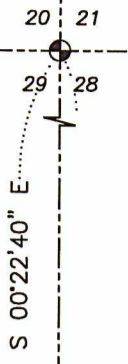


PLAT OF SURVEY

NORTHWEST CORNER
SECTION 28, T3N R5W
Stone and ties found



WEST LINE
SECTION 28
Per C.S.M. #1497

DESCRIPTION:

Located in Government Lot 1 of Section Twenty-eight (28), Township Three (3) North, Range Five (5) West of the 4th P.M., Village of Cassville, Grant County, Wisconsin, and being described as follows:
Commencing at a Stone Monument marking the Northwest corner of said Section 28;
thence South 00° 22' 40" East 2239.87 feet along the West line of said Section;
thence South 65° 33' 29" East 273.70 feet along the South line of Jack Oak Road to a 3/4" rebar marking the point of beginning;
thence continuing South 65° 33' 29" East 60.00 feet along said South line to a 1" iron pipe;
thence South 24° 26' 31" West 205.00 feet along a line of a previous survey by Homer Ralph Jr. filed in Book: E, Page: 244 of Grant County Surveys to a mag nail marking a meander corner which is located North 24° 26' 31" East 90 feet, more or less, from the water's edge of Jack Oak Slough;
thence North 68° 25' 13" West 60.07 feet along the Northeasterly meander line of the Jack Oak Slough to a mag nail marking a meander corner which is located North 24° 26' 31" East 89 feet, more or less, from the water's edge of Jack Oak Slough;
thence North 24° 26' 31" East 208.00 feet along a line of said Survey to the point of beginning, INCLUDING all lands between the above described meander line and the water's edge of Jack Oak Slough.

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 10-11-2022.
That this survey was prepared under the instructions of Travis Vanwyk.
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 12th day of October, 2022.

Aaron J. Austin
Aaron J. Austin, S-2922

Agent, Austin Engineering, LLC

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.

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 7-2-1998
BOOK: 3, PAGE: 39

PREVIOUS SURVEY
BY JOHN ORTH
DATED 6-2-1989
BOOK: NF, PAGE: 186



PART OF
OUTLOT 14
VILLAGE OF CASSVILLE
[812148]

JACK OAK ROAD
S 65°33'29" E
273.70'

LOT 4
C.S.M. #1497

2416.36'

REFERENCE MONUMENT
SECTION 28, T3N R5W
3/4" Rebar and ties found

[812148]

Point of Beginning

60.00'

AREA TO MEANDERLINE:
0.28± ACRE
12,390± SQ.FT.

AREA TO WATER'S EDGE
0.41± ACRE
17,723± SQ.FT.

N 24°26'31" E
297±'

N 68°25'13" W
60.07'

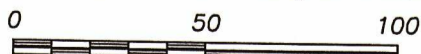
[812148]
BURTZ TRACT
PREVIOUS SURVEY
BY HOMER RALPH JR.
BOOK: E, PAGE: 224

[812145]
SCHNERING TRACT
PREVIOUS SURVEY
BY HOMER RALPH JR.
BOOK: E, PAGE: 224

LEGEND

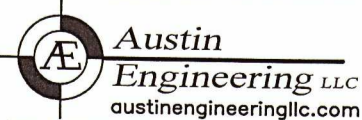
- ⊕ Section Corner
- 3/4" rebar found
- △ 1" diameter iron pipe found
- ⊙ Mag nail set
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Existing Improvement
- ▨ Existing Structure

The West line of the NW 1/4 of Section 28 bears S 00°22'40" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 50'

Prepared for: TRAVIS VANWYK



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

JOB NO: 22S161
H:\CRD\22S161
H:\PLAT\CASSVILLE\JACKOAK\RIVER'S EDGE

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