

TRACT 1
 55.84± ACRES
 2,432,626± SQ.FT.

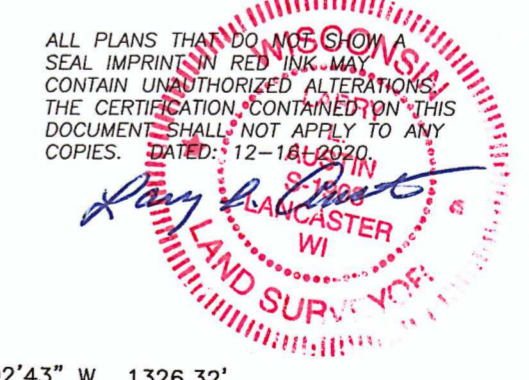
TRACT 2
 50.25± ACRES
 2,188,974± SQ.FT.

TRACT 3
 56.38± ACRES
 2,455,812± SQ.FT.

C1
 A=167.38'
 R=700.00'
 CL=166.98'
 CB=S 87°27'50" W

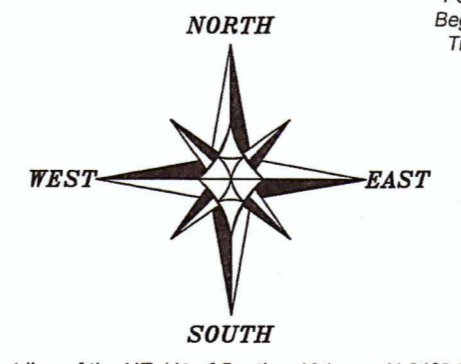
C2
 A=223.84'
 R=3500.00'
 CL=223.80'
 CB=N 82°26'45" E

[744951]
 PREVIOUS SURVEY
 BY LARRY AUSTIN
 REVISED 6-28-2003
 BOOK 13, PAGE 3

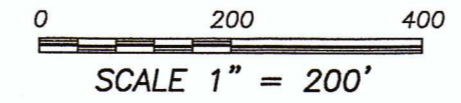


LEGEND

- ⊙ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- ⊙ Mag nail set
- ⊙ Wood lath set
- ⊙ No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Deed line
- Previously surveyed line
- Existing fence



The East line of the NE 1/4 of Section 10 bears N 01°04'03" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



PLAT OF SURVEY

PREPARED FOR: TIM BIBA
 LOCATED IN SECTION 10, T7N R2W, TOWN OF HICKORY GROVE, GRANT COUNTY, WISCONSIN

| | |
|---|---|
| <p>Austin Engineering austinenengineeringllc.com</p> | <p>4211 HWY 81 E LANCASTER, WI 53813 PHONE 608-723-6363 FAX 608-723-6702</p> |
| <p>JOB NO: 20S217 H:\CRD\20S217 H:\PLAT\T7NR2W\10\20S217-BIBA</p> | <p>FIELDBOOK: TDSR DRAWN BY: AJ AUSTIN CREW: S. AUSTIN, O. AUSTIN SHEET 1 OF 4</p> |

110010

46010

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, containing 55.84 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section, said corner being the point of beginning;

thence South 89° 16' 18" East 944.54 feet along the North line of said Section;

thence South 00° 57' 01" East 541.59 feet;

thence South 11° 45' 59" East 807.63 feet to the Northerly right of way of a township road known as Sand Hill Road;

thence South 09° 23' 11" East 33.00 feet to a point in the centerline of said road;

thence South 80° 36' 49" West 1007.77 feet along said centerline;

thence 167.38 feet on the arc of a curve to the right with a radius of 700.00 feet and a long chord bearing South 87° 27' 50" West 166.98 feet along said centerline;

thence North 85° 41' 10" West 432.47 feet along said centerline to the Southeast corner of that property as described in Document Number 460830, Grant County Registry;

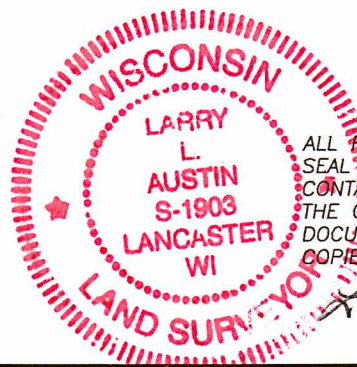
thence North 04° 48' 50" East 241.00 feet along the East line of said property to the Northeast corner thereof;

thence North 85° 41' 10" West 258.00 feet along the North line of said property to the Northwest corner thereof;

thence North 04° 48' 50" East 1273.57 feet along the centerline of County Highway "T" to a point on the North line of said Section;

thence South 88° 47' 16" East 599.11 feet along the North line of said Section to the point of beginning.

Tract being subject to any and all easements of record.



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: 12-16-2020.

Larry L. Austin



Austin Engineering LLC
austinengineeringllc.com

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

Prepared for: **TIM BIBA**

JOB NO: 20S217
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

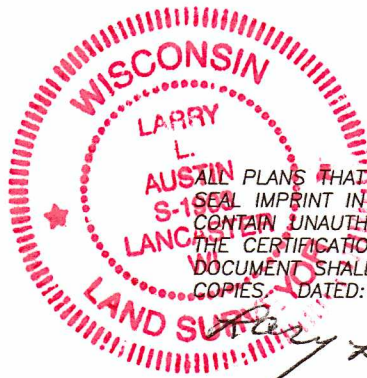
460510

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, containing 50.25 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence South 89° 16' 18" East 944.54 feet along the North line of said Section to the point of beginning;
thence South 00° 57' 01" East 541.59 feet;
thence South 11° 45' 59" East 807.63 feet to the Northerly right of way of a township road known as Sand Hill Road;
thence South 09° 23' 11" East 33.00 feet to a point in the centerline of said road;
thence 223.84 feet on the arc of a curve to the right with a radius of 3500.00 feet and a long chord bearing North 82° 26' 45" East 223.80 feet along said centerline to the East line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4);
thence North 00° 59' 20" West 15.13 feet along said East line to the Northeast corner thereof;
thence South 89° 09' 30" East 1324.42 feet along the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the Southeast corner thereof;
thence North 01° 04' 03" West 1318.26 feet along the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to the Northeast corner of said Section;
thence North 89° 16' 18" West 1700.51 feet along the North line of said Section to the point of beginning. Tract being subject to any and all easements of record and/or usage.



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JOB NO: 20S217
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

46010

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, containing 56.38 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 10;
thence North 89° 02' 43" West 1326.32 feet along the East-West Quarter (E-W 1/4) line of said Section to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) thereof, said corner being the point of beginning;
thence North 00° 59' 20" West 1300.45 feet along the East line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) to a point in the centerline of a township road known as Sand Hill Road;
thence 223.84 feet on the arc of a curve to the left with a radius of 3500.00 feet and a long chord bearing South 82° 26' 45" West 223.80 feet along said centerline;
thence South 80° 36' 49" West 1007.77 feet along said centerline;
thence 167.38 feet on the arc of a curve to the right with a radius of 700.00 feet and a long chord bearing South 87° 27' 50" West 166.98 feet along said centerline;
thence North 85° 41' 10" West 432.47 feet along said centerline to the Southeast corner of that property as described in Document Number 460830, Grant County Registry;
thence continuing North 85° 41' 10" West 258.00 feet along the South line of said property to the Southwest corner thereof;
thence South 04° 48' 50" West 1118.52 feet along the centerline of County Highway "T" to the East-West Quarter (E-W 1/4) line of said Section;
thence South 89° 02' 43" East 2188.08 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

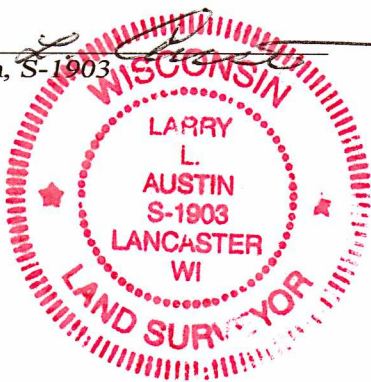
SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 12-7-2020.
That this survey was prepared under the instructions of Tim Biba.
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 16th day of December, 2020.


Larry L. Austin, S-1903



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