

PLAT OF SURVEY

Prepared for: FRED BREUER

PREVIOUS SURVEY
BY JIMMY ROSE
DATED 11-12-2012
BOOK: 32, PAGE: 51

NORTHEAST CORNER
SECTION 19, T5N R4W
Aluminum Capped
rebar and ties found

NORTH 1/4 CORNER
SECTION 19, T5N R4W
Stone monument
and ties found

N.E. CORNER
NW 1/4, NE 1/4

EAST LINE
NW 1/4, NE 1/4

2.00± ACRES
87,138± SQ.FT.

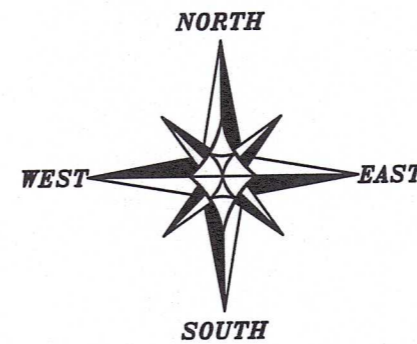


Aaron J Austin

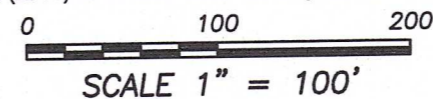
ALL PLANS THAT DO NOT SHOW A SEAL
IMPRINT IN RED INK MAY CONTAIN
UNAUTHORIZED ALTERATIONS. THE
CERTIFICATION CONTAINED ON THIS
DOCUMENT SHALL NOT APPLY TO ANY
COPIES. DATED: 8-15-2024.

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail found
- No monument set
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Proposed easement
- * * * * Existing fence



The North line of the NE 1/4 of Section 19 bears N 89°28'58" 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
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4211 HWY 81 E, LANCASTER, WI 53813

WEST 1/4 CORNER
SECTION 19, T5N R4W
1" x 24" Rebar set.
New tie sheet.

EAST 1/4 CORNER
SECTION 19, T5N R4W
Aluminum Capped
rebar and ties found

SOUTH 1/4 CORNER
SECTION 19, T5N R4W
Aluminum Capped
rebar and ties found

PLAT OF SURVEY

DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence North 89° 28' 58" East 867.11 feet along the North line of said Section to the point of beginning;
thence continuing North 89° 28' 58" East 479.64 feet along said North line to the Northeast corner of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4);
thence South 00° 23' 21" East 180.22 feet along the East line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence South 89° 28' 58" West 487.36 feet;
thence North 02° 03' 54" East 180.41 feet to the point of beginning.

SEPTIC SYSTEM EASEMENT DESCRIPTION:

An easement for an existing septic system which is located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence North 89° 28' 58" East 464.58 feet along the North line of said Section;
thence South 00° 31' 02" East 292.66 feet to the point of beginning;
thence South 15° 55' 54" East 120.00 feet;
thence South 74° 04' 06" West 50.00 feet;
thence North 15° 55' 54" West 120.00 feet;
thence North 74° 04' 06" East 50.00 feet to the point of beginning.

Also including a 20 feet wide strip which is located Southerly of and adjacent to the following described reference line:

Commencing at the North Quarter (N 1/4) corner of said Section;
thence North 89° 28' 58" East 464.58 feet along the North line of said Section;
thence South 00° 31' 02" East 292.66 feet to the point of beginning;
thence North 70° 19' 13" East 212.07 feet;
thence North 74° 51' 29" East 141.65 feet;
thence North 62° 03' 16" East 65.41 feet to 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.

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 Fred Breuer.
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 15th day of August, 2024.

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



Prepared for: **FRED BREUER**
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JOB No. 24S070
H: CRD 24S070
H: PLAT T5NR4W 19 24S070-BREUER

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