

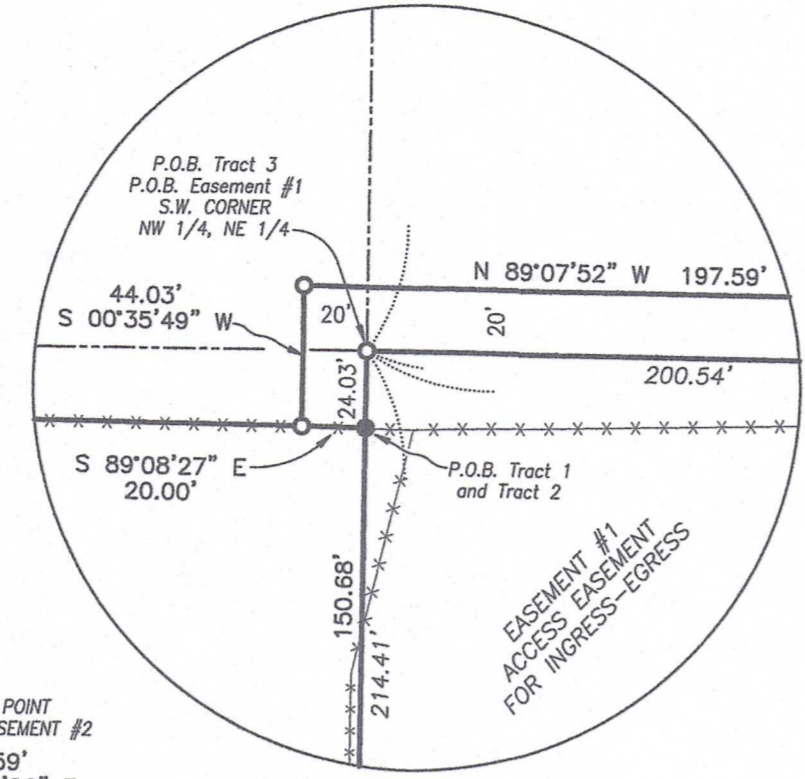
TRACT 2  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-5-2015  
BOOK: 36, PAGE: 62

[768738]  
TRACT 1  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-5-2015  
BOOK: 36, PAGE: 62

TRACT 2  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 9-19-2023  
BOOK: 51, PAGE: 5

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

DETAIL "A"  
SCALE 1" = 60'



NORTH 1/4 CORNER  
SECTION 4, T4N R4W  
3" x 7" Iron Machinery  
Frame with 8"± above  
ground. All ties found.

[768738]  
TRACT 1  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-5-2015  
BOOK: 36, PAGE: 62

PART OF TRACT 3  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-5-2015  
BOOK: 36, PAGE: 62

PART OF TRACT 3  
PREVIOUS SURVEY  
BY AARON AUSTIN  
DATED 2-5-2015  
BOOK: 36, PAGE: 62

TRACT 2  
25.49± ACRES  
1,110,230± SQ.FT.

TRACT 1  
21.19± ACRES  
923,045± SQ.FT.

TRACT 3  
13.61± ACRES  
592,729± SQ.FT.

**SURVEYOR'S CERTIFICATE:**  
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

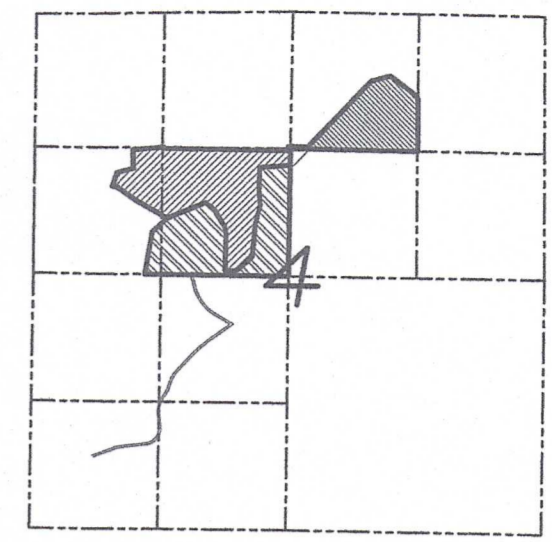
That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 5-16-2024. That this survey was prepared under the instructions of Calvin Snider. That this survey complies with Chapter A-E 7 of the Wisconsin Administrative 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 6th day of June, 2023.

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

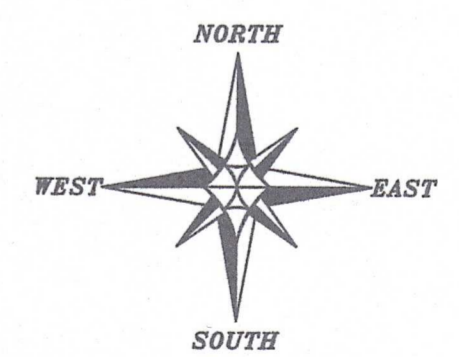


LOCATION SKETCH  
SECTION 4, T4N R4W  
SCALE 1" = 2000'



**LEGEND**

- Section Corner
- Existing 3/4" rebar found
- ▲ Existing 2" angle iron post in concrete
- 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
- Proposed Easement
- \*\*\*\*\* Existing fence



The East line of the NW 1/4 of Section 4 bears S 00°35'49" W 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: CALVIN SNIDER  
LOCATED IN SECTION 4, T4N R4W, TOWN OF  
BEETOWN, GRANT COUNTY, WISCONSIN

**Austin Surveying, LLC**  
Land Surveying & Septic System Designs  
austinsurveyingllc.com Phone: 608-723-6363  
4211 HWY 81 E, LANCASTER, WI 53613

JOB NO: 24S080  
H:\CRD\24S080  
H:\PLAT\T4NR4W\04\24S080-SNIDER  
DRAWN BY: AJ AUSTIN  
CREW CHIEF: SHANE AUSTIN  
CREW: O. AUSTIN, T. AUSTIN  
SHEET 1 OF 6

JUN 17 2024 52028

# PLAT OF SURVEY

**TRACT 1 DESCRIPTION:**

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), 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 North Quarter (N 1/4) corner of said Section 4;  
 thence South 00° 35' 49" West 1433.56 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar marking the Northeast corner of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4);  
 thence continuing South 00° 35' 49" West 24.03 feet along said East line to a 3/4" rebar marking the point of beginning;  
 thence continuing South 00° 35' 49" West 150.68 feet along said East line to 3/4" rebar;  
 thence South 85° 43' 52" West 318.90 feet to a 3/4" rebar;  
 thence South 01° 53' 58" West 227.58 feet to a 3/4" rebar;  
 thence South 04° 46' 11" East 166.56 feet to a 3/4" rebar;  
 thence South 13° 59' 37" West 211.26 feet to a 3/4" rebar;  
 thence South 05° 03' 43" West 334.59 feet to a 3/4" rebar;  
 thence South 47° 26' 23" West 216.38 feet to a 3/4" rebar;  
 thence South 87° 54' 18" West 121.86 feet to a 3/4" rebar;  
 thence North 01° 22' 24" East 392.85 feet to a 3/4" rebar;  
 thence North 14° 19' 01" West 89.72 feet to a 3/4" rebar;  
 thence North 52° 47' 19" West 15.25 feet to a 3/4" rebar;  
 thence North 30° 17' 05" West 163.12 feet to a 2" angle iron post in concrete;  
 thence North 50° 29' 23" West 133.49 feet to a 2" angle iron post in concrete;  
 thence South 67° 09' 26" West 428.43 feet to a 3/4" rebar;  
 thence South 47° 14' 02" West 211.59 feet to a 3/4" rebar;  
 thence South 09° 39' 30" West 447.26 feet to a 3/4" rebar on the South line of the Northwest Quarter (NW 1/4) of said Section 4;  
 thence South 89° 21' 53" East 1496.85 feet along said South line to a 3/4" rebar marking the Southeast corner thereof;  
 thence North 00° 35' 49" East 1159.14 feet along the East line of the Northwest Quarter (NW 1/4) to the point of beginning.  
 Tract being subject to any and all easements of record and/or usage.



*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: 6-6-2024.



**Austin Surveying, LLC**

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

Prepared for: **CALVIN SNIDER**

JOB NO: 24S080  
 H:\CRD\24S080  
 H:\PLAT\T4NR4W\04\24S080-SNIDER

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

# PLAT OF SURVEY

**TRACT 2 DESCRIPTION:**

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), 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 North Quarter (N 1/4) corner of said Section 4;  
 thence South 00° 35' 49" West 1433.56 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar marking the Northeast corner of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4);  
 thence continuing South 00° 35' 49" West 24.03 feet along said East line to a 3/4" rebar marking the point of beginning;  
 thence continuing South 00° 35' 49" West 150.68 feet along said East line to 3/4" rebar;  
 thence South 85° 43' 52" West 318.89 feet to a 3/4" rebar;  
 thence South 01° 53' 58" West 227.58 feet to a 3/4" rebar;  
 thence South 04° 46' 11" East 166.56 feet to a 3/4" rebar;  
 thence South 13° 59' 37" West 211.26 feet to a 3/4" rebar;  
 thence South 05° 03' 43" West 334.59 feet to a 3/4" rebar;  
 thence South 47° 26' 23" West 216.38 feet to a 3/4" rebar;  
 thence South 87° 54' 18" West 121.86 feet to a 3/4" rebar;  
 thence North 01° 22' 24" East 392.85 feet to a 3/4" rebar;  
 thence North 14° 19' 01" West 89.72 feet to a 3/4" rebar;  
 thence North 52° 47' 19" West 15.25 feet to a 3/4" rebar;  
 thence North 30° 17' 05" West 163.12 feet to a 2" angle iron post in concrete;  
 thence North 50° 29' 23" West 133.49 feet to a 2" angle iron post in concrete;  
 thence South 67° 09' 26" West 428.43 feet to a 3/4" rebar;  
 thence North 60° 22' 55" West 351.18 feet to a 3/4" rebar;  
 thence North 55° 12' 38" West 268.21 feet to a 3/4" rebar;  
 thence North 79° 36' 04" West 47.99 feet to a 3/4" rebar;  
 thence North 17° 31' 24" East 147.74 feet along a line of that property as described in Document Number 768738, Grant County Registry to a 3/4" rebar;  
 thence North 76° 06' 05" East 179.59 feet along a line of said property to a 3/4" rebar;  
 thence North 01° 42' 42" West 196.16 feet along a line of said property to a 3/4" rebar;  
 thence North 85° 37' 16" East 315.93 feet along a line of said property to a 3/4" rebar;  
 thence South 34° 55' 26" East 13.59 feet along a line of said property to a 3/4" rebar;  
 thence South 89° 08' 27" East 1297.20 feet along a line of said property to a 3/4" rebar;  
 thence continuing South 89° 08' 27" East 20.00 feet 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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Prepared for: CALVIN SNIDER



**Austin Surveying, LLC**

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

# PLAT OF SURVEY

**TRACT 3 DESCRIPTION:**

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), 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 North Quarter (N 1/4) corner of said Section 4;  
thence South 00° 35' 49" West 1433.56 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar marking the Southwest corner of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4), said corner being the point of beginning;  
thence South 89° 07' 52" East 1326.02 feet along the South line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4) to a 3/4" rebar marking the Southeast corner thereof;  
thence North 00° 09' 08" East 539.88 feet along the East line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4) to a 3/4" rebar;  
thence North 22° 35' 07" West 39.84 feet along a line of that property as described in Document Number 768738, Grant County Registry to a 3/4" rebar;  
thence North 53° 23' 43" West 346.59 feet along a line of said property to a 3/4" rebar;  
thence South 74° 29' 50" West 202.70 feet along a line of said property to a 3/4" rebar;  
thence South 43° 41' 01" West 956.55 feet along a line of said property to a 3/4" rebar;  
thence North 89° 07' 52" West 197.59 feet along a line of said property to a 3/4" rebar;  
thence South 00° 35' 49" West 44.03 feet along a line of said property to a 3/4" rebar;  
thence South 89° 08' 27" East 20.00 feet to a 3/4" rebar;  
thence North 00° 35' 49" East 24.03 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to the point of beginning.  
Tract being subject to any and all easements of record and/or usage.

**PROPOSED ACCESS EASEMENT #1**

An access easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), 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 North Quarter (N 1/4) corner of said Section 4;  
thence South 00° 35' 49" West 1433.56 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar marking the Southwest corner of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4), said corner being the point of beginning;  
thence South 00° 35' 49" West 214.41 feet along the West line of the Northeast Quarter (NE 1/4) of said Section;  
thence North 43° 48' 32" East 292.88 feet to the North line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4);  
thence North 89° 07' 52" West 200.54 feet along said North line to the point of beginning.



*Aaron J Austin*

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Prepared for: CALVIN SNIDER



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

# PLAT OF SURVEY

**PROPOSED ACCESS EASEMENT #2**

A Twenty-foot (20') wide access easement for ingress-egress which is located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located Easterly of the following described reference line:

Commencing at the West Quarter (W 1/4) corner of said Section 4;  
 thence South 89° 21' 53" East 1163.25 feet along the South line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar;  
 thence North 09° 39' 30" East 447.26 feet to a 3/4" rebar;  
 thence North 47° 14' 02" East 211.59 feet to a 3/4" rebar marking the point of beginning;  
 thence North 60° 22' 55" West 351.18 feet to a 3/4" rebar;  
 thence North 55° 12' 38" West 268.21 feet to a 3/4" rebar;  
 thence North 79° 36' 04" West 47.99 feet to a 3/4" rebar;  
 thence North 17° 31' 24" East 147.74 feet along a line of that property as described in Document Number 768738, Grant County Registry to a 3/4" rebar;  
 thence North 76° 06' 05" East 179.59 feet along a line of said property to a 3/4" rebar;  
 thence North 01° 42' 42" West 196.16 feet along a line of said property to a 3/4" rebar;  
 thence North 85° 37' 16" East 315.93 feet along a line of said property to the terminus point. 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.



*Aaron J Austin*

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

# PLAT OF SURVEY

### PROPOSED ACCESS EASEMENT #3

A Twenty-foot (20') wide access easement for ingress-egress which is located in 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 Southwest Quarter (SW 1/4) of Section Four (4), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, said easement being located 10 feet on each side of the following described centerline:

Commencing at the West Quarter (W 1/4) corner of said Section 4;  
thence South 89° 21' 53" East 1163.25 feet along the South line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar;  
thence continuing South 89° 21' 53" East 1163.25 feet along said South line to the point of beginning;  
thence South 13° 31' 42" East 119.02 feet;  
thence 371.71 feet on the arc of a curve to the left having a radius of 466.00 feet and a long chord bearing South 36° 22' 47" East 361.94 feet;  
thence South 59° 13' 52" East 208.34 feet;  
thence South 54° 18' 49" West 303.34 feet;  
thence 227.68 feet on the arc of a curve to the left having a radius of 1145.00 feet and a long chord bearing South 48° 37' 01" West 227.31 feet;  
thence South 42° 55' 13" West 208.53 feet;  
thence 175.00 feet on the arc of a curve to the left having a radius of 360.00 feet and a long chord bearing South 28° 59' 38" West 173.28 feet;  
thence 132.13 feet on the arc of a curve to the right having a radius of 340.00 feet and a long chord bearing South 26° 12' 02" West 131.30 feet;  
thence 207.27 feet on the arc of a curve to the left having a radius of 270.00 feet and a long chord bearing South 15° 20' 27" West 202.22 feet;  
thence South 06° 39' 05" East 118.72 feet;  
thence 269.19 feet on the arc of a curve to the right having a radius of 170.00 feet and a long chord bearing South 38° 42' 43" West 241.94 feet;  
thence South 84° 04' 31" West 272.22 feet;  
thence 48.44 feet on the arc of a curve to the left having a radius of 190.00 feet and a long chord bearing South 76° 46' 17" West 48.31 feet;  
thence South 69° 28' 03" West 246 feet, more or less to the centerline of Slabtown Road, and 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.



*Aaron J Austin*

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Prepared for: CALVIN SNIDER



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