

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

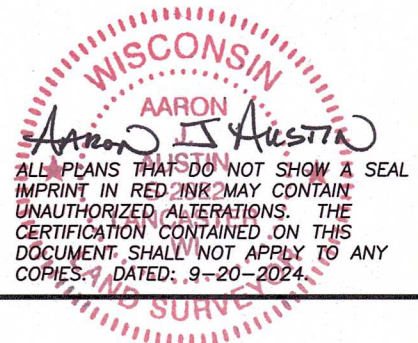
Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Town of Boscobel, Grant County, Wisconsin, and being described as follows:

Commencing at a City of Boscobel Monument marking the West Quarter (W 1/4) corner of said Section 34, said corner being the point of beginning;
 thence North 00° 07' 02" West 120.68 feet along the West line of said Section to a 1" iron pipe on the South line of the railroad right of way;
 thence North 56° 42' 03" East 1050.07 feet along said right of way to a 3/4" rebar;
 thence South 00° 39' 14" East 1345.95 feet to a 3/4" rebar;
 thence South 39° 27' 24" West 881.54 feet to a 3/4" rebar on the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
 thence South 89° 53' 39" West 151.26 feet along the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar;
 thence North 00° 42' 08" West 227.55 feet along the East line of that property as described in Document Number 841401, Grant County Registry to a 3/4" rebar marking the Northeast corner thereof;
 thence South 89° 55' 48" West 165.00 feet along the North line of said property to a 3/4" rebar marking the Northwest corner thereof;
 thence North 00° 42' 08" West 1102.36 feet along the West 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) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Town of Boscobel, Grant County, Wisconsin, and being described as follows:

Commencing at a City of Boscobel Monument marking the West Quarter (W 1/4) corner of said Section 34;
 thence North 00° 07' 02" West 120.68 feet along the West line of said Section to a 1" iron pipe on the South line of the railroad right of way;
 thence North 56° 42' 03" East 1050.07 feet along said right of way to a 3/4" rebar;
 thence South 00° 39' 14" East 1345.95 feet to a 3/4" rebar;
 thence South 39° 27' 24" West 881.54 feet to a 3/4" rebar on the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
 thence North 89° 53' 39" East 749.11 feet along the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar;
 thence North 00° 28' 19" West 329.92 feet along the West line of that property as described in Document Number 823043, Grant County Registry to a 3/4" rebar marking the Northwest corner thereof;
 thence North 89° 51' 00" East 264.11 feet along the North line of said property and the North line of that property as described in Document Number 841076, Grant County Registry to a 3/4" rebar;
 thence North 00° 26' 51" West 999.36 feet along the East line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Northeast corner thereof;
 thence North 00° 09' 10" West 994.20 feet along the East line of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4) to a 3/4" rebar on the South line of the railroad right of way;
 thence South 56° 42' 03" West 544.60 feet along the Southerly right of way of the railroad to the point of beginning.



Prepared for: **LUKE FRY**
Austin Surveying, LLC
 Land Surveying & Septic System Designs
 austinsurveyingllc.com Phone: 608-723-6363
 4211 HWY 81 E, LANCASTER, WI 53813

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

SHEET 2 OF 3

PLAT OF SURVEY

TRACT 3 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Town of Boscobel, Grant County, Wisconsin, and being described as follows:

Commencing at a City of Boscobel Monument marking the West Quarter (W 1/4) corner of said Section 34;
thence South 00° 42' 08" East 1102.36 feet along the West line of said Section to a 3/4" rebar marking the Northwest corner of that property as described in Document Number 841401, Grant County Registry, said corner being the point of beginning;
thence North 00° 42' 08" West 19.52 feet along the West line of said Section to a 3/4" rebar in an existing fenceline;
thence South 89° 43' 45" East 148.96 feet along an existing fenceline to a 3/4" rebar;
thence South 00° 10' 22" West 18.63 feet along an existing fenceline to a 3/4" rebar on the North line of that property described in said Document Number 841401;
thence South 89° 55' 48" West 148.66 feet along said North line to the point of beginning.

TRACT 4 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Town of Boscobel, Grant County, Wisconsin, and being described as follows:

Commencing at a City of Boscobel Monument marking the West Quarter (W 1/4) corner of said Section 34;
thence South 00° 42' 08" East 1102.36 feet along the West line of said Section to a 3/4" rebar marking the Northwest corner of that property as described in Document Number 841401, Grant County Registry;
thence North 89° 55' 48" East 148.66 feet along the North line of said property to a 3/4" rebar in an existing fenceline and the point of beginning;
thence continuing North 89° 55' 48" East 16.34 feet along said North line to a 3/4" rebar;
thence South 00° 42' 08" East 227.55 feet along the East line of said property to a 3/4" rebar on the South line of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence South 89° 53' 39" West 19.81 feet along said South line to a 3/4" rebar in an existing fenceline;
thence North 00° 10' 22" East 227.55 feet along an existing fenceline to the point of beginning.

SURVEYOR'S CERTIFICATE:

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

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 9-19-2024.


That this survey was prepared under the instructions of Luke Fry.

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 20th day of September, 2024.


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



Prepared for: LUKE FRY



Austin Surveying, LLC
Land Surveying & Septic System Designs
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DRAWN BY: AJ, AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN