

NOTE #1: Document No. 771313 calls for the SE 1/4 of the NE 1/4 which lies North of the highway as formerly laid out and traveled running east and west across said 40 acre tract.

A significant portion of the highway (as called for in Document No. 771313) could not be retraced from existing physical evidence. The client did note that a field road in this area was created with no regard to the previously described "highway". Therefore the existing fence was utilized as the best evidence of the intention of the property line between adjoining.

NOTE #2: 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.

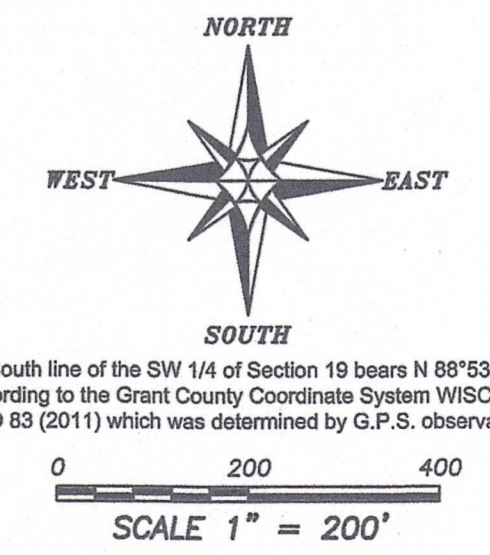
**SURVEYOR'S CERTIFICATE:**  
 I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:  
 That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 1-8-2024. That this survey was prepared under the instructions of Jeff Bahl.  
 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 15th day of January, 2024.  
 Revised this 7th day of February, 2024. *AJA*  
 Aaron J. Austin, S-2922  
 Agent, Austin Surveying, LLC



**LEGEND**

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



**PLAT OF SURVEY**  
 PREPARED FOR: BAHL IRREVOCABLE TRUST  
 LOCATED IN SECTION 24, T4N R4W, TOWN OF BEETOWN, GRANT COUNTY WISCONSIN

**Austin Surveying, LLC**  
 Land Surveying & Septic System Designs  
 austin@surveysllc.com Phone: 608-723-8363  
 4211 HWY 81 E, LANCASTER, WI 53813

JOB NO: 235243 DRAWN BY: AJ AUSTIN  
 H:\CRO\235237 CREW CHIEF: SHANE AUSTIN  
 H:\PLAT\T4NR4W\24\235243-BAHL CREW: G. AUSTIN, T. AUSTIN  
 SHEET 1 OF 5

FEB 26 2024  
 5108  
 REVISED

# 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 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 Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), 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 an aluminum capped rebar marking the Northwest corner of said Section 24;  
 thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar;  
 thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar marking the point of beginning;  
 thence continuing South 16° 33' 28" East 986.19 feet to a 3/4" rebar;  
 thence South 05° 19' 39" East 328.07 feet to a 3/4" rebar;  
 thence South 11° 09' 14" West 103.37 feet to a 3/4" rebar;  
 thence South 03° 48' 49" East 79.46 feet to a 3/4" rebar;  
 thence South 18° 52' 06" East 75.10 feet to a 3/4" rebar;  
 thence South 29° 31' 09" East 116.33 feet to a 3/4" rebar;  
 thence South 25° 21' 41" East 298.93 feet to a 3/4" rebar;  
 thence South 42° 34' 59" East 142.72 feet to a 3/4" rebar;  
 thence South 73° 49' 36" East 216.49 feet to a 3/4" rebar;  
 thence North 89° 27' 27" East 91.73 feet to a 3/4" rebar;  
 thence South 08° 40' 39" East 769.13 feet to the North line of that property as described in Document Number 705226, Grant County Registry;  
 thence North 40° 35' 51" East 100.00 feet along a line of said property;  
 thence North 06° 18' 15" East 66.00 feet along a line of said property;  
 thence North 85° 21' 41" East 150.00 feet along a line of said property;  
 thence South 79° 41' 13" East 250.00 feet along a line of said property;  
 thence North 67° 26' 17" East 349.93 feet along a line of said property to the Northeast corner thereof;  
 thence North 01° 35' 21" West 43.40 feet along the East 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 North 01° 35' 25" West 584.51 feet along said East line to the Northeast corner of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar;  
 thence North 38° 40' 45" West 729.97 feet to a 3/4" rebar;  
 thence North 27° 43' 49" West 1550.42 feet to a 3/4" rebar;  
 thence North 89° 21' 41" West 614.63 feet to the point of beginning.  
 Tract being subject to any and all easements of record and/or usage, including, but not limited to the following described easement:

**ACCESS EASEMENT:**

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located 66 feet Southeasterly and Westerly of the following described reference line:

Commencing at an aluminum capped rebar marking the Northwest corner of said Section 24, said corner being the point of beginning;  
 thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar;  
 thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar;  
 thence continuing South 16° 33' 28" East 66.00 feet to the terminus point of the 66 foot wide easement and the point of beginning of a 20 foot wide easement;  
 thence continuing South 16° 33' 28" East 920.19 feet to a 3/4" rebar;  
 thence South 05° 19' 39" East 328.07 feet to a 3/4" rebar marking the terminus point.

WISCONSIN  
 AARON J. AUSTIN  
 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: 1-15-2024. REVISED: 2-07-2024. AJA

Prepared for: **BAHL IRREVOCABLE TRUST**



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

JOB NO: 23S243  
 H:\CRD\23S237  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 3 OF 5

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION: (Bill Bahl)

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), 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), the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), 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 an aluminum capped rebar marking the Northwest corner of said Section 24, said corner being the point of beginning;

- thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar;
- thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar;
- thence continuing South 16° 33' 28" East 986.19 feet to a 3/4" rebar;
- thence South 05° 19' 39" East 328.07 feet to a 3/4" rebar;
- thence South 11° 09' 14" West 103.37 feet to a 3/4" rebar;
- thence South 03° 48' 49" East 79.46 feet to a 3/4" rebar;
- thence South 18° 52' 06" East 75.10 feet to a 3/4" rebar;
- thence South 29° 31' 09" East 116.33 feet to a 3/4" rebar;
- thence South 25° 21' 41" East 298.93 feet to a 3/4" rebar;
- thence South 42° 34' 59" East 142.72 feet to a 3/4" rebar;
- thence South 73° 49' 36" East 216.49 feet to a 3/4" rebar;
- thence North 89° 27' 27" East 91.73 feet to a 3/4" rebar;
- thence South 08° 40' 39" East 769.13 feet to the North line of that property as described in Document Number 705226, Grant County Registry;
- thence North 85° 22' 11" West 165.00 feet along a line of said property;
- thence South 81° 59' 22" West 200.00 feet along a line of said property;
- thence North 84° 29' 21" West 400.00 feet along a line of said property;
- thence South 79° 18' 34" West 500.00 feet along a line of said property;
- thence South 64° 45' 43" West 135.00 feet along a line of said property;
- thence South 33° 11' 49" West 85.00 feet along a line of said property;
- thence South 11° 09' 18" East 75.00 feet along a line of said property;
- thence South 34° 33' 42" West 165.00 feet along a line of said property;
- thence South 52° 06' 01" West 60.00 feet along a line of said property;
- thence South 00° 39' 02" East 60.00 feet along a line of said property;
- thence South 63° 38' 39" East 100.00 feet along a line of said property;
- thence North 62° 25' 43" East 65.00 feet along a line of said property;
- thence North 18° 39' 10" East 70.00 feet along a line of said property;
- thence North 88° 34' 06" East 65.00 feet along a line of said property;
- thence South 25° 07' 35" East 95.00 feet along a line of said property;
- thence South 28° 23' 28" West 270.00 feet along a line of said property;
- thence South 11° 41' 48" West 100.00 feet along a line of said property;
- thence South 33° 09' 51" East 70.00 feet along a line of said property;
- thence South 12° 29' 49" West 90.00 feet along a line of said property to the Southwest corner thereof;
- thence North 89° 20' 59" West 427.56 feet along the South line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southwest corner thereof;
- thence North 01° 30' 29" West 1329.28 feet along the West line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Northwest corner thereof;
- thence North 89° 22' 31" West 1329.13 feet along the South line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4) to an aluminum capped rebar marking the West Quarter (W 1/4) corner thereof;
- thence North 01° 26' 33" West 2665.75 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.

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: 1-15-2024. REVISED: 2-07-2024. A J A



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

JOB NO: 23S243  
 H:\CRD\23S237  
 H:\PLAT\T4NR4W\24\23S243-BAHL

DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 2 OF 5

# PLAT OF SURVEY

**TRACT 3 DESCRIPTION: (Ben Mumm)**

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 Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 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 Twenty-four (24), 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 a 3" pipe post in concrete marking the North Quarter (N 1/4) corner of said Section 24, said corner being the point of beginning;  
 thence North 89° 49' 56" East 2243.77 feet along the North line of said Section to a 3/4" rebar;  
 thence South 08° 44' 25" West 1852.84 feet to a 3/4" rebar in an existing fence line;  
 thence South 76° 38' 00" West 74.83' feet along an existing fence between properties described in Document Number 771313 and Document Number 768665, Grant County Registry to a 3/4" rebar;  
 thence South 66° 37' 45" West 297.70 feet along said fence line to a 3/4" rebar;  
 thence South 56° 49' 03" West 175.68 feet along said fence line to a 3/4" rebar;  
 thence South 64° 08' 42" West 46.96 feet along said fence line to a 3/4" rebar;  
 thence South 68° 04' 29" West 47.47 feet along said fence line to a 3/4" rebar on the West line of the Southeast Quarter (SE 1/4) of said Northeast Quarter (NE 1/4);  
 thence North 38° 40' 45" West 729.97 feet to a 3/4" rebar;  
 thence North 27° 43' 49" West 1550.42 feet to a 3/4" rebar;  
 thence North 89° 21' 41" West 614.63 feet to a 3/4" rebar;  
 thence North 16° 33' 28" West 157.02 feet to a 3/4" rebar on the North line of said Section 24;  
 thence South 89° 21' 41" East 454.20 feet along the North line of said Section 24 to the point of beginning. Tract being subject to any and all easements of record and/or usage, including, but not limited to the following described easement:

**ACCESS EASEMENT:**

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located 66 feet Southeasterly and Westerly of the following described reference line:

Commencing at an aluminum capped rebar marking the Northwest corner of said Section 24, said corner being the point of beginning;  
 thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar;  
 thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar marking 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 J. AUSTIN  
 AUSTIN

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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 4 OF 5

# PLAT OF SURVEY

**TRACT 4 DESCRIPTION: (Joe Mumm)**

Located in 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 Twenty-four (24), 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 a 4" brass cap marking the Northeast corner of said Section 24, said corner being the point of beginning;  
 thence South 01° 34' 43" East 1490.65 feet along the East line of said Section to a 3/4" rebar in an existing fence line;  
 thence South 55° 34' 04" West 284.23 feet along an existing fence between properties described in Document Number 771313 and Document Number 768665, Grant County Registry to a 3/4" rebar;  
 thence South 64° 46' 43" West 60.21 feet along said fence line to a 3/4" rebar;  
 thence South 16° 19' 31" West 48.81 feet along said fence line to a 3/4" rebar;  
 thence South 28° 30' 12" West 56.08 feet to a 3/4" rebar;  
 thence South 81° 26' 54" West 403.03 feet along said fence line to a 3/4" rebar;  
 thence North 08° 44' 25" East 1852.84 feet to a 3/4" rebar on the North line of said Section 24;  
 thence North 89° 49' 56" East 405.33 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.

WISCONSIN  
 AARON AUSTIN  
 AUSTIN

AARON AUSTIN

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 REVISED: 2-07-2024. AJA



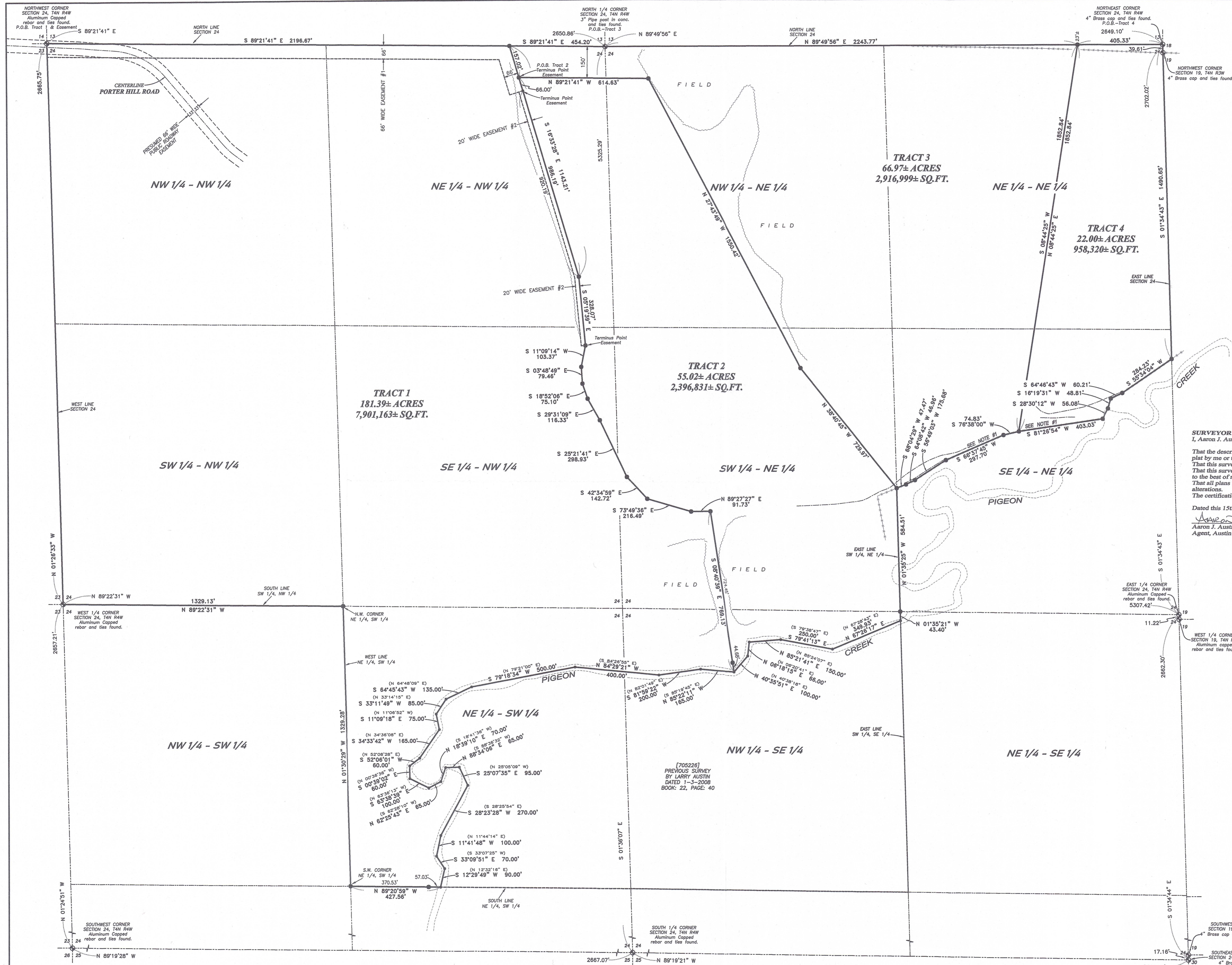
Prepared for: **BAHL IRREVOCABLE TRUST**

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

SHEET 5 OF 5



**NOTE #1:** Document No. 771313 calls for the SE 1/4 of the NE 1/4 which lies North of the highway as formerly laid out and traveled running east and west across said 40 acre tract.

A significant portion of the highway (as called for in Document No. 771313) could not be retraced from existing physical evidence. The client did note that a field road in this area was created with no regard to the previously described "highway". Therefore the existing fence was utilized as the best evidence of the intention of the property line between adjoining.

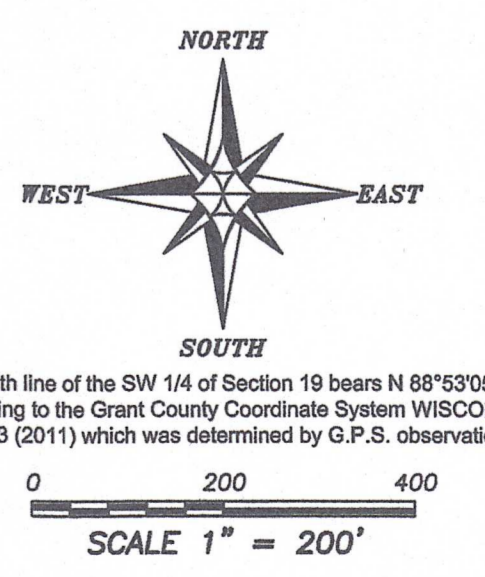
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**SURVEYOR'S CERTIFICATE:**  
 I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:  
 That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 1-8-2024. That this survey was prepared under the instructions of Jeff Bahl. 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 15th day of January, 2024.  
 Aaron J. Austin  
 Aaron J. Austin, S-2922  
 Agent, Austin Surveying, LLC



- LEGEND**
- Section Corner
  - 3/4" x 18" rebar set with cap
  - ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
  - 3/4" rebar found
  - No monument set
  - ( ) Recorded as
  - [ ] Property described in Document Number, Grant County Registry
  - Boundary of Survey
  - Section line
  - Centerline
  - Right of Way
  - Existing easement
  - Existing fence
  - Existing overhead utility



**PLAT OF SURVEY**  
 PREPARED FOR: BAHL IRREVOCABLE TRUST  
 LOCATED IN SECTION 24, T4N R4W, TOWNSHIP OF SOUTH LANCASTER, GRANT COUNTY WISCONSIN

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 austinurveyingllc.com Phone: 808-723-6363  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: G. AUSTIN, T. AUSTIN

SHEET 1 OF 5

FEB 02 2024 51068

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION: (Bill Bahl)

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), 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), the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), 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 an aluminum capped rebar marking the Northwest corner of said Section 24, said corner being the point of beginning;

thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar;  
 thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar;  
 thence continuing South 16° 33' 28" East 986.19 feet to a 3/4" rebar;  
 thence South 05° 19' 39" East 328.07 feet to a 3/4" rebar;  
 thence South 11° 09' 14" West 103.37 feet to a 3/4" rebar;  
 thence South 03° 48' 49" East 79.46 feet to a 3/4" rebar;  
 thence South 18° 52' 06" East 75.10 feet to a 3/4" rebar;  
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 thence South 08° 40' 39" East 769.13 feet to the North line of that property as described in Document Number 705226, Grant County Registry;  
 thence North 85° 22' 11" West 165.00 feet along a line of said property;  
 thence South 81° 59' 22" West 200.00 feet along a line of said property;  
 thence North 84° 29' 21" West 400.00 feet along a line of said property;  
 thence South 79° 18' 34" West 500.00 feet along a line of said property;  
 thence South 64° 45' 43" West 135.00 feet along a line of said property;  
 thence South 33° 11' 49" West 85.00 feet along a line of said property;  
 thence South 11° 09' 18" East 75.00 feet along a line of said property;  
 thence South 34° 33' 42" West 165.00 feet along a line of said property;  
 thence South 52° 06' 01" West 60.00 feet along a line of said property;  
 thence South 00° 39' 02" East 60.00 feet along a line of said property;  
 thence South 63° 38' 39" East 100.00 feet along a line of said property;  
 thence North 62° 25' 43" East 65.00 feet along a line of said property;  
 thence North 18° 39' 10" East 70.00 feet along a line of said property;  
 thence North 88° 34' 06" East 65.00 feet along a line of said property;  
 thence South 25° 07' 35" East 95.00 feet along a line of said property;  
 thence South 28° 23' 28" West 270.00 feet along a line of said property;  
 thence South 11° 41' 48" West 100.00 feet along a line of said property;  
 thence South 33° 09' 51" East 70.00 feet along a line of said property;  
 thence South 12° 29' 49" West 90.00 feet along a line of said property to the Southwest corner thereof;  
 thence North 89° 20' 59" West 427.56 feet along the South line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Southwest corner thereof;  
 thence North 01° 30' 29" West 1329.28 feet along the West line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Northwest corner thereof;  
 thence North 89° 22' 31" West 1329.13 feet along the South line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4) to an aluminum capped rebar marking the West Quarter (W 1/4) corner thereof;  
 thence North 01° 26' 33" West 2665.75 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.



*Aaron J. Austin*  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 2 OF 5

# 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 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 Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

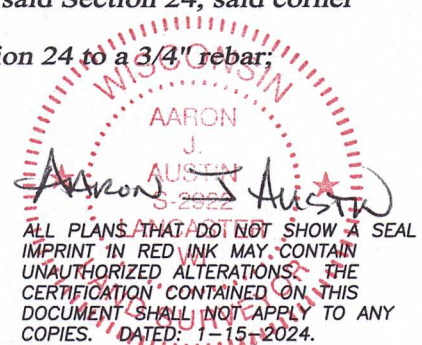
Commencing at an aluminum capped rebar marking the Northwest corner of said Section 24; thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar; thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar marking the point of beginning; thence continuing South 16° 33' 28" East 986.19 feet to a 3/4" rebar; thence South 05° 19' 39" East 328.07 feet to a 3/4" rebar; thence South 11° 09' 14" West 103.37 feet to a 3/4" rebar; thence South 03° 48' 49" East 79.46 feet to a 3/4" rebar; thence South 18° 52' 06" East 75.10 feet to a 3/4" rebar; thence South 29° 31' 09" East 116.33 feet to a 3/4" rebar; thence South 25° 21' 41" East 298.93 feet to a 3/4" rebar; thence South 42° 34' 59" East 142.72 feet to a 3/4" rebar; thence South 73° 49' 36" East 216.49 feet to a 3/4" rebar; thence North 89° 27' 27" East 91.73 feet to a 3/4" rebar; thence South 08° 40' 39" East 769.13 feet to the North line of that property as described in Document Number 705226, Grant County Registry; thence North 40° 35' 51" East 100.00 feet along a line of said property; thence North 06° 18' 15" East 66.00 feet along a line of said property; thence North 85° 21' 41" East 150.00 feet along a line of said property; thence South 79° 41' 13" East 250.00 feet along a line of said property; thence North 67° 26' 17" East 349.93 feet along a line of said property to the Northeast corner thereof; thence North 01° 35' 21" West 43.40 feet along the East 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 North 01° 35' 25" West 584.51 feet along said East line to the Northeast corner of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar; thence North 38° 40' 45" West 729.97 feet to a 3/4" rebar; thence North 27° 43' 49" West 1550.42 feet to a 3/4" rebar; thence North 89° 21' 41" West 614.63 feet to the point of beginning.

Tract being subject to any and all easements of record and/or usage, including, but not limited to the following described easement:

**ACCESS EASEMENT:**

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located 66 feet Southeasterly and Westerly of the following described reference line:

Commencing at an aluminum capped rebar marking the Northwest corner of said Section 24, said corner being the point of beginning; thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar; thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar; thence continuing South 16° 33' 28" East 66.00 feet to the terminus point of the 66 foot wide easement and the point of beginning of a 20 foot wide easement; thence continuing South 16° 33' 28" East 920.19 feet to a 3/4" rebar; thence South 05° 19' 39" East 328.07 feet to a 3/4" rebar marking the terminus point.


  
 AARON J. AUSTIN  
 3-2022  
 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: 1-15-2024.

Prepared for: **BAHL IRREVOCABLE TRUST**



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

JOB NO: 23S243  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 3 OF 5

# PLAT OF SURVEY

## TRACT 3 DESCRIPTION: (Ben Mumm)

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 Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 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 Twenty-four (24), 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 a 3" pipe post in concrete marking the North Quarter (N 1/4) corner of said Section 24, said corner being the point of beginning;  
 thence North 89° 49' 56" East 2243.77 feet along the North line of said Section to a 3/4" rebar;  
 thence South 08° 44' 25" West 1852.84 feet to a 3/4" rebar in an existing fence line;  
 thence South 55° 34' 04" West 74.83' feet along an existing fence between properties described in Document Number 771313 and Document Number 768665, Grant County Registry to a 3/4" rebar;  
 thence South 66° 37' 45" West 297.70 feet along said fence line to a 3/4" rebar;  
 thence South 56° 49' 03" West 175.68 feet along said fence line to a 3/4" rebar;  
 thence South 64° 08' 42" West 46.96 feet along said fence line to a 3/4" rebar;  
 thence South 68° 04' 29" West 47.47 feet along said fence line to a 3/4" rebar on the West line of the Southeast Quarter (SE 1/4) of said Northeast Quarter (NE 1/4);  
 thence North 38° 40' 45" West 729.97 feet to a 3/4" rebar;  
 thence North 27° 43' 49" West 1550.42 feet to a 3/4" rebar;  
 thence North 89° 21' 41" West 614.63 feet to a 3/4" rebar;  
 thence North 16° 33' 28" West 157.02 feet to a 3/4" rebar on the North line of said Section 24;  
 thence South 89° 21' 41" East 454.20 feet along the North line of said Section 24 to the point of beginning. Tract being subject to any and all easements of record and/or usage, including, but not limited to the following described easement:

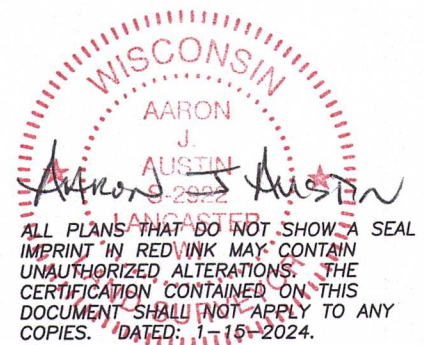
## ACCESS EASEMENT:

A Sixty-six foot (66') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located 66 feet Southeasterly and Westerly of the following described reference line:

Commencing at an aluminum capped rebar marking the Northwest corner of said Section 24, said corner being the point of beginning;  
 thence South 89° 21' 41" East 2196.67 feet along the North line of said Section 24 to a 3/4" rebar;  
 thence South 16° 33' 28" East 157.02 feet to a 3/4" rebar marking 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.



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**Austin Surveying, LLC**

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JOB NO: 23S243  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN

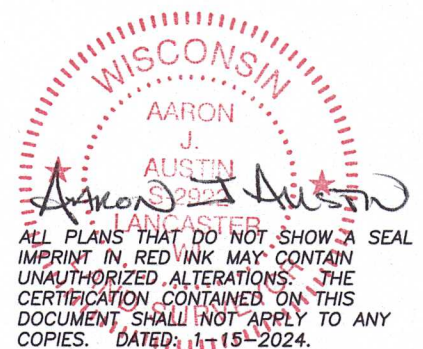
SHEET 4 OF 5

# PLAT OF SURVEY

## TRACT 4 DESCRIPTION: (Joe Mumm)

Located in 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 Twenty-four (24), 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 a 4" brass cap marking the Northeast corner of said Section 24, said corner being the point of beginning;  
 thence South 01° 34' 43" East 1490.65 feet along the East line of said Section to a 3/4" rebar in an existing fence line;  
 thence South 55° 34' 04" West 284.23 feet along an existing fence between properties described in Document Number 771313 and Document Number 768665, Grant County Registry to a 3/4" rebar;  
 thence South 64° 46' 43" West 60.21 feet along said fence line to a 3/4" rebar;  
 thence South 16° 19' 31" West 48.81 feet along said fence line to a 3/4" rebar;  
 thence South 28° 30' 12" West 56.08 feet to a 3/4" rebar;  
 thence South 81° 26' 54" West 403.03 feet along said fence line to a 3/4" rebar;  
 thence North 08° 44' 25" East 1852.84 feet to a 3/4" rebar on the North line of said Section 24;  
 thence North 89° 49' 56" East 405.33 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.



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DRAWN BY: AJ AUSTIN  
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SHEET 5 OF 5