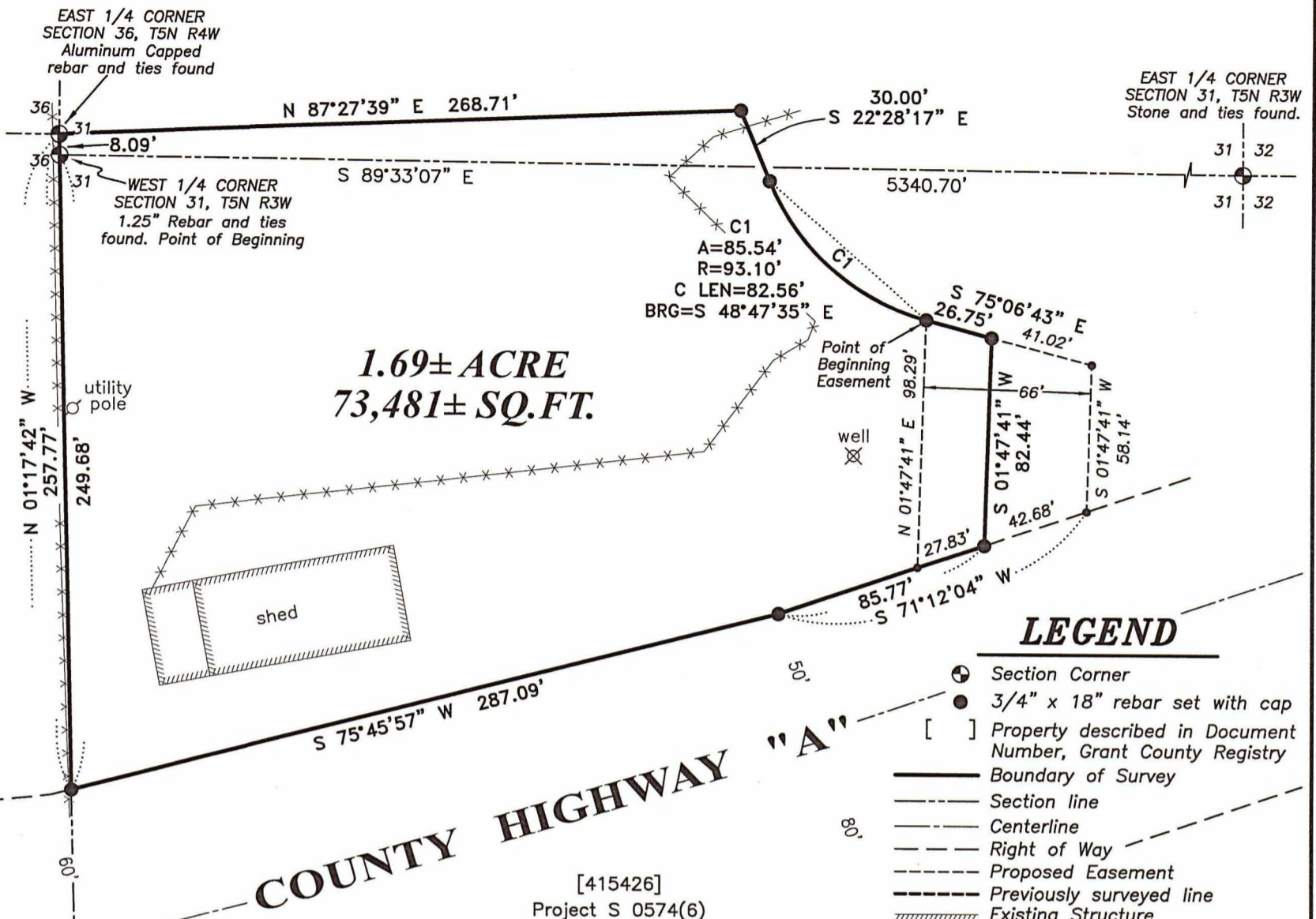


PLAT OF SURVEY



1.69± ACRE
73,481± SQ.FT.

LEGEND

- ⊙ Section Corner
- 3/4" x 18" rebar set with cap
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Proposed Easement
- Previously surveyed line
- Existing Structure
- Existing fence

DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, and being described as follows:

Commencing at a 1.25" rebar marking the West Quarter (W 1/4) corner of said Section, said corner being the point of beginning; thence North 01° 17' 42" West 8.09 feet along the West line of said Section to an Aluminum Capped rebar; thence North 87° 27' 39" East 268.71 feet to a 3/4" rebar; thence South 22° 28' 17" East 30.00 feet to a 3/4" rebar; thence 85.54 feet on the arc of a curve to the left having a radius of 93.10 feet and a long chord bearing South 48° 47' 35" East 82.56 feet to a 3/4" rebar; thence South 75° 06' 43" East 26.75 feet to a 3/4" rebar; thence South 01° 47' 41" West 82.44 feet to a 3/4" rebar on the Northerly right of way of County Highway "A"; thence South 71° 12' 04" West 85.77 feet along said right of way to a 3/4" rebar; thence South 75° 45' 57" West 287.09 feet along said right of way to a 3/4" rebar on the West line of said Section 31; thence North 01° 17' 42" West 249.68 feet along the West line of said Section to the point of beginning.

Tract being subject to any and all easements of record and/or usage.

EASEMENT DESCRIPTION:

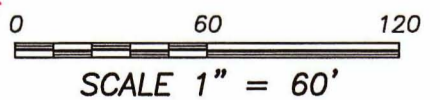
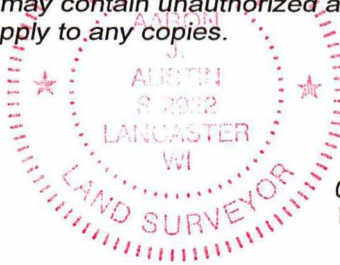
A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, said easement being described as follows:

Commencing at a 1.25" rebar marking the West Quarter (W 1/4) corner of said Section; thence North 01° 17' 42" West 8.09 feet along the West line of said Section to an Aluminum Capped rebar; thence North 87° 27' 39" East 268.71 feet to a 3/4" rebar; thence South 22° 28' 17" East 30.00 feet to a 3/4" rebar; thence 85.54 feet on the arc of a curve to the left having a radius of 93.10 feet and a long chord bearing South 48° 47' 35" East 82.56 feet to a 3/4" rebar to the point of beginning; thence South 75° 06' 43" East 26.75 feet to a 3/4" rebar; thence continuing South 75° 06' 43" East 41.02 feet; thence South 01° 47' 41" West 58.14 feet to the Northerly right of way of County Highway "A"; thence South 71° 12' 04" West 42.68 feet along said right of way to a 3/4" rebar; thence continuing South 71° 12' 04" West 27.83 feet along said right of way; thence North 01° 47' 41" East 98.29 feet to the point of beginning.

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 12-29-2022.
That this survey was prepared under the instructions of Scott Snyder.
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 31st day of December, 2022.
Revised this 13th day of February, 2023. *AJA*

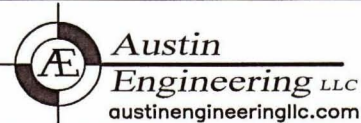
Aaron J. Austin
Aaron J. Austin, S-2922
Agent, Austin Engineering, LLC



PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 2-25-2010
BOOK: 27, PAGE: 32

SOUTHWEST CORNER
SECTION 31, T5N R3W
2" Pipe Post in Concrete
and ties found

The West line of the SW 1/4 of Section 31 bears N 00°17'42" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



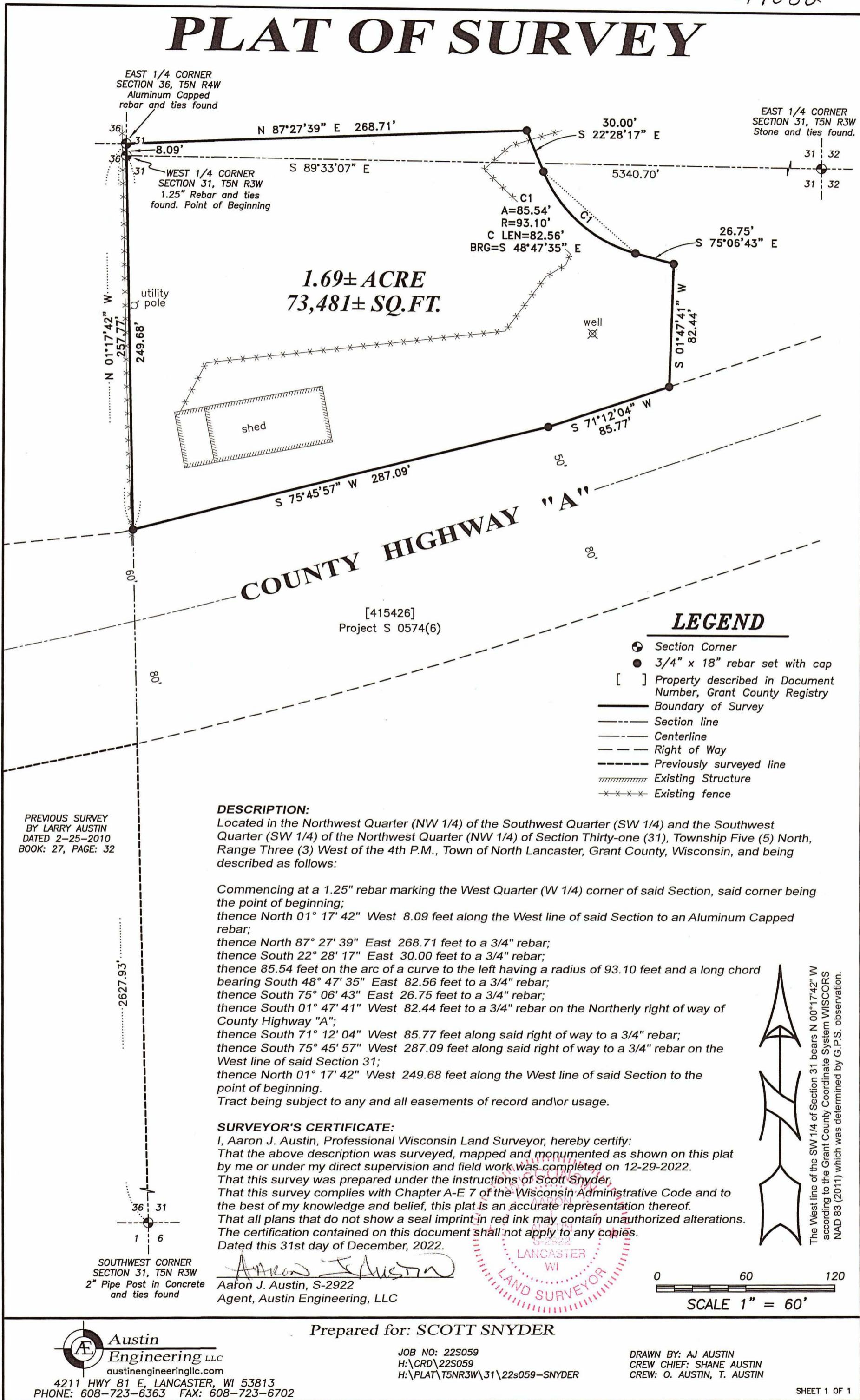
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: SCOTT SNYDER

JOB NO: 22S059
H:\CRD\22S059
H:\PLAT\T5NR3W\31\22s059-SNYDER

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

PLAT OF SURVEY



1.69± ACRE
73,481± SQ.FT.

COUNTY HIGHWAY "A"

[415426]
Project S 0574(6)

LEGEND

- ⊕ Section Corner
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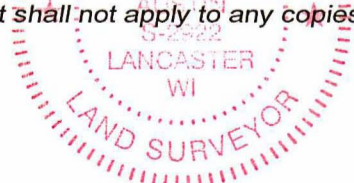
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 thence South 75° 06' 43" East 26.75 feet to a 3/4" rebar;
 thence South 01° 47' 41" West 82.44 feet to a 3/4" rebar on the Northerly right of way of County Highway "A";
 thence South 71° 12' 04" West 85.77 feet along said right of way to a 3/4" rebar;
 thence South 75° 45' 57" West 287.09 feet along said right of way to a 3/4" rebar on the West line of said Section 31;
 thence North 01° 17' 42" West 249.68 feet along the West 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 12-29-2022.
 That this survey was prepared under the instructions of Scott Snyder.
 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.
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 The certification contained on this document shall not apply to any copies.
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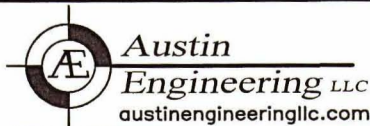
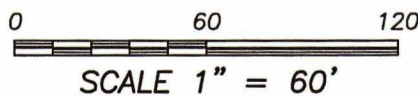
Aaron J. Austin
 Aaron J. Austin, S-2922
 Agent, Austin Engineering, LLC



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PREVIOUS SURVEY
 BY LARRY AUSTIN
 DATED 2-25-2010
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Prepared for: SCOTT SNYDER

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