

52050

AUG 16 2024

# PLAT OF SURVEY

Prepared for: SHAWN ROGERS

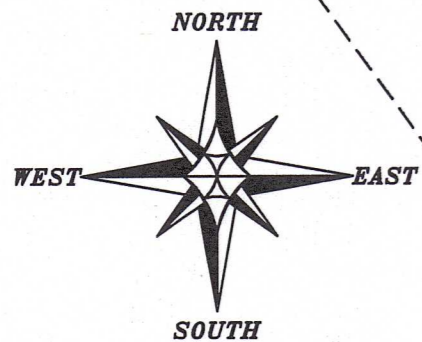
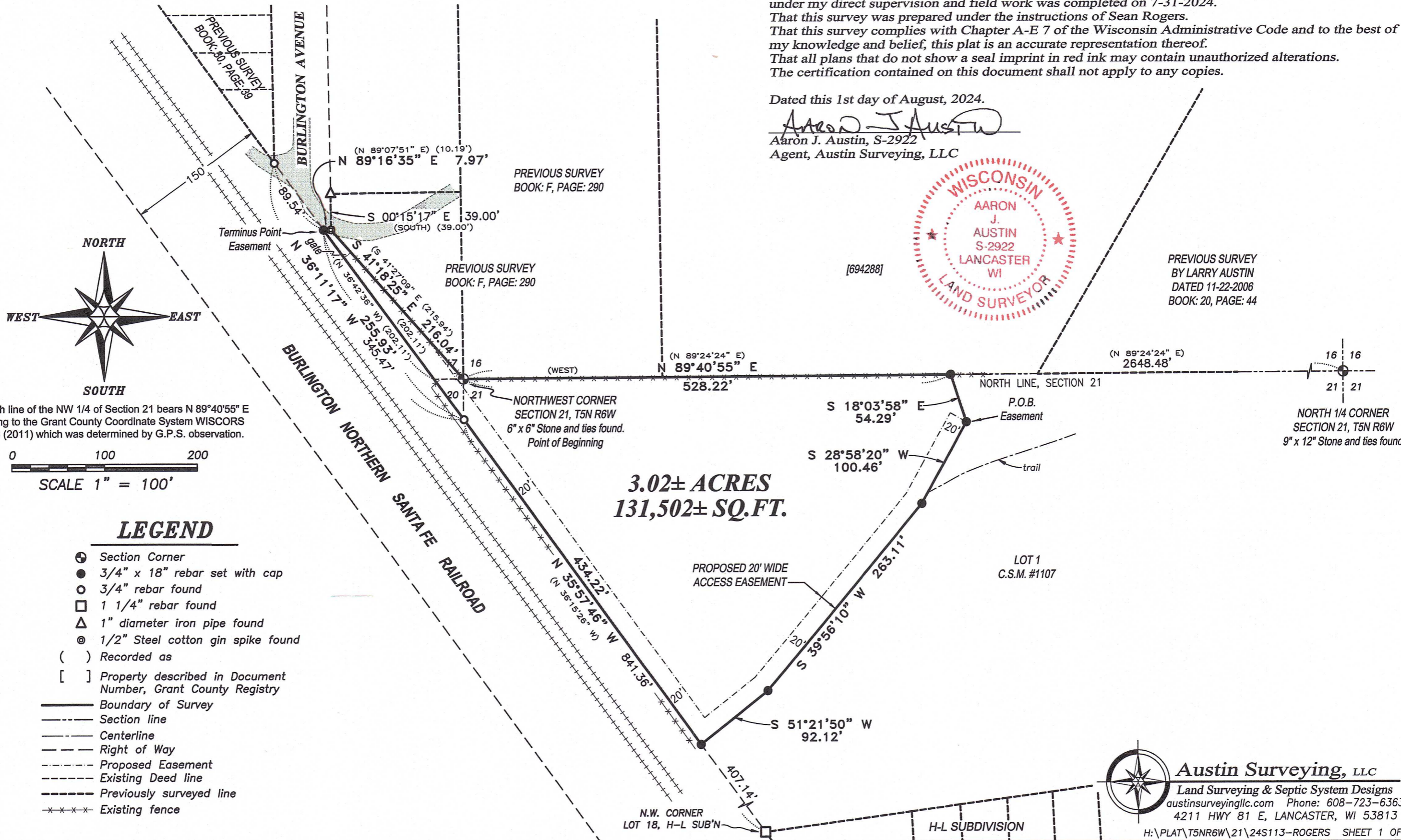
### SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

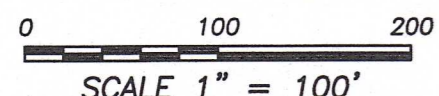
That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 7-31-2024.  
That this survey was prepared under the instructions of Sean Rogers.  
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative 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 1st day of August, 2024.

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



The North line of the NW 1/4 of Section 21 bears N 89°40'55" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



### LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- 1 1/4" rebar found
- △ 1" diameter iron pipe found
- ⊙ 1/2" Steel cotton gin spike found
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Proposed Easement
- - - Existing Deed line
- - - Previously surveyed line
- \* - \* - Existing fence



**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 Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20) and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Five (5) North, Range Six (6) West of the 4th P.M., Village of Bagley, Grant County, Wisconsin, also being a part of Lot 1 of Certified Survey Map Number 1107 recorded as Document Number 670382, Grant County Registry and being described as follows:

Commencing at a Stone Monument marking the Northwest corner of said Section 21, said corner being the point of beginning;  
 thence North 89° 40' 55" East 528.22 feet along the North line of said Section 21 to a 3/4" rebar;  
 thence South 18° 03' 58" East 54.29 feet to a 3/4" rebar;  
 thence South 28° 58' 20" West 100.46 feet to a 3/4" rebar;  
 thence South 39° 56' 10" West 263.11 feet to a 3/4" rebar;  
 thence South 51° 21' 50" West 92.12 feet to a 3/4" rebar on the Easterly right of way of the Burlington Northern Sante Fe Railroad;  
 thence North 35° 57' 46" West 434.22 feet along said right of way to a 3/4" rebar;  
 thence North 36° 11' 17" West 255.93 feet along said right of way to a 3/4" rebar;  
 thence North 89° 16' 35" East 7.97 feet along a line of that property as described in Document Number 818630, Grant County Registry to a 1/2" steel cotton gin spike;  
 thence South 41° 18' 25" East 216.04 feet along a line of said property to the point of beginning.

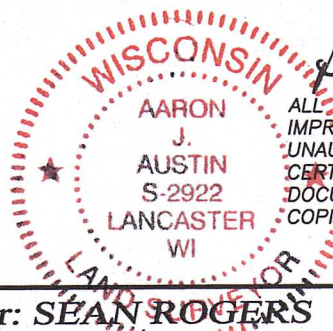
## ACCESS EASEMENT DESCRIPTION:

An Access Easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20) and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Five (5) North, Range Six (6) West of the 4th P.M., Village of Bagley, Grant County, Wisconsin, also being a part of Lot 1 of Certified Survey Map Number 1107 recorded as Document Number 670382, Grant County Registry, said Easement being located 20 feet Westerly and Northerly of the following described reference line:

Commencing at a Stone Monument marking the Northwest corner of said Section 21;  
 thence North 89° 40' 55" East 528.22 feet along the North line of said Section 21 to a 3/4" rebar;  
 thence South 18° 03' 58" East 54.29 feet to a 3/4" rebar marking the point of beginning;  
 thence South 28° 58' 20" West 100.46 feet to a 3/4" rebar;  
 thence South 39° 56' 10" West 263.11 feet to a 3/4" rebar;  
 thence South 51° 21' 50" West 92.12 feet to a 3/4" rebar on the Easterly right of way of the Burlington Northern Sante Fe Railroad;  
 thence North 35° 57' 46" West 434.22 feet along said right of way to a 3/4" rebar;  
 thence North 36° 11' 17" West 255.93 feet along said right of way 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.



*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: 8-1-2024.

Prepared for: **SEAN ROGERS**



**Austin Surveying, LLC**

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

JOB NO: 24S133  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2