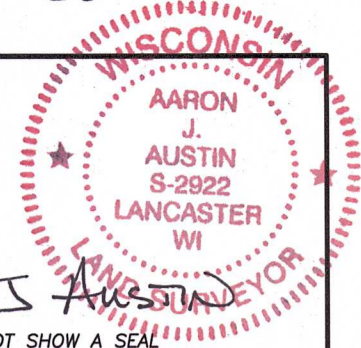


PLAT OF SURVEY



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: 10-9-2024.

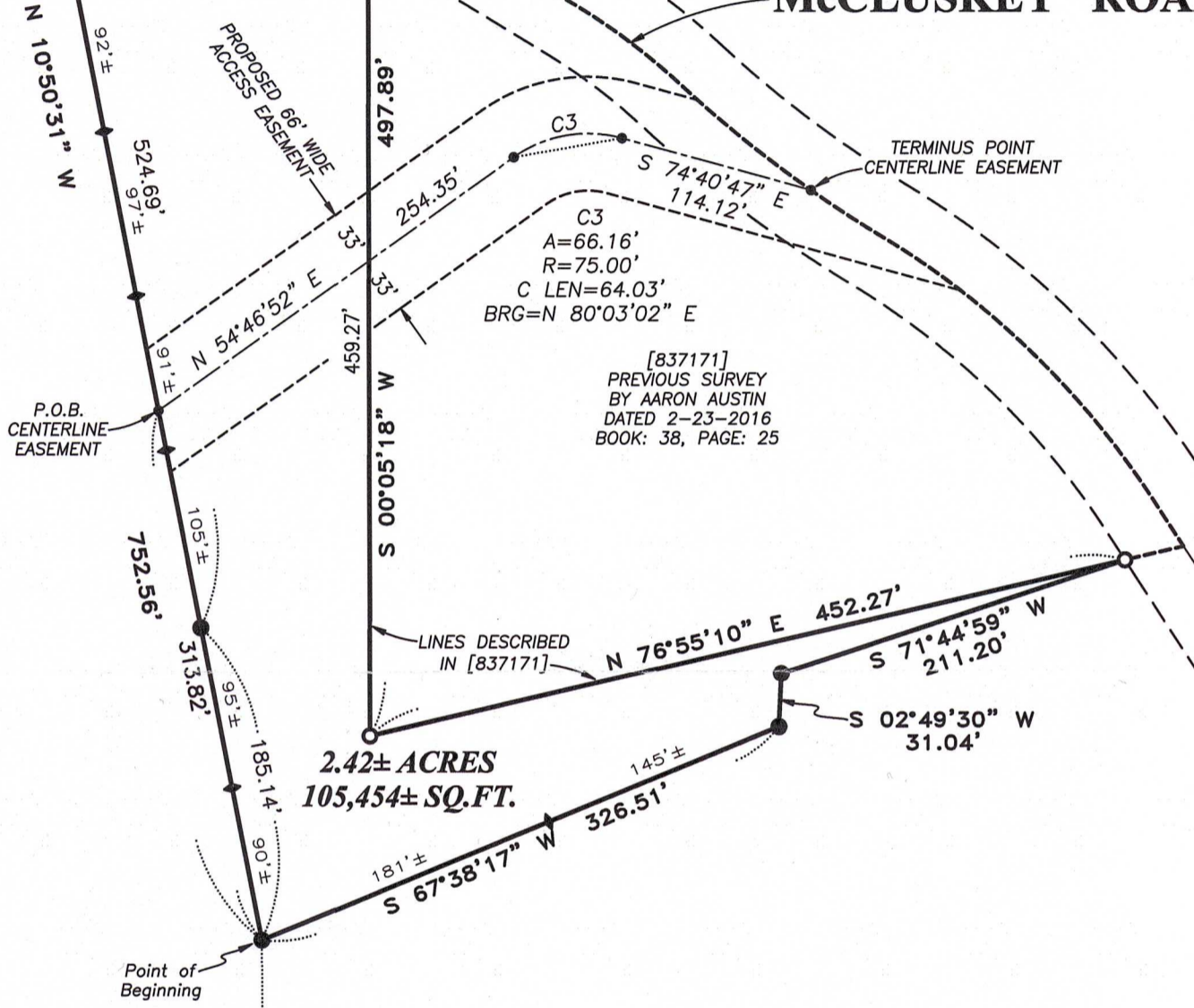
C1
A=101.24'
R=1800.00'
C LEN=101.23'
BRG=S 60°13'48" E

C2
A=72.49'
R=1767.00'
C LEN=72.49'
BRG=S 59°47'39" E

NW 1/4 - NW 1/4

SW 1/4 - NW 1/4

CENTERLINE
McCLUSKEY ROAD



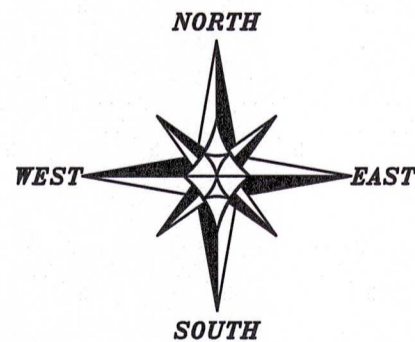
C3
A=66.16'
R=75.00'
C LEN=64.03'
BRG=N 80°03'02" E

[837171]
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 2-23-2016
BOOK: 38, PAGE: 25

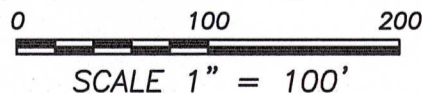
2.42± ACRES
105,454± SQ.FT.

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- 3/4" rebar found
- ⊙ 1/2" Steel Cotton Gin Spike found
- ◆ Steel T-post set
- No monument set
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Proposed Easement
- - - Previously surveyed line



The East-West 1/4 line of Section 5 bears N 89°50'11" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



WEST 1/4 CORNER
SECTION 5, T5N R4W
3" x 6" C Channel Post in
Concrete and ties found.

EAST 1/4 CORNER
SECTION 5, T5N R4W
2" Iron pipe and ties found.

Prepared for: **RON WHITE**



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

JOB NO: 24S184
H:\CRD\24S184
H:\PLAT\T5NR4W\05\24S184-WHITE

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

PLAT OF SURVEY

DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5), 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 West Quarter (W 1/4) corner of said Section 5;
thence North 89° 50' 11" East 210.66 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence North 00° 09' 49" West 658.06 feet to a 3/4" rebar marking the point of beginning;
thence North 10° 50' 31" West 752.56 feet to a 1/2" steel cotton gin spike in the centerline of a township road known as McCluskey Road;
thence 101.24 feet on the arc of a curve to the right having a radius of 1800.00 feet and a long chord bearing South 60° 13' 48" East 101.23 feet along said centerline to a 1/2" steel cotton gin spike;
thence South 58° 37' 07" East 138.20 feet along said centerline to a 1/2" steel cotton gin spike marking the Northwest corner of that property as described in Document Number 837171, Grant County Registry;
thence South 00° 05' 18" West 497.89 feet along the West line of said property to a 3/4" rebar marking the Southwest corner thereof;
thence North 76° 55' 10" East 452.27 feet along the South line of said property to a 3/4" rebar;
thence South 71° 44' 59" West 211.20 feet to a 3/4" rebar;
thence South 02° 49' 30" West 31.04 feet to a 3/4" rebar;
thence South 67° 38' 17" West 326.51 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT DESCRIPTION:

A Sixty-six (66) foot wide access easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, said easement being located 33 feet on each side of the following described centerline:

Commencing at the West Quarter (W 1/4) corner of said Section 5;
thence North 89° 50' 11" East 210.66 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence North 00° 09' 49" West 658.06 feet to a 3/4" rebar;
thence North 10° 50' 31" West 313.82 feet to the point of beginning;
thence North 54° 46' 52" East 254.35 feet;
thence 66.16 feet on the arc of a curve to the right having a radius of 75.00 feet and a long chord bearing North 80° 03' 02" East 64.03 feet;
thence South 74° 40' 47" East 114.12 feet to a point in the centerline of a township road known as McCluskey Road, said point being 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 descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 10-2-2024.
That conformance with local ordinances are not guaranteed with this survey.
That this survey was prepared under the instructions of Ron White.
That 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 9th day of October, 2024.


Aaron J. Austin, S-2922



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

Prepared for: **RON WHITE**

JOB NO: 24S184
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