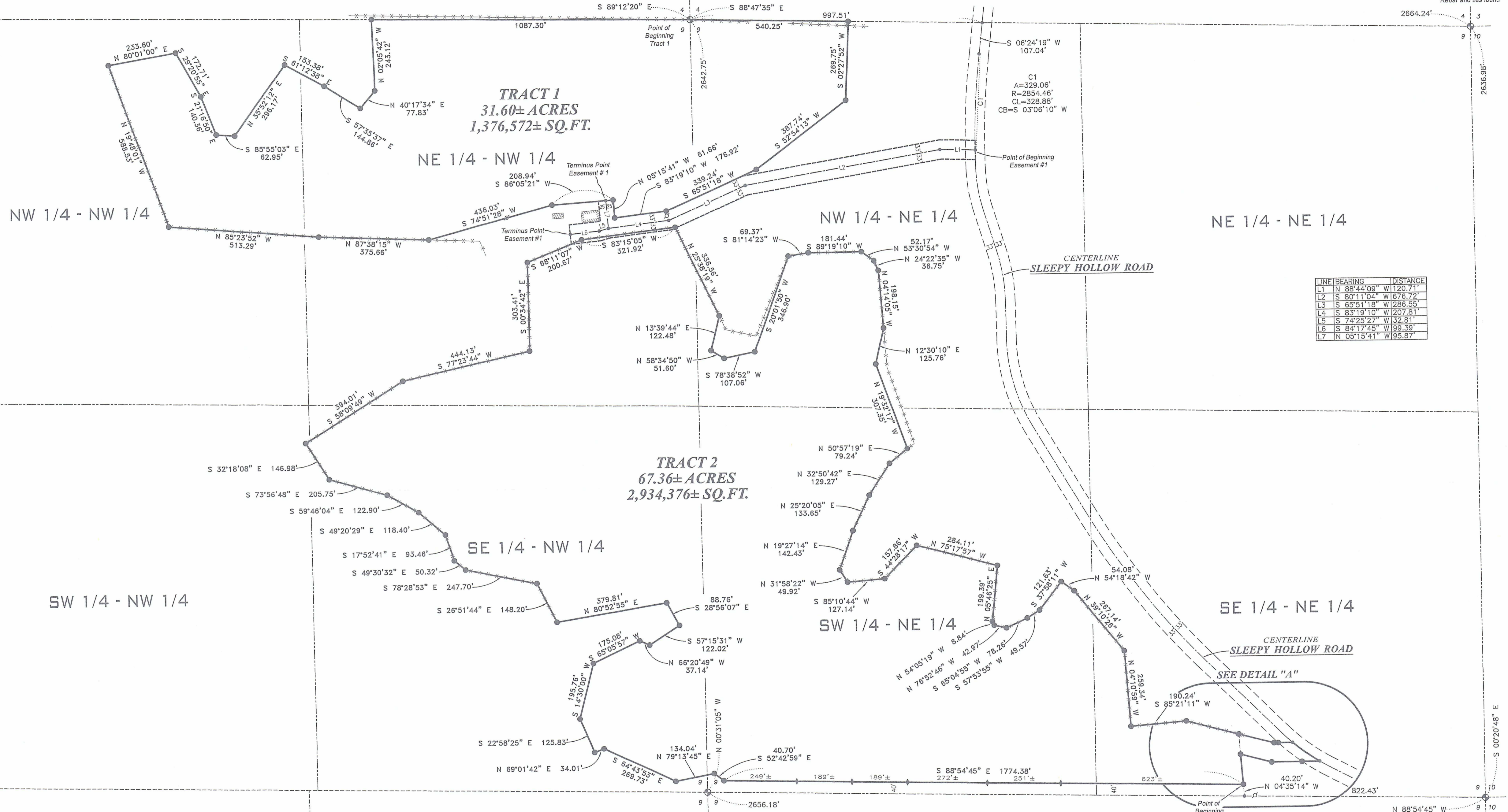


NORTHWEST CORNER
SECTION 9, T7N R2W
3/4" Rebar and ties found

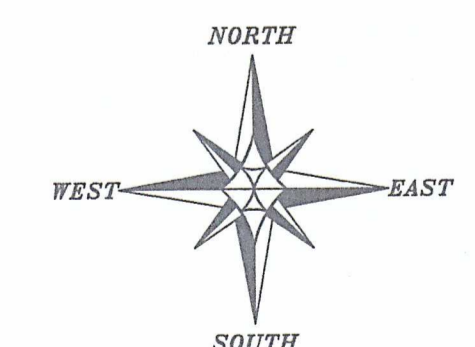
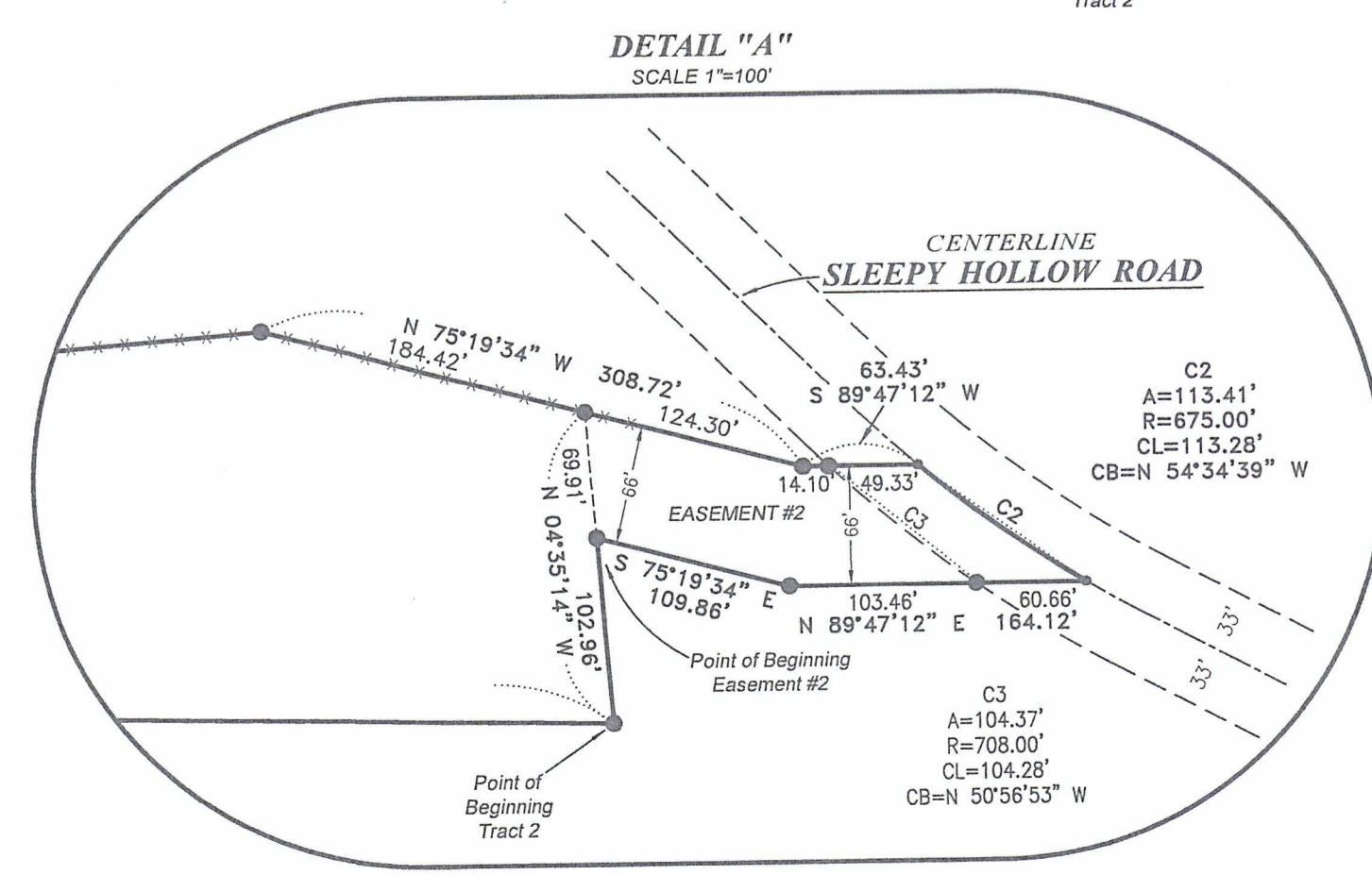
NORTH 1/4 CORNER
SECTION 9, T7N R2W
1" Rebar and ties found

NORTHEAST CORNER
SECTION 9, T7N R2W
Aluminum Capped
Rebar and ties found



LINE	BEARING	DISTANCE
L1	N 88°44'09" W	120.71'
L2	S 80°11'04" W	678.72'
L3	S 65°51'18" W	285.55'
L4	S 83°19'10" W	202.81'
L5	S 74°25'27" W	32.81'
L6	S 84°17'45" W	189.39'
L7	N 05°15'41" W	195.87'

- LEGEND**
- ⊙ Section Corner
 - 5/8" x 18" rebar set with cap
 - No monument set
 - ⚡ Fiberglass electric fence post set
 - ⚡ Utility pole
 - Boundary of Survey
 - - - Section line
 - Centerline
 - - - Right of Way
 - - - Proposed centerline easement
 - - - Proposed Easement
 - Existing structure
 - Existing fence



The North line of the NE 1/4 of Section 9 bears S 88°47'35" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

0 200 400
SCALE 1" = 200'

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 3-24-1998
BOOK 2, PAGE 55

LOT 1
C.S.M. NO. 739

PLAT OF SURVEY
PREPARED FOR: BIBA FAMILY FARM
LOCATED IN SECTION 9, T7N R2W, TOWN OF
HICKORY GROVE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
austinengineeringllc.com
4211 HWY. 81 E
LANCASTER, WI 53813
PHONE 808-723-6363
FAX 608-723-6702

JOB NO: 215151
H:\CADD\215151
H:\PLAT\T7NR2W\09\215151-BIBA

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 4

NOV 1 2 2021

REVISED 47023

PLAT OF SURVEY

TRACT 2 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 Northwest Quarter (NW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 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 Nine (9), 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 an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 9; thence North 88° 54' 45" West 822.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;

thence North 04° 35' 14" West 40.20 feet to a 5/8" rebar which is 40 feet North of and perpendicular to the South line of the Northeast Quarter (NE 1/4), said rebar marking the point of beginning;

thence North 04° 35' 14" West 102.96 feet to a 5/8" rebar;

thence South 75° 19' 34" East 109.86 feet to a 5/8" rebar;

thence North 89° 47' 12" East 164.12 feet to a point in the centerline of a township road known as Sleepy Hollow Road;

thence 113.41 feet on the arc of a curve to the right with a radius of 675.00 feet and a long chord bearing North 54° 34' 39" West 113.28 feet along said centerline;

thence South 89° 47' 12" West 63.43 feet to a 5/8" rebar;

thence North 75° 19' 34" West 308.72 feet to a 5/8" rebar;

thence South 85° 21' 11" West 190.24 feet to a 5/8" rebar;

thence North 04° 10' 59" West 259.34 feet to a 5/8" rebar;

thence North 39° 10' 26" West 267.14 feet to a 5/8" rebar;

thence North 54° 18' 42" West 54.08 feet to a 5/8" rebar;

thence South 37° 58' 11" West 121.63 feet to a 5/8" rebar;

thence South 57° 53' 55" West 49.57 feet to a 5/8" rebar;

thence South 65° 04' 55" West 78.26 feet to a 5/8" rebar;

thence North 76° 52' 46" West 42.97 feet to a 5/8" rebar;

thence North 54° 05' 19" West 8.84 feet to a 5/8" rebar;

thence North 05° 46' 25" East 199.39 feet to a 5/8" rebar;

thence North 75° 17' 57" West 284.11 feet to a 5/8" rebar;

thence South 44° 28' 17" West 157.86 feet to a 5/8" rebar;

thence South 85° 10' 44" West 127.14 feet to a 5/8" rebar;

thence North 31° 58' 22" West 49.92 feet to a 5/8" rebar;

thence North 19° 27' 14" East 142.43 feet to a 5/8" rebar;

thence North 25° 20' 05" East 133.65 feet to a 5/8" rebar;

thence North 32° 50' 42" East 129.27 feet to a 5/8" rebar;

thence North 50° 57' 19" East 79.24 feet to a 5/8" rebar;

thence North 19° 32' 17" West 307.35 feet to a 5/8" rebar;

thence North 12° 30' 10" East 125.76 feet to a 5/8" rebar;

thence North 04° 14' 05" West 198.15 feet to a 5/8" rebar;

thence North 24° 22' 35" West 36.75 feet to a 5/8" rebar;

thence North 53° 30' 54" West 52.17 feet to a 5/8" rebar;

thence South 89° 19' 10" West 181.44 feet to a 5/8" rebar;

thence South 81° 14' 23" West 69.37 feet to a 5/8" rebar;

thence South 20° 01' 50" West 346.90 feet to a 5/8" rebar;

thence South 78° 38' 52" West 107.06 feet to a 5/8" rebar;

thence North 58° 34' 50" West 51.60 feet to a 5/8" rebar;

thence North 13° 39' 44" East 122.48 feet to a 5/8" rebar;

thence North 25° 38' 19" West 336.56 feet to a 5/8" rebar;

thence South 83° 15' 05" West 321.92 feet to a 5/8" rebar;

thence South 68° 11' 07" West 200.67 feet to a 5/8" rebar;

thence South 00° 34' 42" East 303.41 feet to a 5/8" rebar;

thence South 77° 23' 44" West 444.13 feet to a 5/8" rebar;

thence South 58° 09' 49" West 394.01 feet to a 5/8" rebar;

thence South 32° 18' 08" East 146.98 feet to a 5/8" rebar;

thence South 73° 56' 48" East 205.75 feet to a 5/8" rebar;

thence South 59° 46' 04" East 122.90 feet to a 5/8" rebar;

thence South 49° 20' 29" East 118.40 feet to a 5/8" rebar;

thence South 17° 52' 41" East 93.46 feet to a 5/8" rebar;

thence South 49° 30' 32" East 50.32 feet to a 5/8" rebar;

thence South 78° 28' 53" East 247.70 feet to a 5/8" rebar;

thence South 26° 51' 44" East 148.20 feet to a 5/8" rebar;

thence North 80° 52' 55" East 379.81 feet to a 5/8" rebar;

thence South 28° 56' 07" East 88.76 feet to a 5/8" rebar;

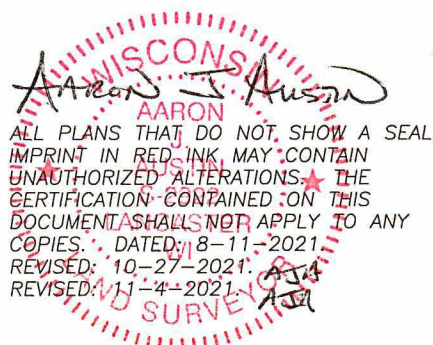
thence South 57° 15' 31" West 122.02 feet to a 5/8" rebar;

thence North 66° 20' 49" West 37.14 feet to a 5/8" rebar;

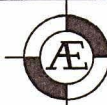
thence South 65° 05' 57" West 175.08 feet to a 5/8" rebar;

thence South 14° 30' 00" West 195.76 feet to a 5/8" rebar;

thence South 22° 58' 25" East 125.83 feet to a 5/8" rebar;



CONTINUED ON SHEET 4



Austin
Engineering LLC
austinengineeringllc.com

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

Prepared for: BIBA FAMILY FARM

JOB NO: 21S151
H:\CRD\21S151
H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

SHEET 3 OF 4

PLAT OF SURVEY

CONTINUED FROM SHEET 3

thence North 69° 01' 42" East 34.01 feet to a 5/8" rebar;
 thence South 64° 43' 53" East 269.73 feet to a 5/8" rebar;
 thence North 79° 13' 45" East 134.04 feet to a 5/8" rebar;
 thence South 52° 42' 59" East 40.70 feet to a 5/8" rebar which is 40 feet North of and perpendicular to the South line of the Northeast Quarter (NE 1/4);
 thence South 88° 54' 45" East 1774.38 feet parallel with the South line of the Northeast Quarter (NE 1/4) of said Section to the point of beginning.

EASEMENT #2 DESCRIPTION:

An access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, said easement being described as follows:

Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 9;
 thence North 88° 54' 45" West 822.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
 thence North 04° 35' 14" West 40.20 feet to a 5/8" rebar;
 thence continuing North 04° 35' 14" West 102.96 feet to a 5/8" rebar marking the point of beginning;
 thence South 75° 19' 34" East 109.86 feet to a 5/8" rebar;
 thence North 89° 47' 12" East 164.12 feet to a point in the centerline of a township road known as Sleepy Hollow Road;
 thence 113.41 feet on the arc of a curve to the right with a radius of 675.00 feet and a long chord bearing North 54° 34' 39" West 113.28 feet along said centerline;
 thence South 89° 47' 12" West 63.43 feet to a 5/8" rebar;
 thence North 75° 19' 34" West 124.30 feet to a 5/8" rebar;
 thence South 04° 35' 14" East 69.91 feet to the point of beginning.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

SURVEYOR'S CERTIFICATE:

I, Aaron J. 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 10-27-2021.

That this survey was prepared under the instructions of Joe 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.

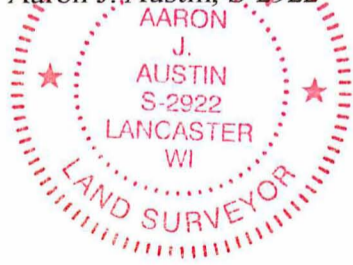
The certification contained on this document shall not apply to any copies.

Dated this 11th day of August, 2021.

Revised this 27th day of October, 2021. (Tract 2 and Easement #2 Map and Description) *AJA*

Revised this 4th day of November, 2021. (Easement #2 Description) *AJA*

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



Austin Engineering LLC
 austinengineeringllc.com

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

Prepared for: **BIBA FAMILY FARM**

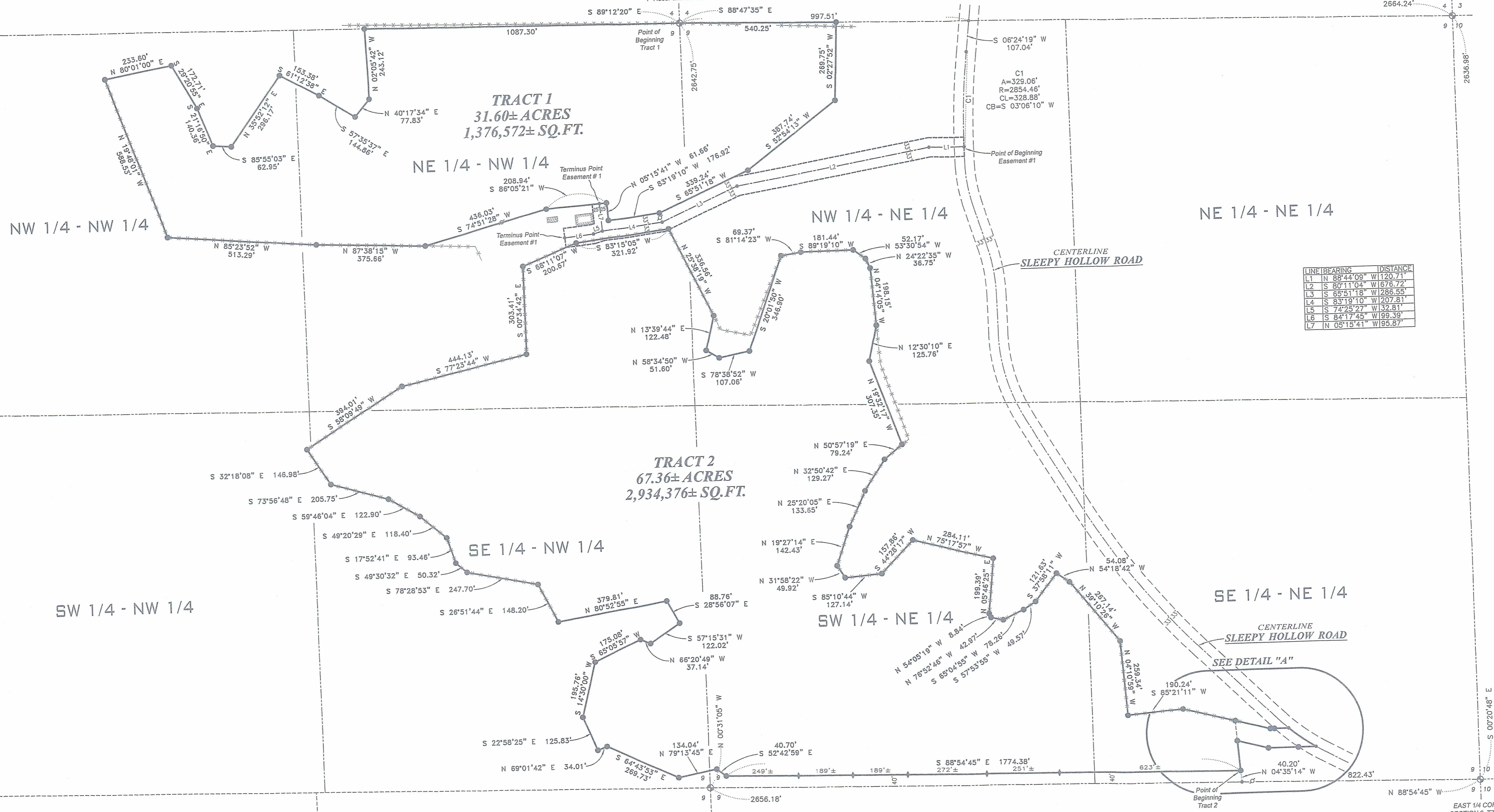
JOB NO: 21S151
 H:\CRD\21S151
 H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: SHANE AUSTIN

NORTHWEST CORNER SECTION 9, T7N R2W 3/4" Rebar and ties found

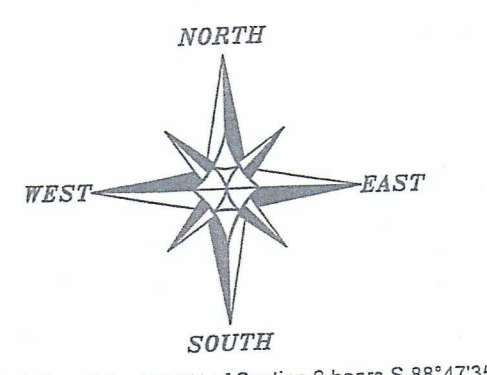
NORTH 1/4 CORNER SECTION 9, T7N R2W 1" Rebar and ties found

NORTHEAST CORNER SECTION 9, T7N R2W Aluminum Capped Rebar and ties found



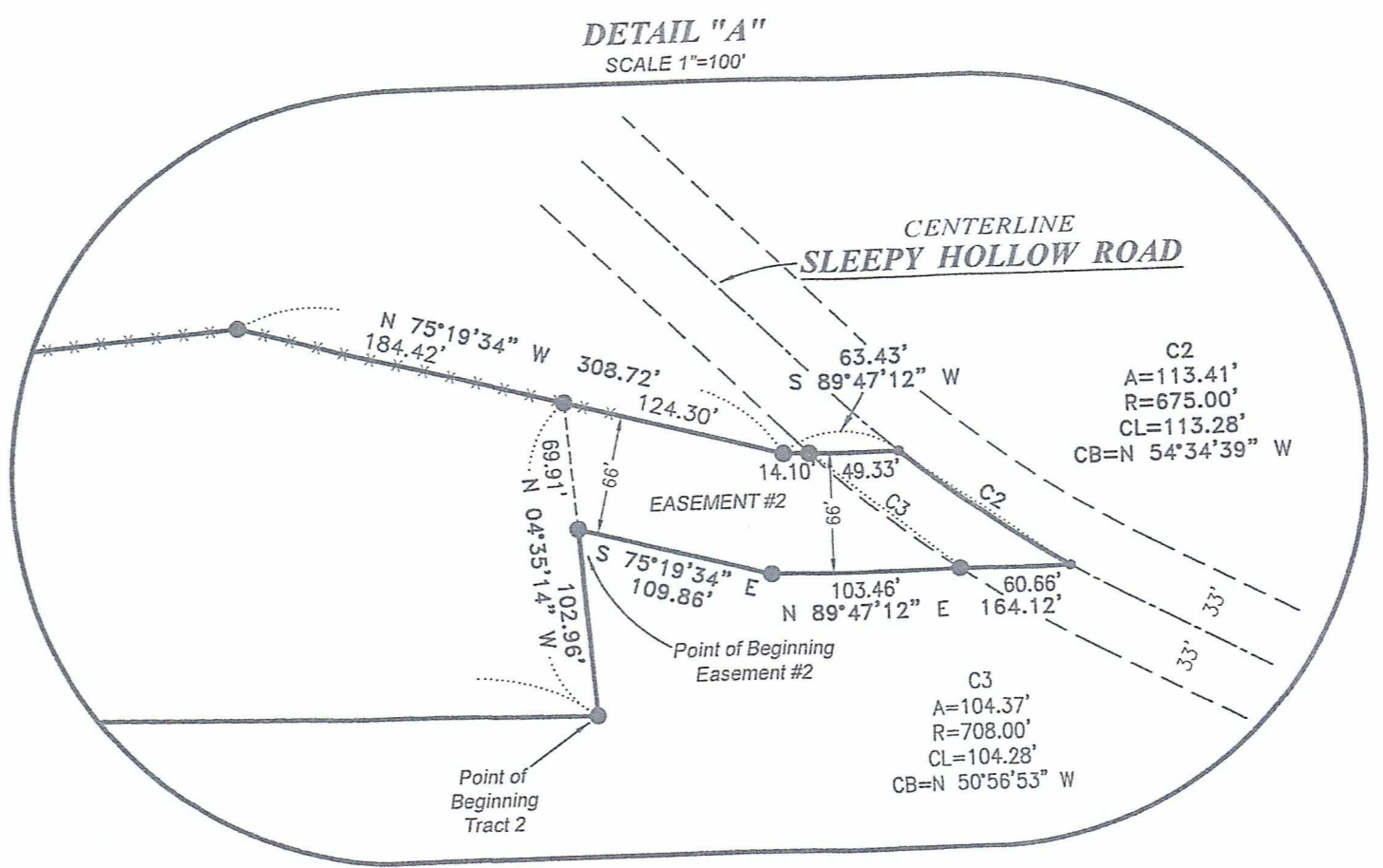
LINE	BEARING	DISTANCE
L1	N 88°44'09" W	1120.71
L2	S 80°11'04" W	676.72
L3	S 65°51'18" W	286.55
L4	S 83°19'10" W	207.81
L5	S 72°25'27" W	132.81
L6	S 84°17'45" W	189.39
L7	N 05°15'41" W	1895.87

- LEGEND**
- Section Corner
 - 5/8" x 18" rebar set with cap
 - No monument set
 - ◆ Fiberglass electric fence post set
 - ⊕ Utility pole
 - Boundary of Survey
 - - - Section line
 - - - Centerline
 - - - Right of Way
 - - - Proposed centerline easement
 - - - Proposed Easement
 - ▨ Existing structure
 - - - Existing fence



The North line of the NE 1/4 of Section 9, T7N R2W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

0 200 400
SCALE 1" = 200'



PREVIOUS SURVEY BY LARRY AUSTIN DATED 3-24-1999 BOOK 2, PAGE 55

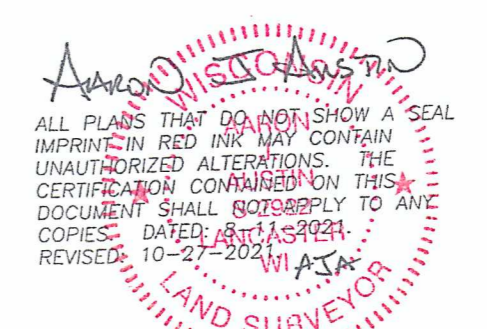
LOT 1 C.S.M. NO. 739

PLAT OF SURVEY
PREPARED FOR: BIBA FAMILY FARM
LOCATED IN SECTION 9, T7N R2W, TOWN OF HICKORY GROVE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
4211 HWY 81 E
LANCASTER, WI 53613
PHONE 608-723-6363
FAX 608-723-6702
austinengineeringllc.com

JOB NO: 215151
H:\CRD\215151
H:\PLAT\T7NR2W\09\215151-BIBA

FIELDBOOK: 105F
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 4



PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), 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 1" rebar marking the North Quarter (N 1/4) corner of said Section 9, said corner being the point of beginning;
 thence South 88° 47' 35" East 540.25 feet along the North line of said Section to a 5/8" rebar;
 thence South 02° 27' 52" West 269.75 feet to a 5/8" rebar;
 thence South 52° 54' 13" West 387.74 feet to a 5/8" rebar;
 thence South 65° 51' 18" West 339.24 feet to a 5/8" rebar;
 thence South 83° 19' 10" West 176.92 feet to a 5/8" rebar;
 thence North 05° 15' 41" West 61.66 feet to a 5/8" rebar;
 thence South 86° 05' 21" West 208.94 feet to a 5/8" rebar;
 thence South 74° 51' 28" West 436.03 feet to a 5/8" rebar;
 thence North 87° 38' 15" West 375.66 feet to a 5/8" rebar;
 thence North 85° 23' 52" West 513.29 feet to a 5/8" rebar;
 thence North 19° 48' 01" West 588.53 feet to a 5/8" rebar;
 thence North 80° 01' 00" East 233.60 feet to a 5/8" rebar;
 thence South 29° 20' 55" East 172.71 feet to a 5/8" rebar;
 thence South 21° 16' 50" East 140.36 feet to a 5/8" rebar;
 thence South 85° 55' 03" East 62.95 feet to a 5/8" rebar;
 thence North 35° 52' 12" East 296.17 feet to a 5/8" rebar;
 thence South 61° 12' 38" East 153.38 feet to a 5/8" rebar;
 thence South 57° 35' 37" East 144.86 feet to a 5/8" rebar;
 thence North 40° 17' 34" East 77.83 feet to a 5/8" rebar;
 thence North 02° 05' 42" West 243.12 feet to a 5/8" rebar on the North line of said Section;
 thence South 89° 12' 20" East 1087.30 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.

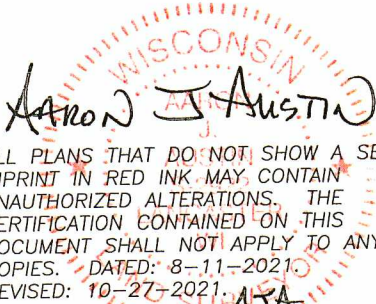
EASEMENT #1 DESCRIPTION:

An access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, and the centerline being described as follows:

Commencing at a 1" rebar marking the North Quarter (N 1/4) corner of said Section 9;
 thence South 88° 47' 35" East 997.51 feet along the North line of said Section 9 to a point in the centerline of a township road known as Sleepy Hollow Road;
 thence South 06° 24' 19" West 107.04 feet along said centerline;
 thence 329.06 feet on the arc of a curve to the left with a radius of 2854.46 feet and a long chord bearing South 03° 06' 10" West 328.88 feet along said centerline to the point of beginning of a 66 foot wide easement, said easement being located 33 feet on each side of the following described centerline:
 thence North 88° 44' 09" West 120.71 feet;
 thence South 80° 11' 04" West 676.72 feet;
 thence South 65° 51' 18" West 286.55 feet;
 thence South 83° 19' 10" West 207.81 feet to Reference Point "A";
 thence South 74° 25' 27" West 32.81 feet;
 thence South 84° 17' 45" West 99.39 feet to the terminus point;
 ALSO Commencing at Reference point "A" which is the point of beginning of a 50 foot wide easement, said easement being located 25 feet on each side of the following described centerline:
 thence North 05° 15' 41" West 95.87 feet to the terminus point.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.


 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: 8-11-2021. REVISED: 10-27-2021. ASA



Austin
Engineering LLC
 austinengineeringllc.com

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

Prepared for: **BIBA FAMILY FARM**

JOB NO: 21S151
 H:\CRD\21S151
 H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: SHANE AUSTIN

SHEET 2 OF 4

PLAT OF SURVEY

TRACT 2 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 Northwest Quarter (NW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 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 Nine (9), 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 an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 9; thence North $88^{\circ} 54' 45''$ West 822.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;

thence North $04^{\circ} 35' 14''$ West 40.20 feet to a 5/8" rebar which is 40 feet North of and perpendicular to the South line of the Northeast Quarter (NE 1/4), said rebar marking the point of beginning;

thence North $04^{\circ} 35' 14''$ West 102.96 feet to a 5/8" rebar;

thence South $75^{\circ} 19' 34''$ East 109.86 feet to a 5/8" rebar;

thence North $89^{\circ} 47' 12''$ East 164.12 feet to a point in the centerline of a township road known as Sleepy Hollow Road;

thence 113.41 feet on the arc of a curve to the right with a radius of 675.00 feet and a long chord bearing North $54^{\circ} 34' 39''$ West 113.28 feet along said centerline;

thence South $89^{\circ} 47' 12''$ West 63.43 feet to a 5/8" rebar;

thence North $75^{\circ} 19' 34''$ West 308.72 feet to a 5/8" rebar;

thence South $85^{\circ} 21' 11''$ West 190.24 feet to a 5/8" rebar;

thence North $04^{\circ} 10' 59''$ West 259.34 feet to a 5/8" rebar;

thence North $39^{\circ} 10' 26''$ West 267.14 feet to a 5/8" rebar;

thence North $54^{\circ} 18' 42''$ West 54.08 feet to a 5/8" rebar;

thence South $37^{\circ} 58' 11''$ West 121.63 feet to a 5/8" rebar;

thence South $57^{\circ} 53' 55''$ West 49.57 feet to a 5/8" rebar;

thence South $65^{\circ} 04' 55''$ West 78.26 feet to a 5/8" rebar;

thence North $76^{\circ} 52' 46''$ West 42.97 feet to a 5/8" rebar;

thence North $54^{\circ} 05' 19''$ West 8.84 feet to a 5/8" rebar;

thence North $05^{\circ} 46' 25''$ East 199.39 feet to a 5/8" rebar;

thence North $75^{\circ} 17' 57''$ West 284.11 feet to a 5/8" rebar;

thence South $44^{\circ} 28' 17''$ West 157.86 feet to a 5/8" rebar;

thence South $85^{\circ} 10' 44''$ West 127.14 feet to a 5/8" rebar;

thence North $31^{\circ} 58' 22''$ West 49.92 feet to a 5/8" rebar;

thence North $19^{\circ} 27' 14''$ East 142.43 feet to a 5/8" rebar;

thence North $25^{\circ} 20' 05''$ East 133.65 feet to a 5/8" rebar;

thence North $32^{\circ} 50' 42''$ East 129.27 feet to a 5/8" rebar;

thence North $50^{\circ} 57' 19''$ East 79.24 feet to a 5/8" rebar;

thence North $19^{\circ} 32' 17''$ West 307.35 feet to a 5/8" rebar;

thence North $12^{\circ} 30' 10''$ East 125.76 feet to a 5/8" rebar;

thence North $04^{\circ} 14' 05''$ West 198.15 feet to a 5/8" rebar;

thence North $24^{\circ} 22' 35''$ West 36.75 feet to a 5/8" rebar;

thence North $53^{\circ} 30' 54''$ West 52.17 feet to a 5/8" rebar;

thence South $89^{\circ} 19' 10''$ West 181.44 feet to a 5/8" rebar;

thence South $81^{\circ} 14' 23''$ West 69.37 feet to a 5/8" rebar;

thence South $20^{\circ} 01' 50''$ West 346.90 feet to a 5/8" rebar;

thence South $78^{\circ} 38' 52''$ West 107.06 feet to a 5/8" rebar;

thence North $58^{\circ} 34' 50''$ West 51.60 feet to a 5/8" rebar;

thence North $13^{\circ} 39' 44''$ East 122.48 feet to a 5/8" rebar;

thence North $25^{\circ} 38' 19''$ West 336.56 feet to a 5/8" rebar;

thence South $83^{\circ} 15' 05''$ West 321.92 feet to a 5/8" rebar;

thence South $68^{\circ} 11' 07''$ West 200.67 feet to a 5/8" rebar;

thence South $00^{\circ} 34' 42''$ East 303.41 feet to a 5/8" rebar;

thence South $77^{\circ} 23' 44''$ West 444.13 feet to a 5/8" rebar;

thence South $58^{\circ} 09' 49''$ West 394.01 feet to a 5/8" rebar;

thence South $32^{\circ} 18' 08''$ East 146.98 feet to a 5/8" rebar;

thence South $73^{\circ} 56' 48''$ East 205.75 feet to a 5/8" rebar;

thence South $59^{\circ} 46' 04''$ East 122.90 feet to a 5/8" rebar;

thence South $49^{\circ} 20' 29''$ East 118.40 feet to a 5/8" rebar;

thence South $17^{\circ} 52' 41''$ East 93.46 feet to a 5/8" rebar;

thence South $49^{\circ} 30' 32''$ East 50.32 feet to a 5/8" rebar;

thence South $78^{\circ} 28' 53''$ East 247.70 feet to a 5/8" rebar;

thence South $26^{\circ} 51' 44''$ East 148.20 feet to a 5/8" rebar;

thence North $80^{\circ} 52' 55''$ East 379.81 feet to a 5/8" rebar;

thence South $28^{\circ} 56' 07''$ East 88.76 feet to a 5/8" rebar;

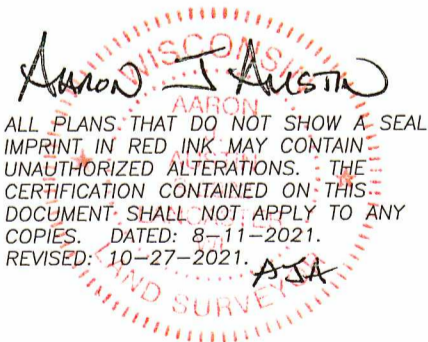
thence South $57^{\circ} 15' 31''$ West 122.02 feet to a 5/8" rebar;

thence North $66^{\circ} 20' 49''$ West 37.14 feet to a 5/8" rebar;

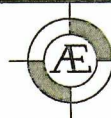
thence South $65^{\circ} 05' 57''$ West 175.08 feet to a 5/8" rebar;

thence South $14^{\circ} 30' 00''$ West 195.76 feet to a 5/8" rebar;

thence South $22^{\circ} 58' 25''$ East 125.83 feet to a 5/8" rebar;



CONTINUED ON SHEET 4



Austin
Engineering LLC
austinengineeringllc.com

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

Prepared for: BIBA FAMILY FARM

JOB NO: 21S151
H:\CRD\21S151
H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

SHEET 3 OF 4

PLAT OF SURVEY

CONTINUED FROM SHEET 3

thence North 69° 01' 42" East 34.01 feet to a 5/8" rebar;
 thence South 64° 43' 53" East 269.73 feet to a 5/8" rebar;
 thence North 79° 13' 45" East 134.04 feet to a 5/8" rebar;
 thence South 52° 42' 59" East 40.70 feet to a 5/8" rebar which is 40 feet North of and perpendicular to the South line of the Northeast Quarter (NE 1/4);
 thence South 88° 54' 45" East 1774.38 feet parallel with the South line of the Northeast Quarter (NE 1/4) of said Section to the point of beginning.

EASEMENT #2 DESCRIPTION:

An access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, said easement being located 66 feet Southerly and adjacent to the following described reference line:

Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 9;
 thence North 88° 54' 45" West 822.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
 thence North 04° 35' 14" West 40.20 feet to a 5/8" rebar;
 thence continuing North 04° 35' 14" West 102.96 feet to a 5/8" rebar marking the point of beginning;
 thence South 75° 19' 34" East 109.86 feet to a 5/8" rebar;
 thence North 89° 47' 12" East 164.12 feet to a point in the centerline of a township road known as Sleepy Hollow Road;
 thence 113.41 feet on the arc of a curve to the right with a radius of 675.00 feet and a long chord bearing North 54° 34' 39" West 113.28 feet along said centerline;
 thence South 89° 47' 12" West 63.43 feet to a 5/8" rebar;
 thence North 75° 19' 34" West 124.30 feet to a 5/8" rebar;
 thence South 04° 35' 14" East 69.91 feet to the point of beginning.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

SURVEYOR'S CERTIFICATE:

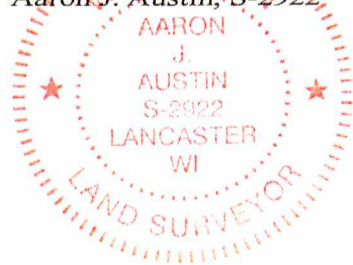
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

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 10-27-2021.
 That this survey was prepared under the instructions of Joe 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 11th day of August, 2021.
 Revised this 27th day of October, 2021. (Tract 2 and Easement #2 Map and Description) *ASA*

Aaron J. Austin

 Aaron J. Austin, S-2922



Austin Engineering LLC Prepared for: **BIBA FAMILY FARM**

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

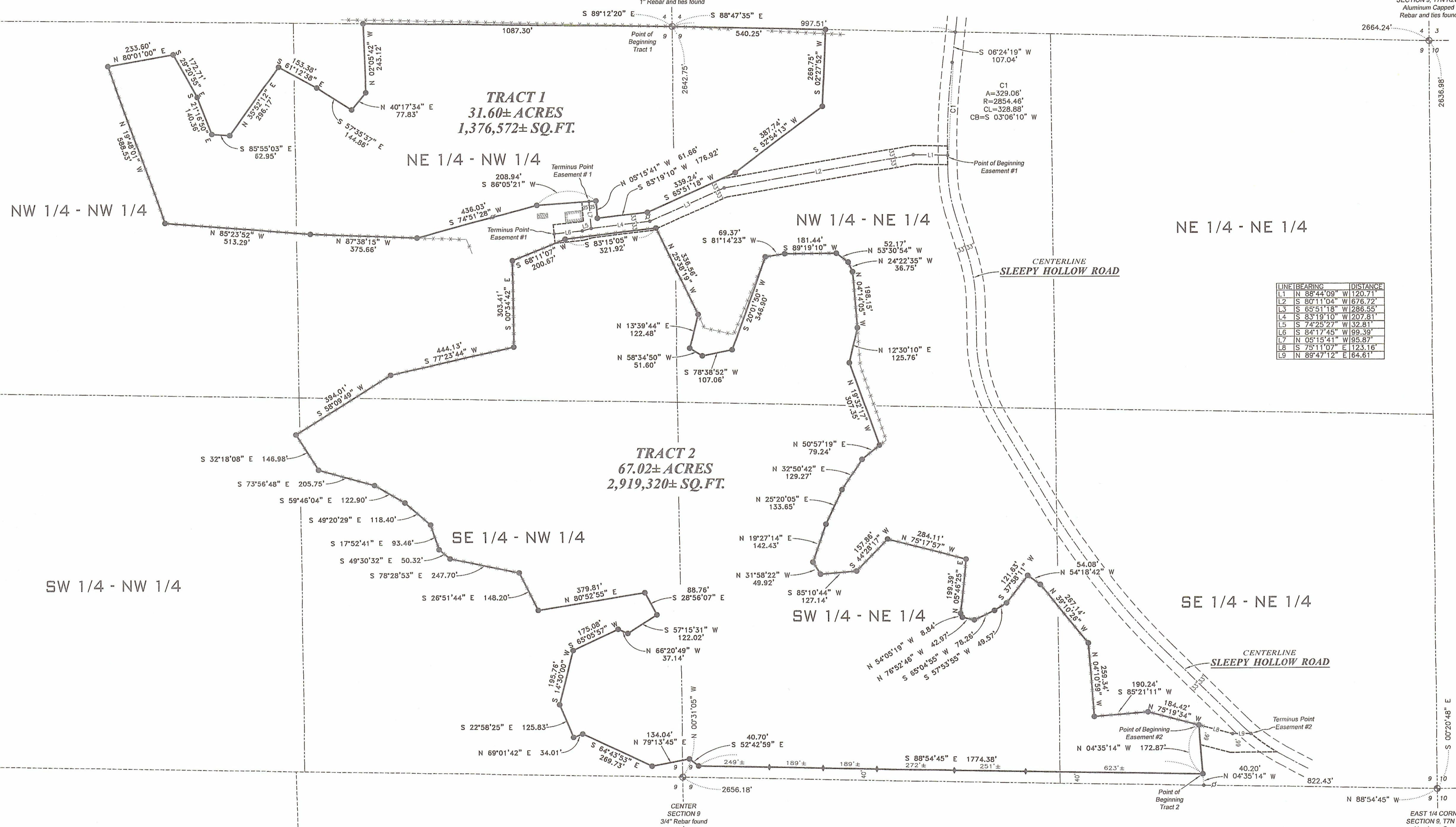
JOB NO: 21S151
 H:\CRD\21S151
 H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CREW: SHANE AUSTIN

NORTHWEST CORNER
SECTION 9, T7N R2W
3/4" Rebar and ties found

NORTH 1/4 CORNER
SECTION 9, T7N R2W
1" Rebar and ties found

NORTHEAST CORNER
SECTION 9, T7N R2W
Aluminum Capped
Rebar and ties found



LINE	BEARING	DISTANCE
L1	N 88°44'09" W	120.71'
L2	S 81°11'04" W	674.72'
L3	S 65°11'18" W	286.55'
L4	S 63°19'10" W	207.81'
L5	S 74°23'27" W	152.81'
L6	S 84°17'45" W	99.39'
L7	N 05°15'41" W	195.87'
L8	S 75°11'07" E	123.16'
L9	N 89°27'12" E	164.61'

SW 1/4 - NW 1/4

TRACT 1
31.60± ACRES
1,376,572± SQ.FT.

TRACT 2
67.02± ACRES
2,919,320± SQ.FT.

NE 1/4 - NE 1/4

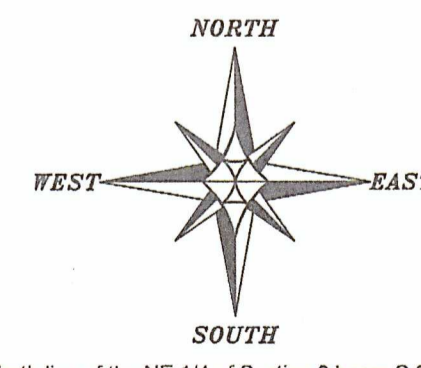
SE 1/4 - NE 1/4

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 3-24-1998
BOOK 2, PAGE 55

LOT 1
C.S.M. NO. 739

LEGEND

- ⊙ Section Corner
- ⊙ 5/8" x 18" rebar set with cap
- ⊙ No monument set
- ⊙ Fiberglass electric fence post set
- ⊙ Utility pole
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Proposed centerline easement
- - - Proposed Easement
- ▤ Existing structure
- ⊘ Existing fence



The North line of the NE 1/4 of Section 9 bears S 88°47'35" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 200'



PLAT OF SURVEY
PREPARED FOR: BIBA FAMILY FARM
LOCATED IN SECTION 9, T7N R2W, TOWN OF HICKORY GROVE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
4211 HWY 81 E
LANCASTER, WI 53613
PHONE: 608-723-6363
FAX: 608-723-6702
austineengineeringllc.com

JOB NO: 215151
H:\CADD\215151
H:\PLAT\T7N R2W\09\215151-BIBA

FIELDBOOK: TDSF
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 4

AUG 16 2021 LT1023

47023

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), 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 1" rebar marking the North Quarter (N 1/4) corner of said Section 9, said corner being the point of beginning;

thence South 88° 47' 35" East 540.25 feet along the North line of said Section to a 5/8" rebar;
thence South 02° 27' 52" West 269.75 feet to a 5/8" rebar;
thence South 52° 54' 13" West 387.74 feet to a 5/8" rebar;
thence South 65° 51' 18" West 339.24 feet to a 5/8" rebar;
thence South 83° 19' 10" West 176.92 feet to a 5/8" rebar;
thence North 05° 15' 41" West 61.66 feet to a 5/8" rebar;
thence South 86° 05' 21" West 208.94 feet to a 5/8" rebar;
thence South 74° 51' 28" West 436.03 feet to a 5/8" rebar;
thence North 87° 38' 15" West 375.66 feet to a 5/8" rebar;
thence North 85° 23' 52" West 513.29 feet to a 5/8" rebar;
thence North 19° 48' 01" West 588.53 feet to a 5/8" rebar;
thence North 80° 01' 00" East 233.60 feet to a 5/8" rebar;
thence South 29° 20' 55" East 172.71 feet to a 5/8" rebar;
thence South 21° 16' 50" East 140.36 feet to a 5/8" rebar;
thence South 85° 55' 03" East 62.95 feet to a 5/8" rebar;
thence North 35° 52' 12" East 296.17 feet to a 5/8" rebar;
thence South 61° 12' 38" East 153.38 feet to a 5/8" rebar;
thence South 57° 35' 37" East 144.86 feet to a 5/8" rebar;
thence North 40° 17' 34" East 77.83 feet to a 5/8" rebar;
thence North 02° 05' 42" West 243.12 feet to a 5/8" rebar on the North line of said Section;
thence South 89° 12' 20" East 1087.30 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.

EASEMENT #1 DESCRIPTION:

An access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, and the centerline being described as follows:

Commencing at a 1" rebar marking the North Quarter (N 1/4) corner of said Section 9;
thence South 88° 47' 35" East 997.51 feet along the North line of said Section 9 to a point in the centerline of a township road known as Sleepy Hollow Road;
thence South 06° 24' 19" West 107.04 feet along said centerline;
thence 329.06 feet on the arc of a curve to the left with a radius of 2854.46 feet and a long chord bearing South 03° 06' 10" West 328.88 feet along said centerline to the point of beginning of a 66 foot wide easement, said easement being located 33 feet on each side of the following described centerline:

thence North 88° 44' 09" West 120.71 feet;
thence South 80° 11' 04" West 676.72 feet;
thence South 65° 51' 18" West 286.55 feet;
thence South 83° 19' 10" West 207.81 feet to Reference Point "A";
thence South 74° 25' 27" West 32.81 feet;
thence South 84° 17' 45" West 99.39 feet to the terminus point;

ALSO Commencing at Reference point "A" which is the point of beginning of a 50 foot wide easement, said easement being located 25 feet on each side of the following described centerline:
thence North 05° 15' 41" West 95.87 feet to the terminus point.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.



Austin
Engineering LLC
austinengineeringllc.com

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

Prepared for: BIBA FAMILY FARM

JOB NO: 21S151
H:\CRD\21S151
H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

47023

PLAT OF SURVEY

TRACT 2 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 Northwest Quarter (NW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 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 Nine (9), 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 an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 9; thence North 88° 54' 45" West 822.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;

thence North 04° 35' 14" West 40.20 feet to a 5/8" rebar which is 40 feet North of and perpendicular to the South line of the Northeast Quarter (NE 1/4), said rebar marking the point of beginning;

thence continuing North 04° 35' 14" West 172.87 feet to a 5/8" rebar;

thence North 75° 19' 34" West 184.42 feet to a 5/8" rebar;

thence South 85° 21' 11" West 190.24 feet to a 5/8" rebar;

thence North 04° 10' 59" West 259.34 feet to a 5/8" rebar;

thence North 39° 10' 26" West 267.14 feet to a 5/8" rebar;

thence North 54° 18' 42" West 54.08 feet to a 5/8" rebar;

thence South 37° 58' 11" West 121.63 feet to a 5/8" rebar;

thence South 57° 53' 55" West 49.57 feet to a 5/8" rebar;

thence South 65° 04' 55" West 78.26 feet to a 5/8" rebar;

thence North 76° 52' 46" West 42.97 feet to a 5/8" rebar;

thence North 54° 05' 19" West 8.84 feet to a 5/8" rebar;

thence North 05° 46' 25" East 199.39 feet to a 5/8" rebar;

thence North 75° 17' 57" West 284.11 feet to a 5/8" rebar;

thence South 44° 28' 17" West 157.86 feet to a 5/8" rebar;

thence South 85° 10' 44" West 127.14 feet to a 5/8" rebar;

thence North 31° 58' 22" West 49.92 feet to a 5/8" rebar;

thence North 19° 27' 14" East 142.43 feet to a 5/8" rebar;

thence North 25° 20' 05" East 133.65 feet to a 5/8" rebar;

thence North 32° 50' 42" East 129.27 feet to a 5/8" rebar;

thence North 50° 57' 19" East 79.24 feet to a 5/8" rebar;

thence North 19° 32' 17" West 307.35 feet to a 5/8" rebar;

thence North 12° 30' 10" East 125.76 feet to a 5/8" rebar;

thence North 04° 14' 05" West 198.15 feet to a 5/8" rebar;

thence North 24° 22' 35" West 36.75 feet to a 5/8" rebar;

thence North 53° 30' 54" West 52.17 feet to a 5/8" rebar;

thence South 89° 19' 10" West 181.44 feet to a 5/8" rebar;

thence South 81° 14' 23" West 69.37 feet to a 5/8" rebar;

thence South 20° 01' 50" West 346.90 feet to a 5/8" rebar;

thence South 78° 38' 52" West 107.06 feet to a 5/8" rebar;

thence North 58° 34' 50" West 51.60 feet to a 5/8" rebar;

thence North 13° 39' 44" East 122.48 feet to a 5/8" rebar;

thence North 25° 38' 19" West 336.56 feet to a 5/8" rebar;

thence South 83° 15' 05" West 321.92 feet to a 5/8" rebar;

thence South 68° 11' 07" West 200.67 feet to a 5/8" rebar;

thence South 00° 34' 42" East 303.41 feet to a 5/8" rebar;

thence South 77° 23' 44" West 444.13 feet to a 5/8" rebar;

thence South 58° 09' 49" West 394.01 feet to a 5/8" rebar;

thence South 32° 18' 08" East 146.98 feet to a 5/8" rebar;

thence South 73° 56' 48" East 205.75 feet to a 5/8" rebar;

thence South 59° 46' 04" East 122.90 feet to a 5/8" rebar;

thence South 49° 20' 29" East 118.40 feet to a 5/8" rebar;

thence South 17° 52' 41" East 93.46 feet to a 5/8" rebar;

thence South 49° 30' 32" East 50.32 feet to a 5/8" rebar;

thence South 28° 28' 53" East 247.70 feet to a 5/8" rebar;

thence South 26° 51' 44" East 148.20 feet to a 5/8" rebar;

thence North 80° 52' 55" East 379.81 feet to a 5/8" rebar;

thence South 28° 56' 07" East 88.76 feet to a 5/8" rebar;

thence South 57° 15' 31" West 122.02 feet to a 5/8" rebar;

thence North 66° 20' 49" West 37.14 feet to a 5/8" rebar;

thence South 65° 05' 57" West 175.08 feet to a 5/8" rebar;

thence South 14° 30' 00" West 195.76 feet to a 5/8" rebar;

thence South 22° 58' 25" East 125.83 feet to a 5/8" rebar;

thence North 69° 01' 42" East 34.01 feet to a 5/8" rebar;

thence South 64° 43' 53" East 269.73 feet to a 5/8" rebar;

thence North 79° 13' 45" East 134.04 feet to a 5/8" rebar;

thence South 52° 42' 59" East 40.70 feet to a 5/8" rebar which is 40 feet North of and perpendicular to the South line of the Northeast Quarter (NE 1/4);

thence South 88° 54' 45" East 1774.38 feet parallel with the South line of the Northeast Quarter (NE 1/4) of said Section to the point of beginning.



Austin Engineering LLC
austinenengineeringllc.com

Prepared for: BIBA FAMILY FARM

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

JOB NO: 21S151
H:\CRD\21S151
H:\PLAT\T7NR2W\09\21S151-BIBA

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

SHEET 3 OF 4

47023

PLAT OF SURVEY

EASEMENT #2 DESCRIPTION:

An access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, said easement being located 66 feet Southerly and adjacent to the following described reference line:

Commencing at an Aluminum Capped rebar marking the East Quarter (E 1/4) corner of said Section 9;
thence North 88° 54' 45" West 822.43 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
thence North 04° 35' 14" West 40.20 feet to a 5/8" rebar;
thence continuing North 04° 35' 14" West 172.87 feet to a 5/8" rebar marking the point of beginning;
thence South 75° 11' 07" East 123.16 feet;
thence North 89° 47' 12" East 64.61 feet to a point in the centerline of a township road known as Sleepy Hollow Road, said point being the terminus point. It is the intent of this easement to provide 66 feet of access from the centerline of Sleepy Hollow Road to the above described property.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

SURVEYOR'S CERTIFICATE:

I, Aaron J. 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 8-3-2021.


That this survey was prepared under the instructions of Joe 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 11th day of August, 2021.


Aaron J. Austin, S-2922



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SHEET 4 OF 4