SW 1/4 a distance of 397.88 feet to the southerly right of way of U.S.H. "63"; Thence N75°52'47"E along said right of way a distance of 108.76 feet; Thence N66°21'22"E along said right of way a distance of 499.56 feet; Thence N72°16'16"E along said right of way a distance of 100.14 feet; Thence N66°01'22"E along said right of way a distance of 68.10 feet; Thence S01°56'51"E a distance of 367.59 feet; Thence N66°18'42"E a distance of 624.96 feet to the monumented east line of the NE 1/4 - SW 1/4; Thence S01°57'00"E along said monumented line a distance of 459.64 feet to the CS 1/8 corner; Thence S01°54'15"E along the east line of the SE 1/4 - SW 1/4 a distance of 1,289.01 feet to the Point of Beginning.

That the above described parcel of land contains 2,173,522 square feet which is 49.90 acres including the right of way of Old "63" South Rd. or 2,105,083 square feet which is 48.33 acres excluding said right of way.

That I have made this map at the direction of Tim Borgwardt, OWNER of said lands.

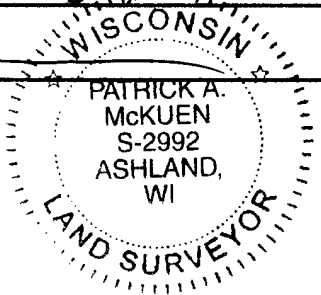
That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and with the subdivision regulations of the Town of Grand View and Bayfield County in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made

dated this 13 day of December, 2023

Pine Ridge Land Surveying  
Patrick A. McKuen  
WI PLS S-2992



### BAYFIELD COUNTY ZONING APPROVAL CERTIFICATE

I, RUTH HULSTROM, BAYFIELD COUNTY PLANNING & ZONING DIRECTOR,  
DO HEREBY APPROVE THIS BAYFIELD COUNTY CERTIFIED SURVEY MAP

SIGNED: [Signature]  
RUTH HULSTROM

DATED THIS 2nd DAY OF January, 2024

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SHEET 3 OF 3 SHEETS

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