

PLAT OF SURVEY

LEGEND

- ⊙ Section Corner
- 5/8" x 18" rebar set with cap
- ⊙ Mag nail set
- 7/16" x 1 3/16" x 4' Wood lath set

- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- ×××× Existing fence

0 300 600

SCALE 1" = 300'

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: 8-30-2022
 REVISED: 10-28-2022
 LAND SURVEYOR

C5
 A=516.59'
 R=2055.61'
 C LEN=515.23'
 BRG=N 60°16'07" E

C6
 A=226.29'
 R=1174.21'
 C LEN=225.94'
 BRG=N 72°59'21" E

NORTH 1/4 CORNER
 SECTION 2, T7N R2W
 3/4" Rebar found.
 New tie sheet.

NORTHEAST CORNER
 SECTION 2, T7N R2W
 Aluminum Capped
 rebar found. New tie sheet.

The East line of the NE 1/4 of Section 2 bears N 00°17'54" W
 according to the Grant County Coordinate System WISCONSIN
 NAD 83 (2011) which was determined by G.P.S. observation.

TRACT 1
 22.50± ACRES
 979,931 SQ.FT.

TRACT 2
 50.61± ACRES
 2,204,586± SQ.FT.

CENTERLINE
SAND HILL ROAD

CENTERLINE
C.T.H. "M"

NE 1/4 - SE 1/4
 DETAIL
 SCALE 1" = 100'

C4
 A=68.42'
 R=748.69'
 C LEN=68.40'
 BRG=N 55°41'14" E

C3
 A=205.62'
 R=950.00'
 C LEN=205.22'
 BRG=N 21°22'10" W

C2
 A=131.67'
 R=535.00'
 C LEN=131.33'
 BRG=N 22°13'09" W

C1
 A=36.52'
 R=160.00'
 C LEN=36.44'
 BRG=N 22°43'51" W

C7
 A=162.29'
 R=160.00'
 C LEN=155.42'
 BRG=S 12°51'56" W

C8
 A=320.87'
 R=6090.00'
 C LEN=320.83'
 BRG=S 40°24'50" W

C9
 A=407.02'
 R=550.00'
 C LEN=397.80'
 BRG=S 17°42'14" W

C10
 A=60.60'
 R=900.00'
 C LEN=60.59'
 BRG=S 01°34'03" E

WEST 1/4 CORNER
 SECTION 2, T7N R2W
 Aluminum Capped
 rebar and ties found
 (buried 18")

SOUTH 1/4 CORNER
 SECTION 2, T7N R2W
 3/4" Rebar found.
 New tie sheet.

EAST 1/4 CORNER
 SECTION 2, T7N R2W
 3/4" Rebar and ties found

SOUTHEAST CORNER
 SECTION 2, T7N R2W
 3/4" Rebar and ties found

Austin Engineering LLC
 austinengineeringllc.com
 4211 HWY 81 E, LANCASTER, WI 53813
 PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **KODY CATHMAN**

JOB NO: 22S124
 H:\CRD\22S124
 H:\PLAT\T7NR2W\02\22S124-CATHMAN

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

SHEET 1 OF 2

NOV 03 2022

REVISED 49028

PLAT OF SURVEY

TRACT 1 DESCRIPTION:


Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Two (2), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, and being described as follows:
Commencing at a 3/4" rebar marking the East Quarter (E 1/4) corner of said Section;
thence North 00° 17' 54" West 558.49 feet along the East line of said Section to a 5/8" rebar marking the point of beginning;
thence North 53° 24' 31" West 407.21 feet to a 5/8" rebar;
thence North 36° 35' 28" East 11.81 feet to a 5/8" rebar;
thence North 46° 40' 12" West 30.21 feet to a 5/8" rebar;
thence South 36° 42' 39" West 15.36 feet to a 5/8" rebar;
thence North 53° 24' 24" West 117.50 feet to a 5/8" rebar;
thence South 27° 28' 23" West 111.11 feet to a 5/8" rebar;
thence North 60° 54' 58" West 64.04 feet to a mag nail in the centerline of a township road known as Sand Hill Road;
thence 36.52 feet on the arc of a curve to the left having a radius of 160.00 feet and a long chord bearing North 22° 43' 51" West 36.44 feet along said centerline to a mag nail;
thence North 29° 16' 10" West 188.27 feet along said centerline to a mag nail;
thence 131.67 feet on the arc of a curve to the right having a radius of 535.00 feet and a long chord bearing North 22° 13' 09" West 131.33 feet along said centerline to a mag nail;
thence North 15° 10' 08" West 185.35 feet along said centerline to a mag nail;
thence 205.62 feet on the arc of a curve to the left having a radius of 950.00 feet and a long chord bearing North 21° 22' 10" West 205.22 feet along said centerline to a mag nail;
thence North 27° 34' 12" West 241.06 feet along said centerline to a mag nail in the centerline of County Highway "M";
thence North 58° 18' 19" East 41.21 feet along the centerline of County Highway "M" to a mag nail;
thence 68.42 feet on the arc of a curve to the left having a radius of 748.69 feet and a long chord bearing North 55° 41' 14" East 68.40 feet along said centerline to a mag nail;
thence North 53° 04' 09" East 106.89 feet along said centerline to a mag nail;
thence 516.59 feet on the arc of a curve to the right having a radius of 2055.61 feet and a long chord bearing North 60° 16' 07" East 515.23 feet along said centerline to a mag nail;
thence North 67° 28' 05" East 102.01 feet along said centerline to a mag nail;
thence 226.29 feet on the arc of a curve to the right having a radius of 1174.21 feet and a long chord bearing North 72° 59' 21" East 225.94 feet along said centerline to a mag nail on the East line of said Section;
thence South 00° 17' 54" East 1651.51 feet along the East line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

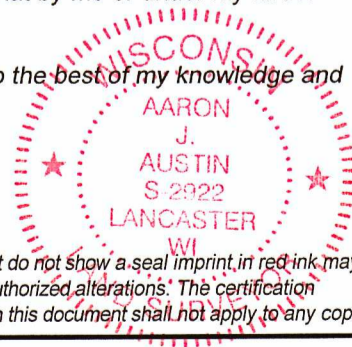
TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, and being described as follows:
Commencing at a 3/4" rebar marking the East Quarter (E 1/4) corner of said Section, said corner being the point of beginning;
thence North 00° 17' 54" West 558.49 feet along the East line of said Section to a 5/8" rebar;
thence North 53° 24' 31" West 407.21 feet to a 5/8" rebar;
thence North 36° 35' 28" East 11.81 feet to a 5/8" rebar;
thence North 46° 40' 12" West 30.21 feet to a 5/8" rebar;
thence South 36° 42' 39" West 15.36 feet to a 5/8" rebar;
thence North 53° 24' 24" West 117.50 feet to a 5/8" rebar;
thence South 27° 28' 23" West 111.11 feet to a 5/8" rebar;
thence North 60° 54' 58" West 64.04 feet to a mag nail in the centerline of a township road known as Sand Hill Road;
thence 162.29 feet on the arc of a curve to the right having a radius of 160.00 feet and a long chord bearing South 12° 51' 56" West 155.42 feet along said centerline to a mag nail;
thence South 41° 55' 24" West 34.00 feet along said centerline to a mag nail;
thence 320.87 feet on the arc of a curve to the left having a radius of 6090.00 feet and a long chord bearing South 40° 24' 50" West 320.83 feet along said centerline to a mag nail;
thence South 38° 54' 16" West 432.17 feet along said centerline to a mag nail;
thence 407.02 feet on the arc of a curve to the left having a radius of 550.00 feet and a long chord bearing South 17° 42' 14" West 397.80 feet along said centerline to a mag nail;
thence South 03° 29' 47" East 953.74 feet along said centerline to a mag nail;
thence 60.60 feet on the arc of a curve to the right having a radius of 900.00 feet and a long chord bearing South 01° 34' 03" East 60.59 feet along said centerline to a mag nail on the South line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4);
thence North 89° 44' 04" East 1170.47 feet along said South line to a 5/8" rebar marking the Southeast corner thereof;
thence North 00° 44' 19" West 1321.86 feet along the East line of said Section to the point of beginning.
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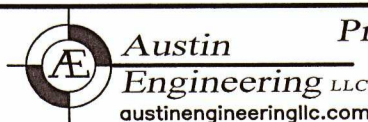
SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:
That the above descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 10-27-2022.
That this survey was prepared under the instructions of Kody Cathman.
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.
Dated this 30th day of August, 2022.
Revised this 28th day of October, 2022.


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



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.



4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: KODY CATHMAN

JOB NO: 22S124
H:\CRD\22S124
H:\PLAT\7NR2W\02\22S124-CATHMAN

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 2 OF 2

NOV 03 2022

REVISED 49028

PLAT OF SURVEY

LEGEND

- Section Corner
- 5/8" x 18" rebar set with cap
- Mag nail set
- 7/16" x 1 3/16" x 4' Wood lath set

- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- * - * - Existing fence

0 300 600

SCALE 1" = 300'

Austin Engineering LLC

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LAND SURVEYOR

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A=516.59'
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CENTERLINE SAND HILL ROAD

TRACT 1
22.51± ACRES
980,338± SQ.FT.

TRACT 2
50.60± ACRES
2,204,178± SQ.FT.

NORTHEAST CORNER SECTION 2, T7N R2W
Aluminum Capped rebar found. New tie sheet.

NORTH 1/4 CORNER SECTION 2, T7N R2W
3/4" Rebar found. New tie sheet.

WEST 1/4 CORNER SECTION 2, T7N R2W
Aluminum Capped rebar and ties found (buried 18")

SOUTH 1/4 CORNER SECTION 2, T7N R2W
3/4" Rebar found. New tie sheet.

SOUTHEAST CORNER SECTION 2, T7N R2W
3/4" Rebar and ties found

The East line of the NE 1/4 of Section 2 bears N 00°17'54" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

Point of Beginning Tract 1

Point of Beginning Tract 2

Southeast Cor. NE 1/4, SE 1/4

South line NE 1/4, SE 1/4

N 00°53'48" W

S 89°36'28" W

N 89°44'04" E 1170.47'

SE 1/4 - SE 1/4

1321.86'

2643.72'

2637.94'

558.49'

N 00°44'19" W

N 00°17'54" W

S 00°17'54" E 1651.51'

1600.50'

51.01'

2848.18'

102.01' N 67°28'05" E

41.21' N 58°18'19" E

N 27°34'12" W 241.06'

N 53°04'09" E 106.89'

N 15°10'08" W 185.35'

N 29°16'10" W 188.27'

S 41°55'24" W 34.00'

N 53°24'31" W 554.75'

S 27°28'23" W 111.11'

N 60°54'58" W 64.04'

S 38°54'16" W 432.17'

N 89°51'39" E 5245.68'

S 03°29'47" E 953.74'

S 33.00'

1137.47'

N 89°44'04" E 1170.47'

33.00'

N 89°44'04" E 1170.47'

S 33.00'

N 89°44'04" E 1170.47'

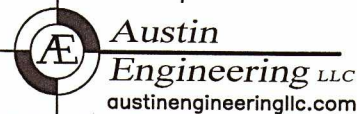
S 33.00'

N 89°44'04" E 1170.47'

S 33.00'

N 89°44'04" E 1170.47'

S 33.00'



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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: KODY CATHMAN

JOB NO: 22S124
H:\CRD\22S124
H:\PLAT\T7NR2W\02\22S124-CATHMAN

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

PLAT OF SURVEY

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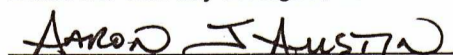
TRACT 2 DESCRIPTION:

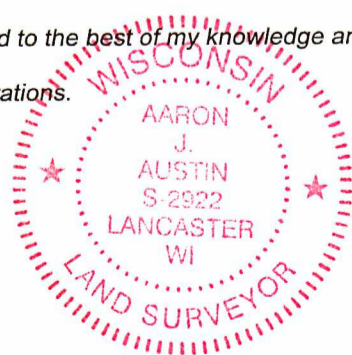
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 Aaron J. Austin, S-2922
 Agent, Austin Engineering, LLC



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 SHEET 2 OF 2