

NORTHWEST CORNER
SECTION 5, T2N R1W
Aluminum Capped rebar found.

NORTH 1/4 CORNER
SECTION 5, T2N R1W
1.5" Iron pipe found

TRACT 1 DESCRIPTION:
Located in the Northeast Quarter (N.E. 1/4) of the Northwest Quarter (N.W. 1/4) of Section Five (5), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, and being described as follows:

Commencing at a 1.5" iron pipe marking the North Quarter (N 1/4) corner of said Section 5, said corner being the point of beginning;
thence South 00° 59' 37" East 1076.50 feet along the East line of the Northwest Quarter (NW 1/4) of said Section;
thence North 81° 28' 43" West 33.46 feet;
thence South 49° 34' 10" West 369.24 feet to a 3/4" rebar;
thence South 00° 59' 37" East 34.14 feet to a 3/4" rebar on the South line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence South 89° 32' 37" West 1007.78 feet along said South line to a 3/4" rebar marking the Southwest corner thereof;
thence North 01° 03' 41" West 1350.56 feet to a 3/4" rebar marking the Northwest corner of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence North 89° 53' 04" East 1327.67 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.

TRACT 2 DESCRIPTION:
Located in the Northeast Quarter (N.E. 1/4) of the Northwest Quarter (N.W. 1/4) of Section Five (5), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, and being described as follows:

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thence North 81° 28' 43" West 33.46 feet;
thence South 49° 34' 10" West 369.24 feet to a 3/4" rebar;
thence South 00° 59' 37" East 34.14 feet to a 3/4" rebar on the South line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence North 89° 32' 37" East 318.19 feet along said South line to a 3/4" rebar marking the Southeast corner thereof;
thence North 00° 59' 37" West 266.14 feet along the East line of the Northwest Quarter (NW 1/4) 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 6-12-2023.
That this survey was prepared under the instructions of Doug Heenan.
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 23rd day of May, 2023.
Revised this 13th day of June, 2023. (Added alignment)
Aaron J. Austin
Aaron J. Austin, S-2922
Agent, Austin Engineering, LLC
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.

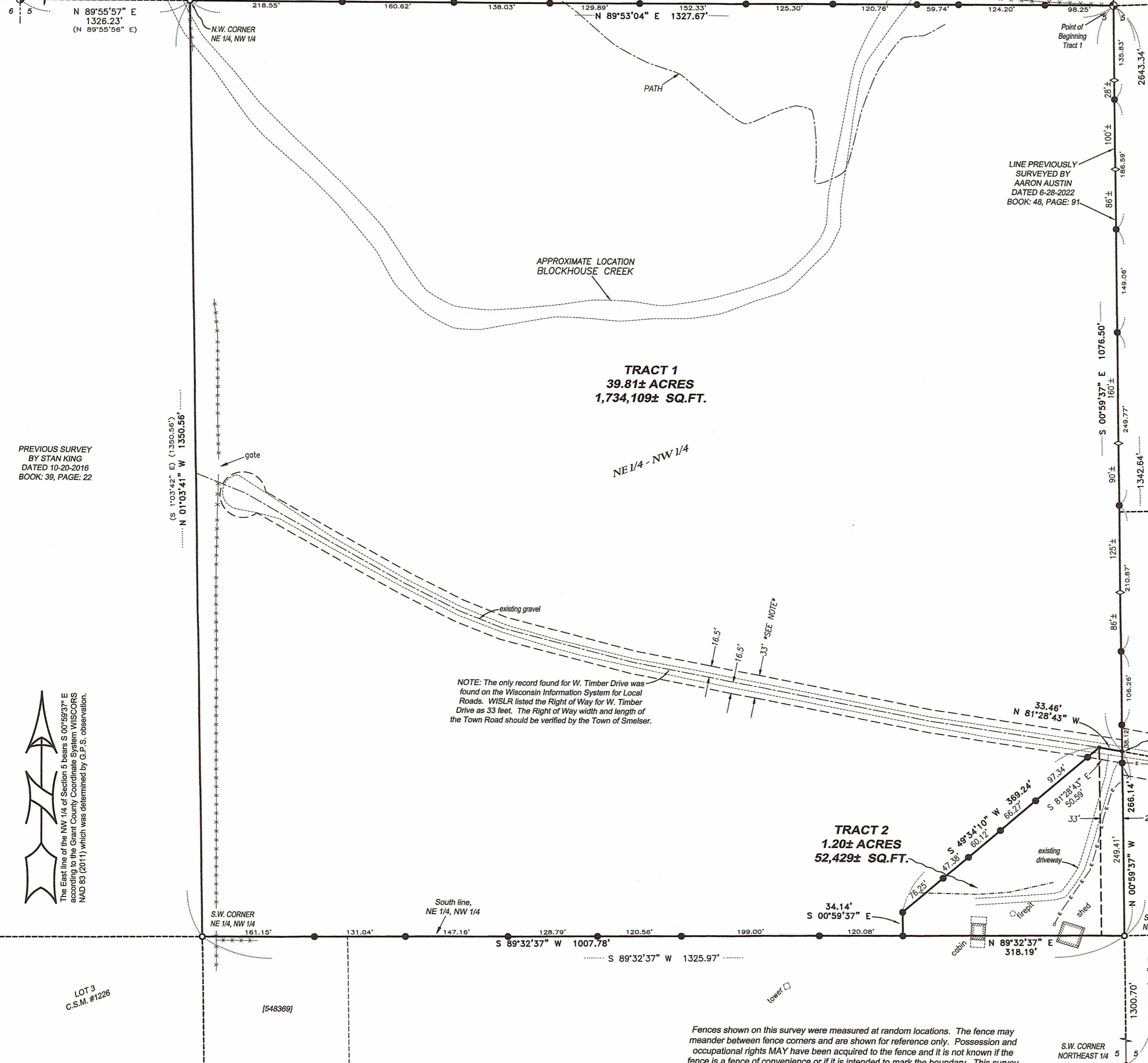


[527697]
PREVIOUS SURVEY
BY DALE DIXON
DATED 10-10-1972
BOOK: GCA, PAGE: 836

LEGEND

- ⊙ Section Corner (All witness corners found)
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- ◇ Existing steel T-post
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously described line
- Previously surveyed line
- Existing Easement
- Existing underground electric service
- Existing structure
- Existing improvement
- Existing mow line
- x-x-x- Approximate fence

0 100 200
SCALE 1" = 100'



NOTE: The only record found for W. Timber Drive was found on the Wisconsin Information System for Local Roads. WISLR listed the Right of Way for W. Timber Drive as 33 feet. The Right of Way width and length of the Town Road should be verified by the Town of Smelser.

Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon.

PLAT OF SURVEY
PREPARED FOR: SUSAN MAURY
LOCATED IN SECTION 5, T2N R1W, TOWN OF SMELSER, 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: 22S142
H:\CRD\22S142
H:\PLAT\T2NR1W\05\22S142-MAURY

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

JUN 30 2023
50040 REVISED

NORTHWEST CORNER
SECTION 5, T2N R1W
Aluminum Capped rebar found.

NORTH 1/4 CORNER
SECTION 5, T2N R1W
1.5" Iron pipe found

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thence North 01° 03' 41" West 1350.56 feet to a 3/4" rebar marking the Northwest corner of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence North 89° 53' 04" East 1327.67 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.

TRACT 2 DESCRIPTION:
Located in the Northeast Quarter (N.E. 1/4) of the Northwest Quarter (N.W. 1/4) of Section Five (5), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, and being described as follows:

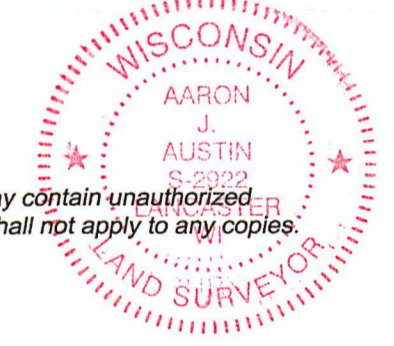
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thence North 89° 32' 37" East 318.19 feet along said South line to a 3/4" rebar marking the Southeast corner thereof;
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Tract being subject to any and all easements of record and/or usage.

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 5-2-2023.
That this survey was prepared under the instructions of Doug Heenan.
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 5th day of May, 2023.

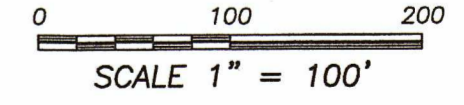
Aaron J. Austin
Aaron J. Austin, S-2922
Agent, Austin Engineering, LLC
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PREVIOUS SURVEY
BY DALE DIXON
DATED 10-10-1972
BOOK: GCA, PAGE: 836

LEGEND

- ⊙ Section Corner (All witness corners found)
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- ◇ Wood lath from previous survey
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously described line
- Previously surveyed line
- - - Existing Easement
- - - Existing underground electric service
- - - Existing structure
- - - Existing improvement
- - - Existing mow line



TRACT 1
39.81± ACRES
1,734,109± SQ.FT.

TRACT 2
1.20± ACRES
52,429± SQ.FT.

NOTE: The only record found for W. Timber Drive was found on the Wisconsin Information System for Local Roads. WISLR listed the Right of Way for W. Timber Drive as 33 feet. The Right of Way width and length of the Town Road should be verified by the Town of Smelser.

PREVIOUS SURVEY
BY STAN KING
DATED 10-20-2016
BOOK: 39, PAGE: 22

The East line of the NW 1/4 of Section 5 bears S 00°59'37" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

PLAT OF SURVEY
PREPARED FOR: SUSAN MAURY
LOCATED IN SECTION 5, T2N R1W, TOWN OF SMELSER, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
austineengineeringllc.com
4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608-723-6363
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JOB NO: 22S142
H:\CRD\22S142
H:\PLAT\T2NR1W\05\22S142-MAURY
DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 1

MAY 2 2023 50040