

PLAT OF SURVEY

Prepared for: TOM SCHNEIDER

SW 1/4 - NW 1/4

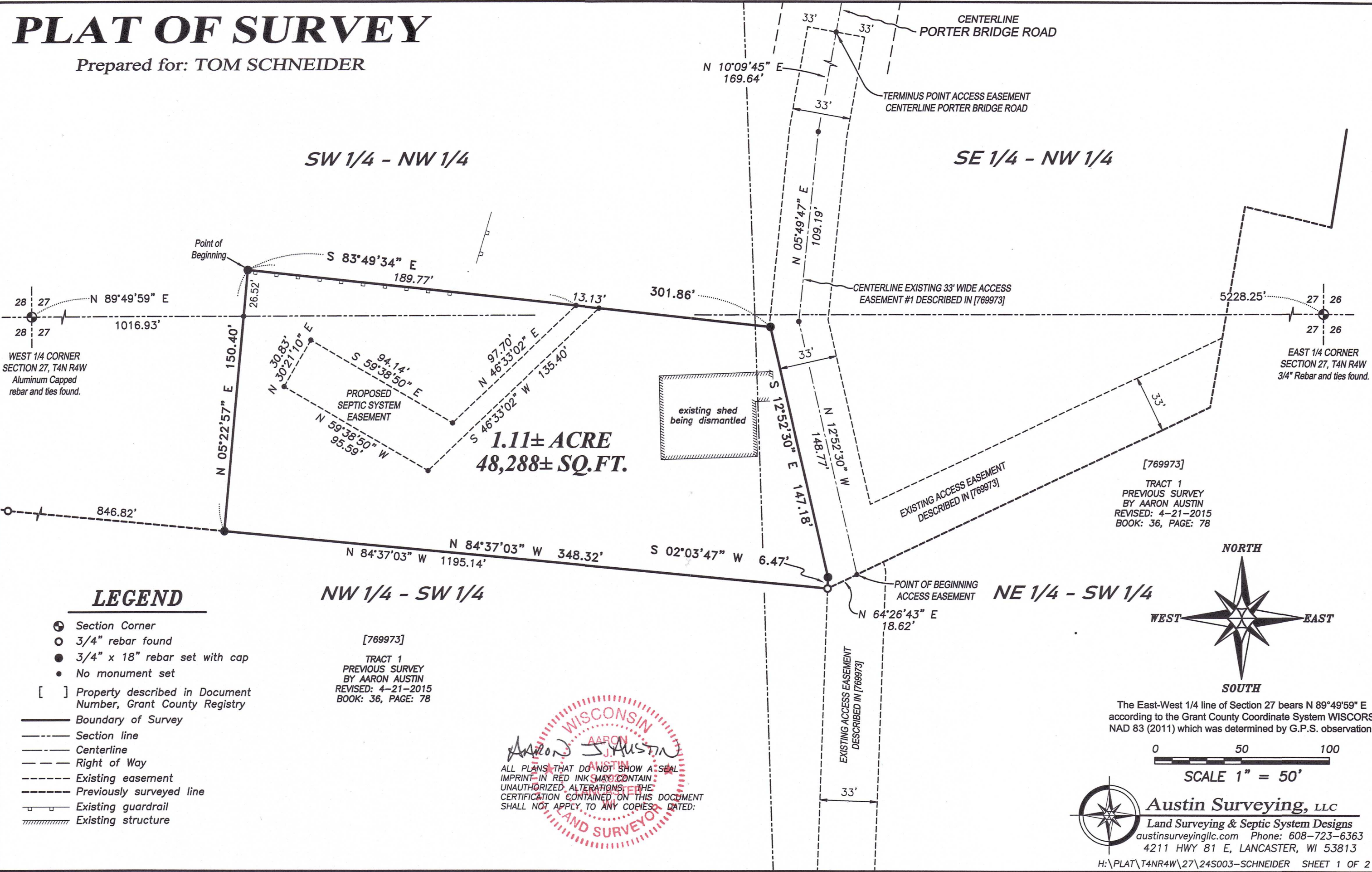
SE 1/4 - NW 1/4

NW 1/4 - SW 1/4

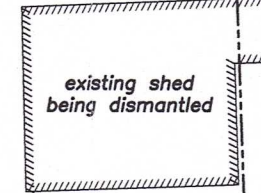
NE 1/4 - SW 1/4

WEST 1/4 CORNER
SECTION 27, T4N R4W
Aluminum Capped
rebar and ties found.

EAST 1/4 CORNER
SECTION 27, T4N R4W
3/4" Rebar and ties found.



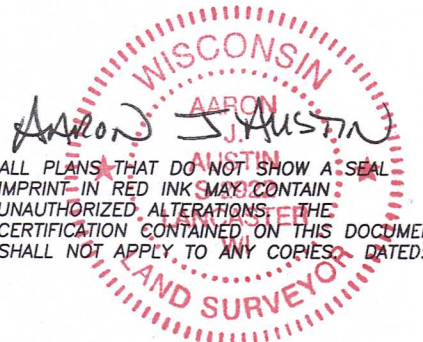
1.11± ACRE
48,288± SQ.FT.



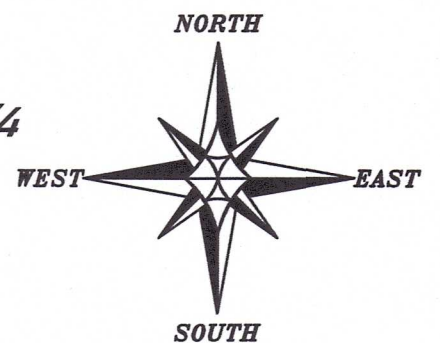
LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Existing easement
- - - Previously surveyed line
- Existing guardrail
- ▨ Existing structure

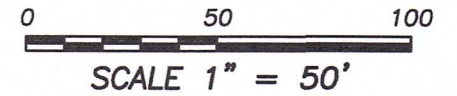
[769973]
TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED: 4-21-2015
BOOK: 36, PAGE: 78



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:



The East-West 1/4 line of Section 27 bears N 89°49'59" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



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

PLAT OF SURVEY

DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), 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 27;
 thence North 89° 49' 59" East 1016.93 feet along the East-West Quarter (E-W 1/4) line of said Section;
 thence North 05° 22' 57" East 26.52 feet to the point of beginning;
 thence South 83° 49' 34" East 301.86 feet to the West line of an existing easement as described in Document Number 769973, Grant County Registry;
 thence South 12° 52' 30" East 147.18 feet along said easement;
 thence South 02° 03' 47" West 6.47 feet along said easement;
 thence North 84° 37' 03" West 348.32 feet along a line of that property as described in said Document Number 769973;
 thence North 05° 22' 57" East 150.40 feet to the point of beginning,

ACCESS EASEMENT:

A Thirty-three foot (33') wide access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located Sixteen and one-half feet (16.5') on each side of the following described centerline:
 Commencing at the West Quarter (W 1/4) corner of said Section 27;
 thence North 89° 49' 59" East 1016.93 feet along the East-West Quarter (E-W 1/4) line of said Section;
 thence North 05° 22' 57" East 26.52 feet;
 thence South 83° 49' 34" East 301.86 feet to the West line of an existing easement as described in Document Number 769973, Grant County Registry;
 thence South 12° 52' 30" East 147.18 feet along said easement;
 thence South 02° 03' 47" West 6.47 feet along said easement;
 thence North 64° 26' 43" East 18.62 feet along a line of that property as described in Document Number 769973, Grant County Registry to the point of beginning;
 thence North 12° 52' 30" West 148.77 feet;
 thence North 05° 49' 47" East 109.19 feet;
 thence North 10° 09' 45" East 169.64 feet to a point in the centerline of a township road known as Porter Bridge Road, said point being the terminus point.

SEPTIC SYSTEM EASEMENT:

An easement for an existing septic system which is located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), 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 27;
 thence North 89° 49' 59" East 1016.93 feet along the East-West Quarter (E-W 1/4) line of said Section;
 thence North 05° 22' 57" East 26.52 feet;
 thence South 83° 49' 34" East 189.77 feet to the point of beginning;
 thence continuing South 83° 49' 34" East 13.13 feet;
 thence South 46° 33' 02" West 135.40 feet;
 thence North 59° 38' 50" West 95.59 feet;
 thence North 30° 21' 10" East 30.83 feet;
 thence South 59° 38' 50" East 94.14 feet;
 thence North 46° 33' 02" East 97.70 feet 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.

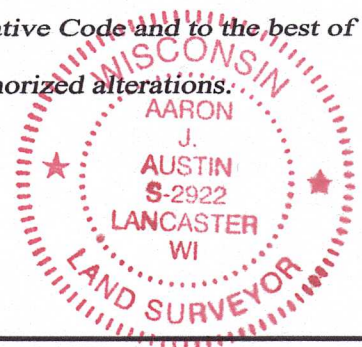
SURVEYOR'S CERTIFICATE:

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 2-6-2024.
 That this survey was prepared under the instructions of Tom Schneider.
 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 7th day of February, 2024.

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



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

JOB NO: 24S003
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 H:\PLAT\T4NR4W\27\24S003-SCHNEIDER

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