

# PLAT OF SURVEY

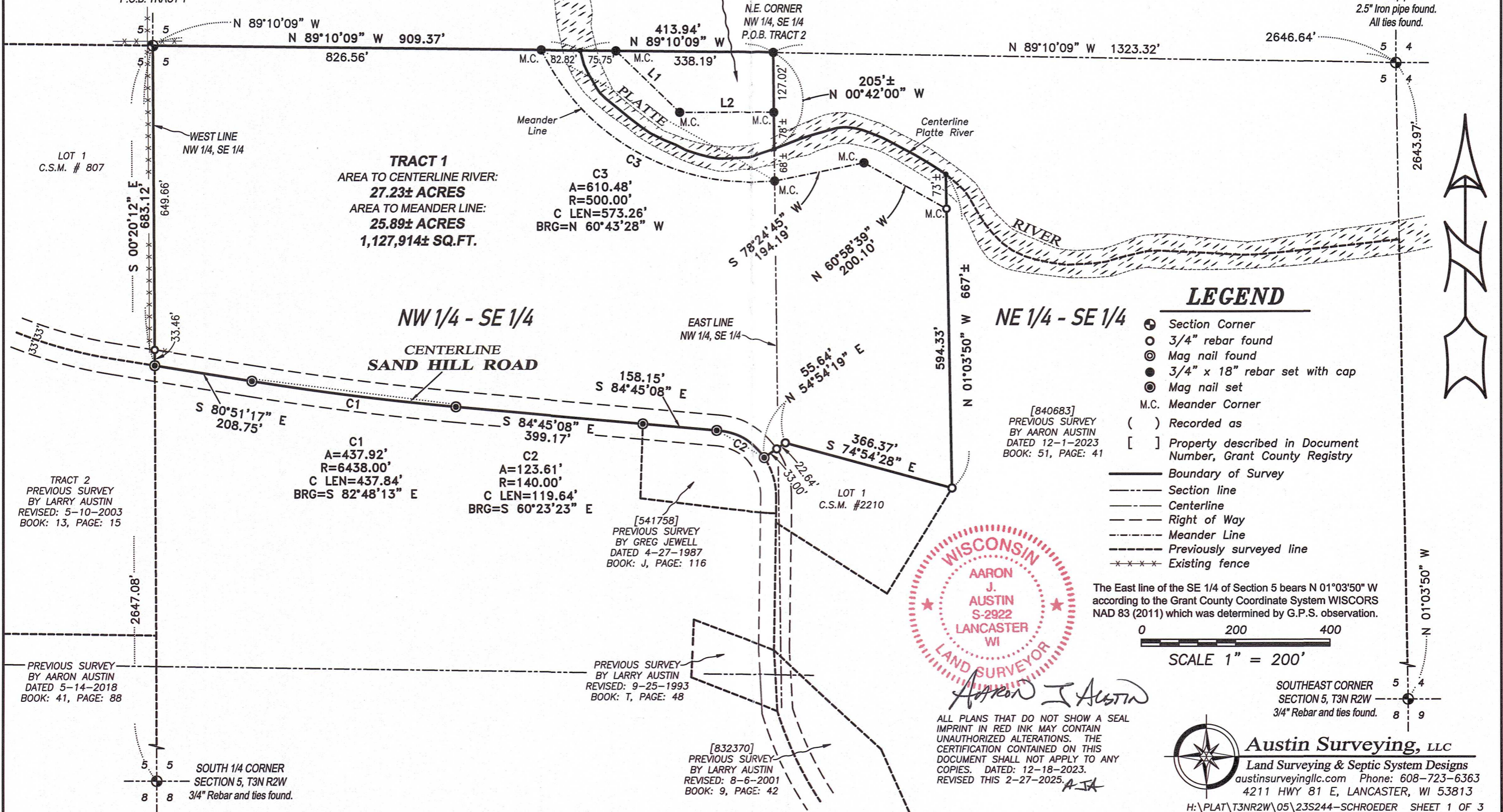
Prepared for: LEE SCHROEDER

CENTER 1/4 CORNER  
SECTION 5, T3N R2W  
3/4" Rebar and ties found.  
P.O.B. TRACT 1

**TRACT 2**  
AREA TO CENTERLINE RIVER:  
**1.68± ACRES**  
AREA TO MEANDER LINE:  
**0.80± ACRE**  
**34,762± SQ.FT.**

LINE	BEARING	DISTANCE
L1	S 46°01'45" E	188.64'
L2	S 89°44'10" E	203.95'

EAST 1/4 CORNER  
SECTION 5, T3N R2W  
1" Iron pipe in  
2.5" Iron pipe found.  
All ties found.

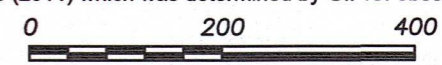


## LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- ⊙ Mag nail found
- ⊙ 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- M.C. Meander Corner
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Meander Line
- Previously surveyed line
- xxxx Existing fence

[840683]  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 12-1-2023  
BOOK: 51, PAGE: 41

The East line of the SE 1/4 of Section 5 bears N 01°03'50" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 200'



*Aaron J. Austin*

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: 12-18-2023. REVISED THIS 2-27-2025. AJA



**Austin Surveying, LLC**  
Land Surveying & Septic System Designs  
austinsurveyingllc.com Phone: 608-723-6363  
4211 HWY 81 E, LANCASTER, WI 53813

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Three (3) North, Range Two (2) West of the 4th P.M., Town of Harrison, Grant County, Wisconsin, and being described as follows:

Commencing at an iron pipe marking the East Quarter (E 1/4) corner of said Section 5; thence North 89° 10' 09" West 2646.64 feet along the North line of the Southeast Quarter (SE 1/4) to a 3/4" rebar marking the center of said Section 5 and the point of beginning; thence South 00° 20' 12" East 683.12 feet along the West line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to a mag nail in the centerline of Sand Hill Road; thence South 80° 51' 17" East 208.75 feet along said centerline to a mag nail; thence 437.92 feet on the arc of a curve to the left having a radius of 6438.00 feet and a long chord bearing South 82° 48' 13" East 437.84 feet along said centerline to a mag nail; thence South 84° 45' 08" East 399.17 feet along said centerline to a mag nail; thence South 84° 45' 08" East 158.15 feet along the previously described centerline of Sand Hill Road as described in Document Number 541758, Grant County Registry to a mag nail; thence 123.61 feet on the arc of a curve to the right having a radius of 140.00 feet and a long chord bearing South 60° 23' 23" East 119.64 feet along said centerline to a mag nail; thence North 54° 54' 19" East 55.64 feet along a line of Lot 1 of Certified Survey Map Number 2210, recorded as Document Number 838764, Grant County Registry; thence South 74° 54' 28" East 366.37 feet along a line of said Lot 1; thence North 01° 03' 50" West 594.33 feet along a line of that property as described in Document Number 840683, Grant County Registry to a 3/4" rebar marking a meander corner which is located South 01° 03' 50" East 73 feet, more or less from the centerline of the Platte River; thence North 60° 58' 39" West 200.10 feet along the Southerly meander line of the Platte River to a 3/4" rebar; thence South 78° 24' 45" West 194.19 feet along said meander line to a 3/4" rebar; thence 610.48 feet on the arc of a curve to the right having a radius of 500.00 feet and a long chord bearing North 60° 43' 28" West 573.26 feet along said meander line to a 3/4" rebar to a 3/4" rebar marking a meander corner which is located North 89° 10' 09" West 82.82 feet from the centerline of Platte River; thence North 89° 10' 09" West 826.56 feet along the North line of the Southeast Quarter (SE 1/4) of said Section to the point of beginning, INCLUDING ALL lands between the above described meander line and the centerline of the Platte River.  
Tract being subject to any and all easements of record and/or usage.



*Aaron J. Austin*

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Prepared for: LEE SCHROEDER



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JOB NO: 23S244  
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H:\PLAT\T3NR2W\05\23S244-SCHROEDER

DRAWN BY: AJ AUSTIN  
CREW CHIEF: SHANE AUSTIN  
CREW: O. AUSTIN, T. AUSTIN  
SHEET 2 OF 3

MAR 21 2025

Revised  
51047

# PLAT OF SURVEY

## TRACT 2 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Three (3) North, Range Two (2) West of the 4th P.M., Town of Harrison, Grant County, Wisconsin, and being described as follows:

Commencing at an iron pipe marking the East Quarter (E 1/4) corner of said Section 5; thence North 89° 10' 09" West 1323.32 feet along the North line of the Southeast Quarter (SE 1/4) of said Section to a 3/4" rebar marking the Northeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) thereof and the point of beginning; thence continuing North 89° 10' 09" West 338.19 feet along the North line of said Southeast Quarter (SE 1/4) to a 3/4" rebar marking a meander corner which is located South 89° 10' 09" East 75.75' from the centerline of the Platte River; thence South 46° 01' 45" East 188.64 feet along the Northerly meander line of said Platte River to a 3/4" rebar; thence South 89° 44' 10" East 203.95 feet along said meander line to a 3/4" rebar which is located North 00° 42' 00" West 78 feet, more or less, from the centerline of said Platte River; thence North 00° 42' 00" West 127.02 feet along the East line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to the point of beginning, INCLUDING ALL lands between the above described meander line and the centerline of the Platte River. 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 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 12-5-2023. That this survey was prepared under the instructions of Lee Schroeder. 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 December, 2023.

Revised this 27th day of February, 2025. AJA



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



Prepared for: LEE SCHROEDER



**Austin Surveying, LLC**

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CREW: O. AUSTIN, T. AUSTIN

SHEET 3 OF 3



# PLAT OF SURVEY

**DESCRIPTION:**

Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Three (3) North, Range Two (2) West of the 4th P.M., Town of Harrison, Grant County, Wisconsin, and being described as follows:

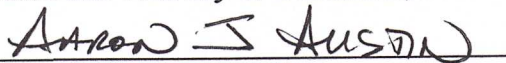
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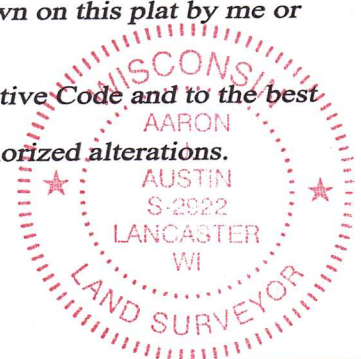
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 That this survey was prepared under the instructions of Lee Schroeder.  
 That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.  
 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 December, 2023.

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



Prepared for: LEE SCHROEDER



**Austin Surveying, LLC**

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