

52044

JUL 30 2024

NORTHWEST CORNER SECTION 23, T7N R4W 1" Rebar and ties found.

PLAT OF SURVEY

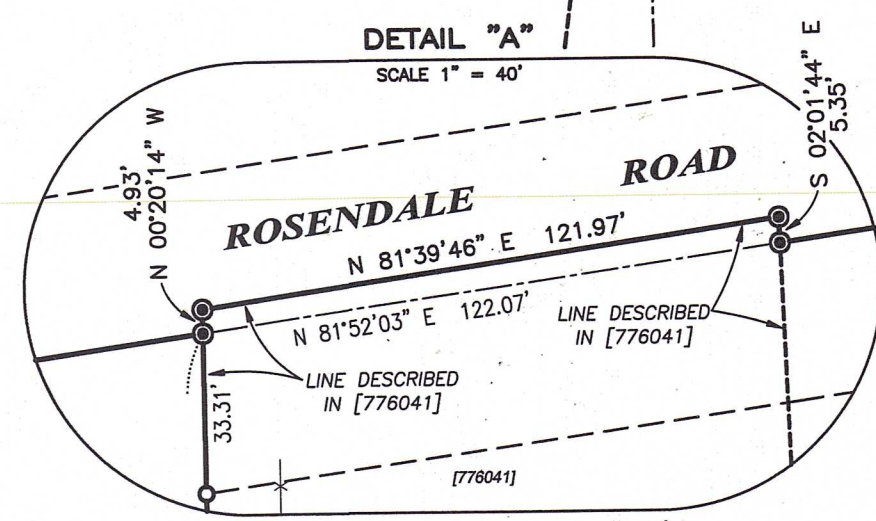
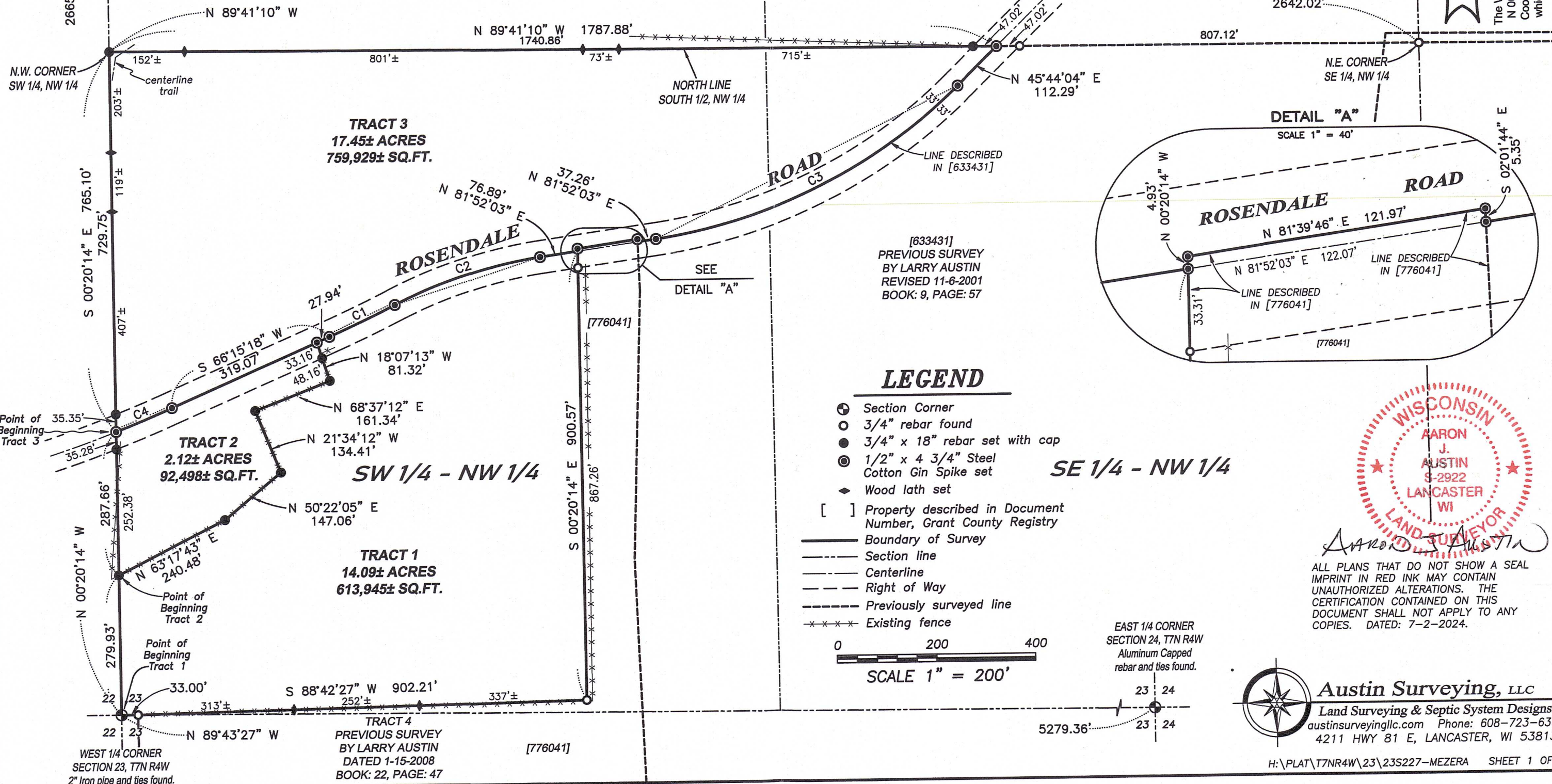
Prepared for: JEROME MEZERA

C1 A=146.44' R=2580.00' C LEN=146.42' BRG=N 64°37'45" E	C2 A=309.49' R=940.00' C LEN=308.10' BRG=N 72°26'07" E	C3 A=693.71' R=1100.00' C LEN=682.27' BRG=N 63°48'04" E	C4 A=122.57' R=2757.80' C LEN=122.56' BRG=S 67°31'42" W
---	--	---	---

NW 1/4 - NW 1/4

NE 1/4 - NW 1/4

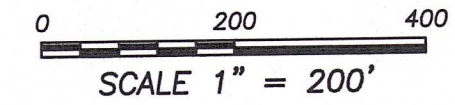
The West line of the NW 1/4 of Section 23 bears N 00°20'14" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



[633431]
PREVIOUS SURVEY
BY LARRY AUSTIN
REVISED 11-6-2001
BOOK: 9, PAGE: 57

LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- ◆ Wood lath set
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- * * * * Existing fence



EAST 1/4 CORNER SECTION 24, T7N R4W Aluminum Capped rebar and ties found.



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: 7-2-2024.



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 Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Town of Woodman, Grant County, Wisconsin, and being described as follows:

Commencing at the a 2" iron pipe marking the West Quarter (W 1/4) corner of said Section, said corner being the point of beginning;
thence North 00° 20' 14" West 279.93 feet along the West line of said Section to a 3/4" rebar;
thence North 63° 17' 43" East 240.48 feet to a 3/4" rebar;
thence North 50° 22' 05" East 147.06 feet to a 3/4" rebar;
thence North 21° 34' 12" West 134.41 feet to a 3/4" rebar;
thence North 68° 37' 12" East 161.34 feet to a 3/4" rebar;
thence North 18° 07' 13" West 81.32 feet to a 1/2" steel cotton gin spike in the centerline of a township road known as Rosendale Road;
thence North 66° 15' 18" East 27.94 feet along said centerline to a 1/2" steel cotton gin spike;
thence 146.44 feet on the arc of a curve to the left having a radius of 2580.00 feet and a long chord bearing North 64° 37' 45" East 146.42 feet along said centerline to a 1/2" steel cotton gin spike;
thence 309.49 feet on the arc of a curve to the right having a radius of 940.00 feet and a long chord bearing North 72° 26' 07" East 308.10 feet along said centerline to a 1/2" steel cotton gin spike;
thence North 81° 52' 03" East 76.89 feet along said centerline to a 1/2" steel cotton gin spike;
thence South 00° 20' 14" East 900.57 feet along a line of that property as described in Document Number 776041, Grant County Registry to a 3/4" rebar;
thence South 88° 42' 27" West 902.21 feet along a line of said property to a 3/4" rebar;
thence North 89° 43' 27" West 33.00 feet along the East-West Quarter (E-W 1/4) line of said Section to the point of beginning.

TRACT 2 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Town of Woodman, Grant County, Wisconsin, and being described as follows:

Commencing at the a 2" iron pipe marking the West Quarter (W 1/4) corner of said Section;
thence North 00° 20' 14" West 279.93 feet along the West line of said Section to a 3/4" rebar marking the point of beginning;
thence North 63° 17' 43" East 240.48 feet to a 3/4" rebar;
thence North 50° 22' 05" East 147.06 feet to a 3/4" rebar;
thence North 21° 34' 12" West 134.41 feet to a 3/4" rebar;
thence North 68° 37' 12" East 161.34 feet to a 3/4" rebar;
thence North 18° 07' 13" West 81.32 feet to a 1/2" steel cotton gin spike in the centerline of a township road known as Rosendale Road;
thence South 66° 15' 18" West 319.07 feet along said centerline to a 1/2" steel cotton gin spike;
thence 122.57 feet on the arc of a curve to the right having a radius of 2757.80 feet and a long chord bearing South 67° 31' 42" West 122.56 feet along said centerline to a 1/2" steel cotton gin spike on the West line of said Section;
thence South 00° 20' 14" East 287.66 feet along the West line of said Section to the point of beginning.



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: 7-2-2024.



Prepared for: **JEROME MEZERA**

Austin Surveying, LLC

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

JOB NO: 23S227
H:\CRD\23S227
H:\PLAT\T7NR4W\23\23S227-MEZERA

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

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Town of Woodman, Grant County, Wisconsin, and being described as follows:

Commencing at the a 2" iron pipe marking the West Quarter (W 1/4) corner of said Section;
 thence North 00° 20' 14" West 279.93 feet along the West line of said Section to a 3/4" rebar;
 thence continuing North 00° 20' 14" West 287.66 feet along said West line to a 1/2" steel cotton gin spike in the centerline of a township road known as Rosendale Road and the point of beginning;
 thence 122.57 feet on the arc of a curve to the left having a radius of 2757.80 feet and a long chord bearing North 67° 31' 42" East 122.56 feet along said centerline to a 1/2" steel cotton gin spike;
 thence North 66° 15' 18" East 319.07 feet along said centerline to a 1/2" steel cotton gin spike;
 thence continuing North 66° 15' 18" East 27.94 feet along said centerline to a 1/2" steel cotton gin spike;
 thence 146.44 feet on the arc of a curve to the left having a radius of 2580.00 feet and a long chord bearing North 64° 37' 45" East 146.42 feet along said centerline to a 1/2" steel cotton gin spike;
 thence 309.49 feet on the arc of a curve to the right having a radius of 940.00 feet and a long chord bearing North 72° 26' 07" East 308.10 feet along said centerline to a 1/2" steel cotton gin spike;
 thence North 81° 52' 03" East 76.89 feet along said centerline to a 1/2" steel cotton gin spike on the West line of that property as described in Document Number 776041, Grant County Registry;
 thence North 00° 20' 14" West 4.93 feet along the West line of said property to a 1/2" steel cotton gin spike;
 thence North 81° 39' 46" East 121.97 feet along a line of said property to a 1/2" steel cotton gin spike;
 thence South 02° 01' 44" East 5.35 feet along a line of said property to a 1/2" steel cotton gin spike;
 thence North 81° 52' 03" East 37.26 feet along the previously described centerline of Rosendale Road as described in Document Number 633431, Grant County Registry;
 thence 693.71 feet on the arc of a curve to the left having a radius of 1100.00 feet and a long chord bearing North 63° 48' 04" East 682.27 feet along said centerline to a 1/2" steel cotton gin spike;
 thence North 45° 44' 04" East 112.29 feet along said centerline to a 1/2" steel cotton gin spike on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Section;
 thence North 89° 41' 10" West 1787.88 feet along said North line to a 3/4" rebar marking the Northwest corner thereof;
 thence South 00° 20' 14" East 765.10 feet along the West line of said Section to the point of beginning.

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 4-15-2024.

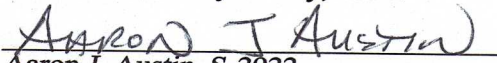
That this survey was prepared under the instructions of Jerome Mezera.

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 2nd day of July, 2024.



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



Prepared for: JEROME MEZERA



Austin Surveying, LLC

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

JOB NO: 23S227
 H:\CRD\23S227
 H:\PLAT\T7NR4W\23\23S227-MEZERA

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

SHEET 3 OF 3