

TRACT 1
122.20± ACRES
5,322,963± SQ.FT.

TRACT 3
44.81± ACRES
1,951,981± SQ.FT.

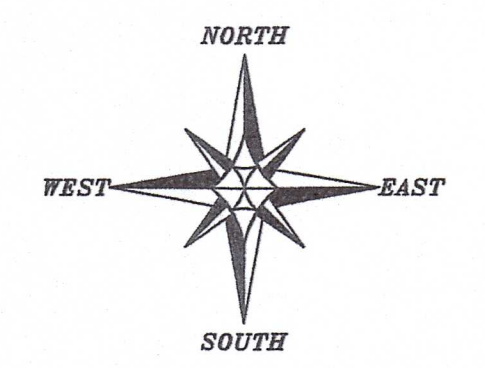
TRACT 2
2.06± ACRES
89,515± SQ.FT.

TRACT 4
21.24± ACRES
925,377± SQ.FT.

LINE	BEARING	DISTANCE
L1	S 88°56'11" E	65.00'
L2	S 01°03'49" W	82.67'
L3	S 45°25'11" E	353.33'
L4	N 74°13'10" W	137.00'
L5	N 45°25'11" W	353.80'
L6	S 88°56'11" E	65.65'

Aaron I Austin
8-18-2023

- LEGEND**
- Section Corner
 - 3/4" x 18" rebar set with cap
 - ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
 - ⊙ Railroad spike found
 - ⊙ 5/8" Rebar found
 - No monument set
 - ⊙ 4' Wood lath set
 - Boundary of Survey
 - Section line
 - Centerline
 - Right of Way
 - Platted lot line
 - Previously surveyed line
 - Existing fence
 - Existing Improvement
 - Edge of field
 - () Recorded as
 - [] Property described in Document Number, Grant County Registry



The West line of the SW 1/4 of Section 20 bears S 02°41'50" E 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: GRACE MAYNE ESTATE
LOCATED IN SECTION 20, T4N R4W, TOWN OF BEETOWN, GRANT COUNTY, WISCONSIN

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

JOB NO: 235117
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 6

51003
OCT 13 2023

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in 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 Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section, said corner being the point of beginning;
thence South 02° 41' 50" East 1332.03 feet along the West line of said Section to a 1/2" Steel Cotton Gin Spike marking the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) thereof;
thence South 88° 56' 11" East 1320.52 feet along the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southeast corner thereof;
thence North 01° 46' 21" West 347.15 feet to a 3/4" rebar;
thence North 01° 44' 27" West 959.53 feet to a 3/4" rebar;
thence North 06° 29' 57" West 343.06 feet to a 3/4" rebar;
thence North 05° 34' 41" West 326.70 feet to a 3/4" rebar;
thence North 89° 34' 07" East 227.75 feet to a 3/4" rebar;
thence South 05° 04' 05" East 358.44 feet to a 3/4" rebar;
thence South 09° 51' 41" East 370.52 feet to a 3/4" rebar;
thence South 74° 23' 17" East 807.13 feet to a 3/4" rebar;
thence South 77° 48' 33" East 287.65 feet to a 3/4" rebar on the North-South Quarter (N-S 1/4) line of said Section;
thence North 02° 49' 54" West 1659.23 feet along said North-South 1/4 (N-S 1/4) line a 1/2" Steel Cotton Gin Spike marking the Northeast corner of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4);
thence North 89° 06' 01" West 2638.29 feet along the North line of the South Half (S 1/4) of the Northwest Quarter (NW 1/4) to a 1/2" Steel Cotton Gin Spike marking the Northwest corner thereof;
thence South 02° 52' 15" East 1318.97 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.



Austin Prepared for: GRACE MAYNE ESTATE

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JOB NO: 23S117
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

PLAT OF SURVEY

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;
thence South 02° 41' 50" East 1332.03 feet along the West line of said Section to a 1/2" Steel Cotton Gin Spike marking the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) thereof;
thence South 88° 56' 11" East 1320.52 feet along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southeast corner thereof and the point of beginning;
thence South 88° 56' 11" East 349.27 feet along the South line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar;
thence North 08° 24' 37" West 115.73 feet to a 3/4" rebar;
thence North 40° 57' 12" West 221.64 feet to a 3/4" rebar;
thence North 70° 06' 01" West 210.31 feet to a 3/4" rebar;
thence South 01° 46' 21" East 347.15 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



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

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in 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 Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;
 thence South 02° 41' 50" East 1332.03 feet along the West line of said Section to a 1/2" Steel Cotton Gin Spike marking the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) thereof;
 thence South 88° 56' 11" East 1320.52 feet along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southeast corner thereof;
 thence North 01° 46' 21" West 347.15 feet to a 3/4" rebar marking the point of beginning;
 thence North 01° 44' 27" West 959.53 feet to a 3/4" rebar;
 thence North 06° 29' 57" West 343.06 feet to a 3/4" rebar;
 thence North 05° 34' 41" West 326.70 feet to a 3/4" rebar;
 thence North 89° 34' 07" East 227.75 feet to a 3/4" rebar;
 thence South 05° 04' 05" East 358.44 feet to a 3/4" rebar;
 thence South 09° 51' 41" East 370.52 feet to a 3/4" rebar;
 thence South 74° 23' 17" East 807.13 feet to a 3/4" rebar;
 thence South 77° 48' 33" East 287.65 feet to a 3/4" rebar on the East line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4);
 thence South 02° 49' 54" East 999.48 feet along said East line to a 3/4" rebar marking the Southeast corner thereof;
 thence South 89° 03' 23" East 1313.34 feet along the North line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar marking the Northeast corner thereof;
 thence South 02° 47' 13" East 747.30 feet along the East line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar on the North right of way line of State Highways #81;
 thence South 73° 37' 20" West 114.34 feet along said right of way to a 5/8" rebar;
 thence South 89° 37' 46" West 313.88 feet along said right of way to a 3/4" rebar;
 thence North 02° 15' 04" West 728.19 feet to a 3/4" rebar;
 thence North 87° 23' 05" West 1036.82 feet to a 3/4" rebar;
 thence North 04° 33' 20" East 30.00 feet to a 3/4" rebar on the North line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4);
 thence North 88° 56' 11" West 835.18 feet along said North line to a 3/4" rebar;
 thence North 08° 24' 37" West 115.73 feet to a 3/4" rebar;
 thence North 40° 57' 12" West 221.64 feet to a 3/4" rebar;
 thence North 70° 06' 01" West 210.31 feet to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.



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

SHEET 4 OF 6

PLAT OF SURVEY

TRACT 4 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;

thence South 02° 41' 50" East 1332.03 feet along the West line of said Section to a 1/2" Steel Cotton Gin Spike marking the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) thereof;

thence South 88° 56' 11" East 1320.52 feet along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southeast corner thereof;

thence continuing South 88° 56' 11" East 82.68 feet along the North line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the point of beginning;

thence South 02° 45' 52" East 279.83 feet along a line of that property as described in Document Number 416732, Grant County Registry to a 3/4" rebar on the Northerly right of way line of State Highway #81;

thence North 83° 44' 23" East 162.62 feet along said right of way to a 5/8" rebar;

thence South 89° 11' 34" East 224.25 feet along said right of way to a 5/8" rebar;

thence South 74° 13' 10" East 190.85 feet along said right of way to a 5/8" rebar;

thence South 70° 58' 20" East 86.32 feet along said right of way to a 3/4" rebar on the South line of the North Quarter (N 1/4) of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4);

thence South 88° 55' 41" East 589.56 feet along said South line to a 3/4" rebar marking the Southeast corner thereof;

thence South 02° 49' 54" East 194.98 feet along the East line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar on the Northerly right of way line of State Highway #81;

thence South 73° 37' 15" East 299.55 feet along said right of way to a 5/8" rebar;

thence South 68° 22' 23" East 518.03 feet along said right of way to a 5/8" rebar;

thence North 89° 37' 46" East 130.86 feet along said right of way to a 3/4" rebar;

thence North 02° 15' 04" West 728.19 feet to a 3/4" rebar;

thence North 87° 23' 05" West 1036.82 feet to a 3/4" rebar;

thence North 04° 33' 20" East 30.00 feet to a 3/4" rebar on the North line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4);

thence North 88° 56' 11" West 1101.77 feet along said North line to the point of beginning.

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



Prepared for: GRACE MAYNE ESTATE

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

PLAT OF SURVEY

ACCESS EASEMENT DESCRIPTION:

An Access Easement which is located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section;
 thence South 02° 41' 50" East 1332.03 feet along the West line of said Section to a 1/2" Steel Cotton Gin Spike marking the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) thereof;
 thence South 88° 56' 11" East 1320.52 feet along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southeast corner thereof;
 thence continuing South 88° 56' 11" East 349.27 feet along the North line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the point of beginning;
 thence South 88° 56' 11" East 66.00 feet along said North line;
 thence South 01° 03' 49" West 62.67 feet;
 thence South 45° 25' 11" East 353.33 feet to a 5/8" rebar on the Northerly right of way line of State Highway #81;
 thence North 74° 13' 10" West 137.00 feet along said right of way;
 thence North 45° 25' 11" West 393.80 feet to the North line of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4);
 thence South 88° 56' 11" East 95.85 feet along said North line 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 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 8-8-2023.

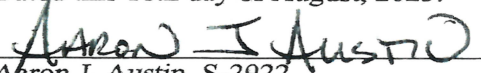
That this survey was prepared under the instructions of Gary Mayne.

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 18th day of August, 2023.


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



Austin
Engineering LLC
 austinengineeringllc.com

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SHEET 6 OF 6