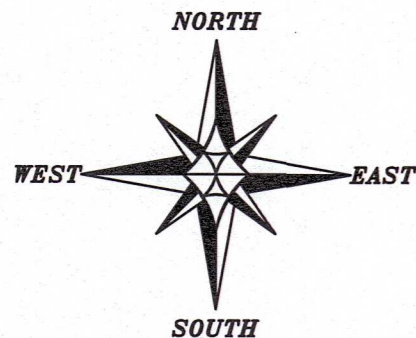


# PLAT OF SURVEY

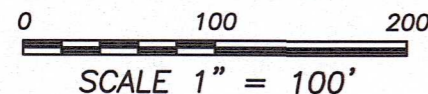
Prepared for: JOSH MUMM



## LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Proposed Easement
- - - Previously surveyed line
- \* \* \* \* Existing fence

The South line of the NW 1/4 of Section 19 bears S 89°19'06" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



*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: 12-23-2024.



C1  
 A=196.86'  
 R=496.65'  
 C LEN=195.57'  
 BRG=N 41°55'15" E

C2  
 A=124.89'  
 R=759.69'  
 C LEN=124.75'  
 BRG=N 57°59'08" E

**TRACT 1**  
**8.00± ACRES**  
**348,480± SQ.FT.**

WEST 1/4 CORNER  
 SECTION 19, T3N R4W  
 Aluminum Capped  
 rebar and ties found

TRACT 1  
 PREVIOUS SURVEY  
 BY LARRY AUSTIN  
 DATED 5-19-2010  
 BOOK: 27, PAGE: 68

P.O.B. EASEMENT

N 30°33'56" E  
 134.01'

Point of Beginning Tract 1

2773.57'  
 145.02'

CENTERLINE  
**WEST HAAS LANE**

TRACT 1  
 PREVIOUS SURVEY  
 BY AARON AUSTIN  
 DATED 10-23-2023  
 BOOK: 51, PAGE: 19

Point of Beginning

S 89°18'57" E  
 604.03'

EAST 1/4 CORNER  
 SECTION 19, T3N R4W  
 Aluminum Capped  
 rebar and ties found

N 70°40'10" E 34.98'  
 N 56°47'26" E 32.35'  
 N 45°25'45" E 34.02'  
 N 37°35'56" E 34.47'  
 N 31°28'14" E 36.20'  
 N 22°28'01" E 53.58'  
 N 19°01'02" E 110.86'

N 62°41'43" E  
 68.00'

TERMINUS POINT EASEMENT

N 53°16'34" E  
 50.55'

25' WIDE ACCESS EASEMENT FOR INGRESS-EGRESS

231.72'  
 N 82°47'31" E

S 08°19'14" W  
 121.28'

S 05°37'31" W  
 98.53'

S 24°55'07" E  
 119.26'

S 04°40'46" W  
 50.87'

305.22'  
 S 15°17'08" W  
 326.80'

21.58'

16.5'



**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 Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, and being described as follows:

Commencing at an Aluminum Capped rebar marking the West Quarter (W 1/4) corner of said Section 19;

thence South 89° 19' 06" East 2628.55 feet along the South line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar marking the point of beginning;

thence North 30° 33' 56" East 134.01 feet to a 3/4" rebar;

thence 196.86 feet on the arc of a curve to the right having a radius of 496.65 feet and a long chord bearing North 41° 55' 15" East 195.57 feet to a 3/4" rebar;

thence North 53° 16' 34" East 50.55 feet to a 3/4" rebar;

thence 124.89 feet on the arc of a curve to the right having a radius of 759.69 feet and a long chord bearing North 57° 59' 08" East 124.75 feet to a 3/4" rebar;

thence North 62° 41' 43" East 68.00 feet to a 3/4" rebar;

thence North 19° 01' 02" East 110.86 feet to a 3/4" rebar;

thence North 22° 28' 01" East 53.58 feet to a 3/4" rebar;

thence North 31° 28' 14" East 36.20 feet to a 3/4" rebar;

thence North 37° 35' 56" East 34.47 feet to a 3/4" rebar;

thence North 45° 25' 45" East 34.02 feet to a 3/4" rebar;

thence North 56° 47' 26" East 32.35 feet to a 3/4" rebar;

thence North 70° 40' 10" East 34.98 feet to a 3/4" rebar;

thence North 82° 47' 31" East 231.72 feet to 3/4" rebar;

thence South 08° 19' 14" West 121.28 feet to a 3/4" rebar;

thence South 05° 37' 31" West 98.53 feet to a 3/4" rebar;

thence South 24° 55' 07" East 119.26 feet to a 3/4" rebar;

thence South 04° 40' 46" West 50.87 feet to a 3/4" rebar;

thence South 15° 17' 08" West 326.80 feet to a mag nail on the South line of the Northeast Quarter (NE 1/4) of said Section 19;

thence North 89° 18' 57" West 604.03 feet along said South line to an aluminum capped rebar marking the Southwest corner thereof;

thence North 89° 19' 06" West 145.02 feet along the South line of the Northwest Quarter (NW 1/4) of said Section 19 to the point of beginning.



Aaron J Austin

12-23-24



**Austin Surveying, LLC**

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4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: JOSH MUMM

JOB NO: 24S228

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

SHEET 2 OF 3

# PLAT OF SURVEY

**EASEMENT DESCRIPTION:**

A twenty-five (25) foot wide access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Three (3) North, Range Four (4) West of the 4th P.M., Town of Waterloo, Grant County, Wisconsin, said easement being located 25 feet Easterly of and adjacent to the following described reference line:

Commencing at an Aluminum Capped rebar marking the West Quarter (W 1/4) corner of said Section 19;  
thence South 89° 19' 06" East 2628.55 feet along the South line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar;  
thence South 30° 33' 56" West 132.76 feet to a point in the centerline of West Haas Lane, said point being the point of beginning;  
thence North 30° 33' 56" East 132.76 feet to a 3/4" rebar;  
thence North 30° 33' 56" East 134.01 feet to a 3/4" rebar;  
thence 196.86 feet on the arc of a curve to the right having a radius of 496.65 feet and a long chord bearing North 41° 55' 15" East 195.57 feet to a 3/4" rebar;  
thence North 53° 16' 34" East 50.55 feet to a 3/4" rebar;  
thence 124.89 feet on the arc of a curve to the right having a radius of 759.69 feet and a long chord bearing North 57° 59' 08" East 124.75 feet to a 3/4" rebar;  
thence North 62° 41' 43" East 68.00 feet 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.

**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 12-17-2024.  
That this survey was prepared under the instructions of Josh Mumm.  
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 23rd day of December, 2024.

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



Prepared for: JOSH MUMM



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