

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED 4-11-2012
BOOK: 31, PAGE: 7

TRACT 3
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED 4-11-2012
BOOK: 31, PAGE: 7

TRACT 5
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED 4-11-2012
BOOK: 31, PAGE: 7

TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED 4-11-2012
BOOK: 31, PAGE: 7

TRACT 1
43.29± ACRES
1,885,623± SQ.FT.

TRACT 2
50.48± ACRES
2,198,721± SQ.FT.

EAST 1/4 CORNER
SECTION 33, T7N R2W
5" x 6" Stone and lies found.

TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 12-13-2011
BOOK: 30, PAGE: 75

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 12-13-2011
BOOK: 30, PAGE: 75

TRACT 1
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 7-5-2005
BOOK: 17, PAGE: 4

[775108]
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 8-5-2015
BOOK: 37, PAGE: 38

[767371]

LEGEND

- Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- 1/2" x 4 3/4" Steel Cotton Gin Spike set
- ◆ Existing wood post
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Previously surveyed line
- - - Centerline
- - - Right of Way
- - - Centerline Proposed Easement
- **** Existing fence

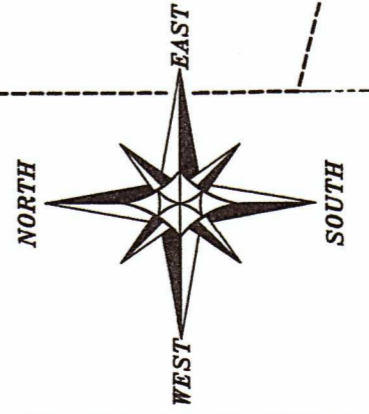


SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

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 4-24-2023.
That this survey was prepared under the instructions of Henry Fisher.
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 26th day of April, 2022.

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



The North line of the NE 1/4 of Section 33 bears N 89°17'55" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 200 400
SCALE 1" = 200'

PLAT OF SURVEY
PREPARED FOR: HENRY FISHER
LOCATED IN SECTION 33, T7N R2W, TOWN OF HICKORY GROVE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
austinengineeringllc.com

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

JOB NO: 23S038
H:\CRD\23S038
H:\PLAT\T7NR2W\33\23S038-FISHER

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 4

MAY 03 2023

50032

MAY 03 2023

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), 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 Northeast corner of said Section 33, said corner being the point of beginning;

thence North 89° 17' 55" West 1312.17 feet along the North line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) to a 3/4" rebar marking the Northwest corner thereof;

thence South 44° 55' 01" West 986.12 feet along a line that property as described in Document Number 775108, Grant County Registry to a 3/4" rebar;

thence South 44° 58' 48" West 44.87 feet along a line of that property as described in Document Number 767371, Grant County Registry to a 3/4" rebar;

thence South 39° 49' 18" East 337.27 feet along a line of that property as described in Document Number 742574, Grant County Registry to a 3/4" rebar;

thence South 33° 48' 29" East 335.96 feet along a line of said property described in Document Number 742574 to a 3/4" rebar;

thence South 31° 43' 03" East 391.78 feet along a line of said property described in Document Number 742574 to a 3/4" rebar;

thence South 31° 11' 49" East 80.10 feet along a line of that property as described in Document Number 814446, Grant County Registry to a 3/4" rebar;

thence South 13° 03' 11" East 85.25 feet along a line of said property described in Document Number 814446 to a 3/4" rebar;

thence North 50° 01' 47" East 730.74 feet;

thence 151.16 feet on the arc of a curve to the left having a radius of 125.00 feet and a long chord bearing North 28° 55' 45" West 142.11 feet;

thence North 63° 34' 17" West 43.04 feet;

thence 133.22 feet on the arc of a curve to the right having a radius of 125.00 feet and a long chord bearing North 33° 02' 24" West 127.00 feet;

thence North 02° 30' 30" West 172.83 feet;

thence 132.71 feet on the arc of a curve to the left having a radius of 700.00 feet and a long chord bearing North 07° 56' 22" West 132.51 feet;

thence North 13° 22' 14" West 49.89 feet;

thence 88.87 feet on the arc of a curve to the right having a radius of 820.00 feet and a long chord bearing North 10° 15' 56" West 88.83 feet;

thence North 87° 58' 41" East 168.59 feet to a 3/4" rebar

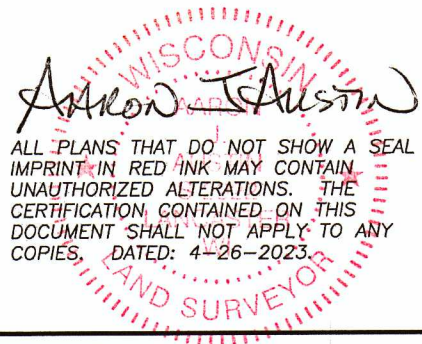
thence South 40° 59' 02" East 453.49 feet to a 3/4" rebar;

thence North 57° 16' 30" East 307.84 feet to a 3/4" rebar;

thence North 61° 48' 28" East 367.28 feet to a 3/4" rebar on the East line of said Section 33;

thence North 00° 50' 24" West 574.25 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.



4211 HWY 81 E, LANCASTER, WI 53813
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Prepared for: HENRY FISHER

JOB NO: 23S038
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H:\PLAT\T7NR2W\33\23S038-FISHER

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

SHEET 2 OF 4

MAY 03 2023

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), 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 Stone monument marking the East Quarter (E 1/4) corner of said Section 33, said corner being the point of beginning;

thence North $89^{\circ} 35' 56''$ West 997.94 feet along the East-West Quarter (E-W 1/4) line of said Section to a 3/4" rebar;

thence North $35^{\circ} 51' 47''$ West 563.14 feet along a line of that property as described in Document Number 814446, Grant County Registry to a 3/4" rebar;

thence South $89^{\circ} 58' 03''$ West 51.44 feet along a line of that property as described in Document Number 742574, Grant County Registry to a 3/4" rebar;

thence South $65^{\circ} 31' 35''$ West 45.81 feet along a line of said property described in Document Number 742574 to a 3/4" rebar;

thence North $02^{\circ} 13' 27''$ West 245.66 feet along a line of that property as described in Document Number 814446, Grant County Registry to a 3/4" rebar;

thence North $05^{\circ} 58' 25''$ East 206.35 feet along a line of said property described in Document Number 814446 to a 3/4" rebar;

thence North $50^{\circ} 01' 47''$ East 730.74 feet;

thence 151.16 feet on the arc of a curve to the left having a radius of 125.00 feet and a long chord bearing North $28^{\circ} 55' 45''$ West 142.11 feet;

thence North $63^{\circ} 34' 17''$ West 43.04 feet;

thence 133.22 feet on the arc of a curve to the right having a radius of 125.00 feet and a long chord bearing North $33^{\circ} 02' 24''$ West 127.00 feet;

thence North $02^{\circ} 30' 30''$ West 172.83 feet;

thence 132.71 feet on the arc of a curve to the left having a radius of 700.00 feet and a long chord bearing North $07^{\circ} 56' 22''$ West 132.51 feet;

thence North $13^{\circ} 22' 14''$ West 49.89 feet;

thence 88.87 feet on the arc of a curve to the right having a radius of 820.00 feet and a long chord bearing North $10^{\circ} 15' 56''$ West 88.83 feet;

thence North $87^{\circ} 58' 41''$ East 168.59 feet to a 3/4" rebar;

thence South $40^{\circ} 59' 02''$ East 453.49 feet to a 3/4" rebar;

thence North $57^{\circ} 16' 30''$ East 307.84 feet to a 3/4" rebar;

thence North $61^{\circ} 48' 28''$ East 367.28 feet to a 3/4" rebar on the East line of said Section;

thence South $00^{\circ} 50' 24''$ East 2058.10 feet along said East line to the point of beginning.

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



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

Prepared for: HENRY FISHER

JOB NO: 23S038
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H:\PLAT\T7NR2W\33\23S038-FISHER

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

SHEET 3 OF 4

PLAT OF SURVEY

ACCESS EASEMENT DESCRIPTION:

An Access Easement located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-eight (28) and 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 Thirty-three (33), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, the centerline being described as follows:

Commencing at a Stone monument marking the East Quarter (E 1/4) corner of said Section 33, said corner being the point of beginning;

thence North 89° 35' 56" West 997.94 feet along the East-West Quarter (E-W 1/4) line of said Section to a 3/4" rebar;

thence North 35° 51' 47" West 563.14 feet along a line of that property as described in Document Number 814446, Grant County Registry to a 3/4" rebar;

thence South 89° 58' 03" West 51.44 feet along a line of that property as described in Document Number 742574, Grant County Registry to a 3/4" rebar;

thence South 65° 31' 35" West 45.81 feet along a line of said property described in Document Number 742574 to a 3/4" rebar;

thence North 02° 13' 27" West 245.66 feet along a line of that property as described in Document Number 814446, Grant County Registry to a 3/4" rebar;

thence North 05° 58' 25" East 206.35 feet along a line of said property described in Document Number 814446 to a 3/4" rebar;

thence North 50° 01' 47" East 730.74 feet to the point of beginning of a Sixty-six (66) foot wide easement which is located 33 feet on each side of the following described centerline:

thence 151.16 feet on the arc of a curve to the left having a radius of 125.00 feet and a long chord bearing North 28° 55' 45" West 142.11 feet;

thence North 63° 34' 17" West 43.04 feet;

thence 133.22 feet on the arc of a curve to the right having a radius of 125.00 feet and a long chord bearing North 33° 02' 24" West 127.00 feet;

thence North 02° 30' 30" West 172.83 feet;

thence 132.71 feet on the arc of a curve to the left having a radius of 700.00 feet and a long chord bearing North 07° 56' 22" West 132.51 feet;

thence North 13° 22' 14" West 49.89 feet;

thence 88.87 feet on the arc of a curve to the right having a radius of 820.00 feet and a long chord bearing North 10° 15' 56" West 88.83 feet;

thence 140.78 feet on the arc of a curve to the right having a radius of 820.00 feet and a long chord bearing North 02° 14' 32" West 140.61 feet;

thence North 02° 40' 34" East 156.78 feet;

thence North 00° 23' 39" East 174.42 feet;

thence 120.13 feet on the arc of a curve to the left having a radius of 500.00 feet and a long chord bearing North 06° 29' 21" West 119.85 feet;

thence 88.68 feet on the arc of a curve to the left having a radius of 500.00 feet and a long chord bearing North 18° 27' 13" West 88.57 feet;

thence North 23° 32' 05" West 205.63 feet;

thence 124.62 feet on the arc of a curve to the right having a radius of 500.00 feet and a long chord bearing North 16° 23' 41" West 124.30 feet;

thence North 09° 15' 16" West 201.98 feet to REFERENCE POINT "A";

thence North 70° 15' 24" West 248.60 feet;

thence 131.74 feet on the arc of a curve to the right having a radius of 200.00 feet and a long chord bearing North 51° 23' 10" West 129.37 feet;

thence North 32° 30' 55" West 462.72 feet to a point in the centerline of a township road known as Breezy Hill Road, said point being the terminus point, ALSO commencing at REFERENCE POINT "A", said point being the point of beginning of a Ten (10) foot wide easement which is located 5 feet on each side of the following described centerline:

thence North 31° 13' 14" West 100.92 feet;

thence 91.41 feet on the arc of a curve to the right having a radius of 350.00 feet and a long chord bearing North 23° 44' 18" West 91.16 feet;

thence 86.67 feet on the arc of a curve to the left having a radius of 120.94 feet and a long chord bearing North 36° 47' 07" West 84.83 feet;

thence North 57° 18' 53" West 124.69 feet;

thence 163.09 feet on the arc of a curve to the right having a radius of 300.00 feet and a long chord bearing North 41° 44' 27" West 161.09 feet;

thence North 26° 10' 02" West 150.22 feet to a point in the centerline of a township road known as Breezy Hill Road, said point being 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.

WISCONSIN
AARON
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: 4-26-2023
AARON J. AUSTIN



Austin Engineering LLC
austinengineeringllc.com

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