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JUN 17 2024

PLAT OF SURVEY

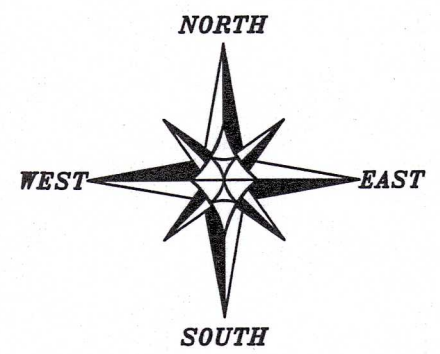
Prepared for: LEE SCHROEDER

PREVIOUS SURVEY
BY AARON AUSTIN
DATED 12-18-2023
BOOK: 51, PAGE: 47

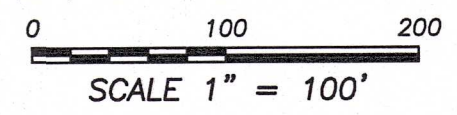
EAST 1/4 CORNER
SECTION 5, T3N R2W
1" Iron pipe in
2.5" Iron pipe found.
Ties found.

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- △ 1" diameter iron pipe found
- ⊙ Mag nail found
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- xxxx Existing fence

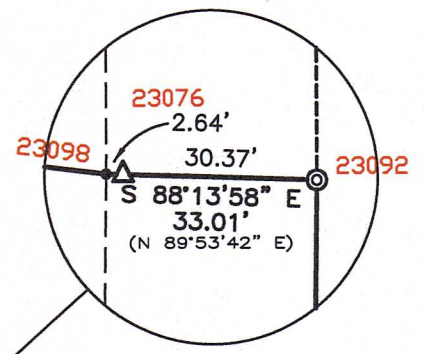
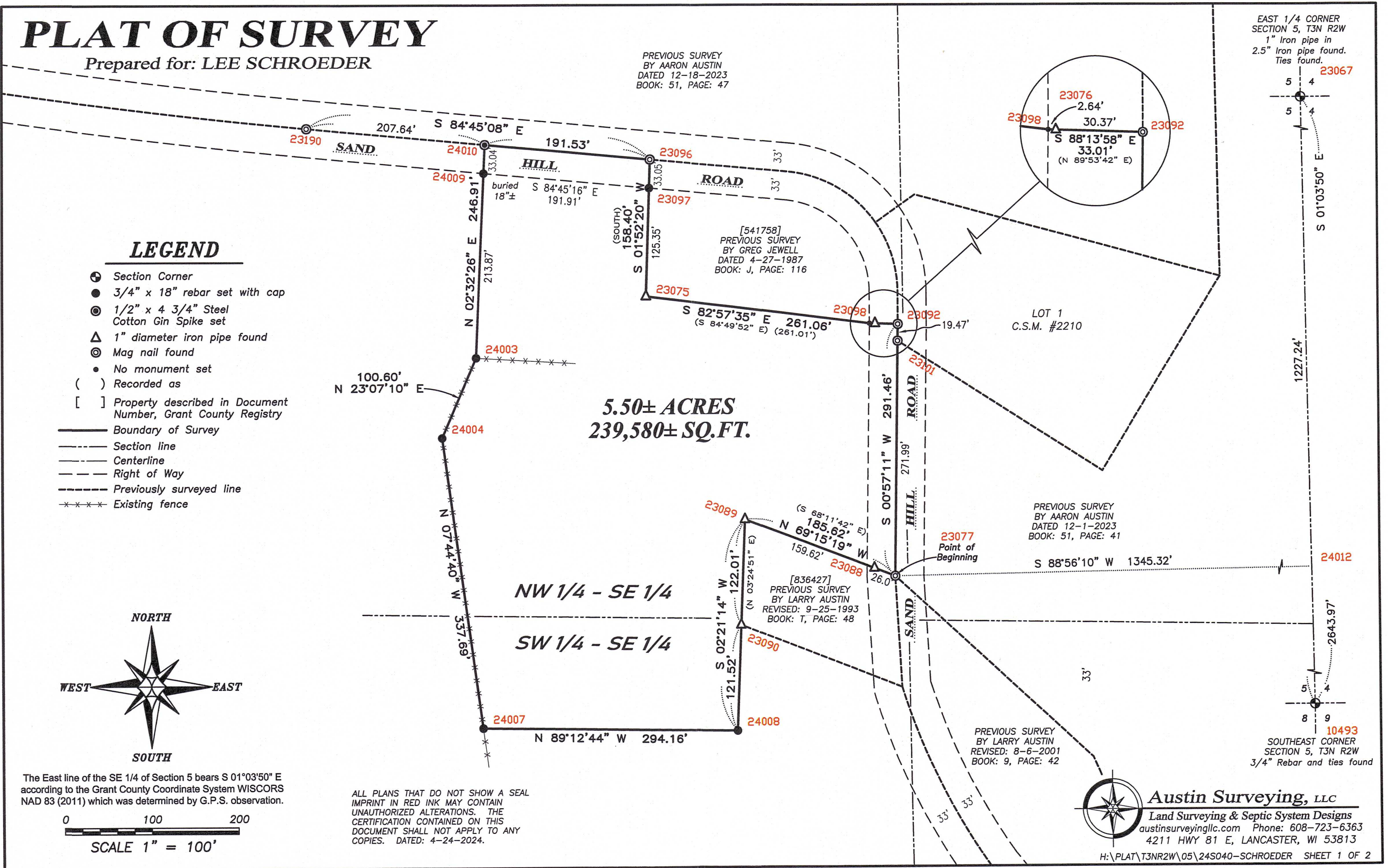


The East line of the SE 1/4 of Section 5 bears S 01°03'50" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



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: 4-24-2024.

5.50± ACRES
239,580± SQ.FT.



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

[836427]
PREVIOUS SURVEY
BY LARRY AUSTIN
REVISED: 9-25-1993
BOOK: T, PAGE: 48

PREVIOUS SURVEY
BY LARRY AUSTIN
REVISED: 8-6-2001
BOOK: 9, PAGE: 42



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 Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 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 South 01° 03' 50" East 1227.24 feet along the East line of said Section; thence South 88° 56' 10" West 1345.32 feet to a mag nail marking the point of beginning; thence North 69° 15' 19" West 185.62 feet along the North line of that property as described in Document Number 836427, Grant County Registry to a 1" iron pipe marking the Northwest corner thereof; thence South 02° 21' 14" West 122.01 feet along the West line of said property to a 1" iron pipe marking the Southwest corner thereof; thence continuing South 02° 21' 14" West 121.52 feet to a 3/4" rebar; thence North 89° 12' 44" West 294.16 feet to a 3/4" rebar; thence North 07° 44' 40" West 337.69 feet to a 3/4" rebar; thence North 23° 07' 10" East 100.60 feet to a 3/4" rebar; thence North 02° 32' 26" East 246.91 feet to a 1/2" steel cotton gin spike in the previously surveyed centerline of Sand Hill Road; thence South 84° 45' 08" East 191.53 feet along said centerline to a mag nail marking the Northwest corner of that property as described in Document Number 541758, Grant County Registry; thence South 01° 52' 20" West 158.40 feet along the West line of said property to a 1" iron pipe marking the Southwest corner thereof; thence South 82° 57' 35" East 261.06 feet along the South line of said property; thence South 88° 13' 58" East 33.01 feet along the South line of said property to a mag nail; thence South 00° 57' 11" West 291.46 feet along the previously surveyed centerline of Sand Hill Road to the point of beginning.

Tract being subject to any and all eaements 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 4-19-2024.

That this survey was prepared under the instructions of Lee Schroeder.

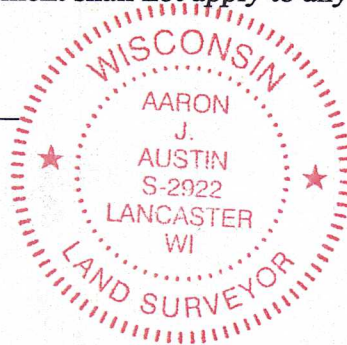
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 24th day of April, 2024.

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



Prepared for: LEE SCHROEDER



Austin Surveying, LLC

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

JOB NO: 24s050
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H:\PLAT\T3NR2W\05\24s050-SCHROEDER

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