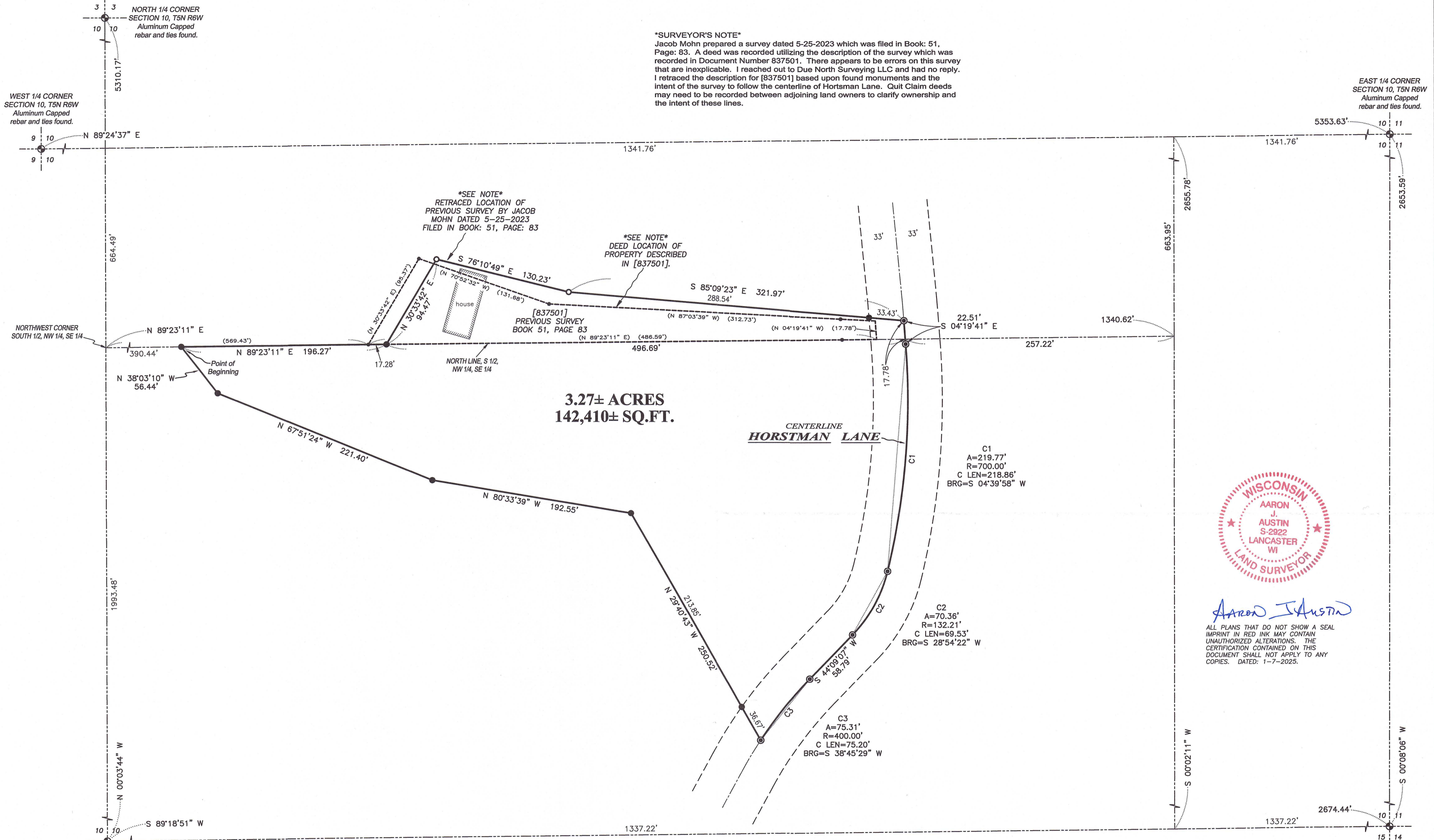


SURVEYOR'S NOTE

Jacob Mohn prepared a survey dated 5-25-2023 which was filed in Book: 51, Page: 83. A deed was recorded utilizing the description of the survey which was recorded in Document Number 837501. There appears to be errors on this survey that are inexplicable. I reached out to Due North Surveying LLC and had no reply. I retraced the description for [837501] based upon found monuments and the intent of the survey to follow the centerline of Horstman Lane. Quit Claim deeds may need to be recorded between adjoining land owners to clarify ownership and the intent of these lines.



SEE NOTE
RETRACED LOCATION OF
PREVIOUS SURVEY BY JACOB
MOHN DATED 5-25-2023
FILED IN BOOK: 51, PAGE: 83

SEE NOTE
DEED LOCATION OF
PROPERTY DESCRIBED
IN [837501].

**3.27± ACRES
142,410± SQ.FT.**

**CENTERLINE
HORSTMAN LANE**

C1
A=219.77'
R=700.00'
C LEN=218.86'
BRG=S 04°39'58" W

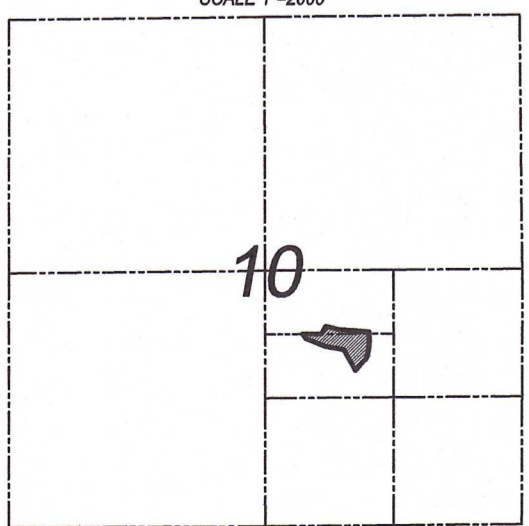
C2
A=70.36'
R=132.21'
C LEN=69.53'
BRG=S 28°54'22" W

C3
A=75.31'
R=400.00'
C LEN=75.20'
BRG=S 38°45'29" W



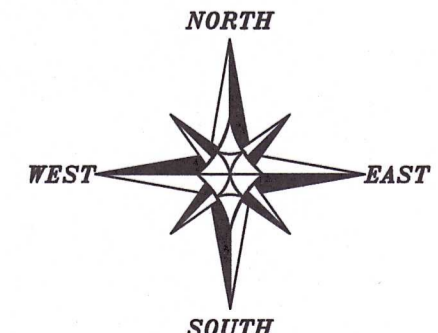
Aaron J. Austin
ALL PLANS THAT DO NOT SHOW A SEAL
IMPRINT IN RED INK MAY CONTAIN
UNAUTHORIZED ALTERATIONS. THE
CERTIFICATION CONTAINED ON THIS
DOCUMENT SHALL NOT APPLY TO ANY
COPIES. DATED: 1-7-2025.

LOCATION SKETCH
SCALE 1"=2000'



LEGEND

- Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- No monument found
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Previously surveyed line
- - - Section line
- Centerline
- - - Right of Way



The North-South 1/4 line of Section 10 bears N 00°03'44" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

0 60 120
SCALE 1" = 60'

PLAT OF SURVEY
PREPARED FOR: JOSHUA HORSTMAN
LOCATED IN SECTION 10, T5N R6W, TOWN OF
WYALUSING, GRANT COUNTY, WISCONSIN

Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53613

JOB NO: 24S215 DRAWN BY: AJ AUSTIN
H:\CRD\24S215 CREW CHIEF: SHANE AUSTIN
H:\PLAT\T5NR6W\10\24S215-HORSTMAN CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 2

JAN 13 2025
53032

PLAT OF SURVEY

DESCRIPTION:


Located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Township Five (5) North, Range Six (6) West of the 4th P.M., Town of Wyalusing, Grant County, Wisconsin, and being described as follows:

Commencing at Aluminum Capped rebar marking South Quarter (S 1/4) corner of said Section 10;
 thence North 00° 03' 44" West 1993.48 feet along the North-South Quarter (N-S 1/4) line of said Section to the Northwest corner of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4);
 thence North 89° 23' 11" East 390.44 feet along the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) to a 3/4" rebar marking the point of beginning;
 thence North 89° 23' 11" East 196.27 feet along said North line to a 3/4" rebar;
 thence North 30° 33' 42" East 94.47 feet to a 3/4" rebar;
 thence South 76° 10' 49" East 130.23 feet to a 3/4" rebar;
 thence South 85° 09' 23" East 321.97 feet to a mag nail in the centerline of Hortsman Lane;
 thence South 04° 19' 41" East 22.51 feet along said centerline to a mag nail;
 thence 219.77 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing South 04° 39' 58" West 218.86 feet along said centerline to a mag nail;
 thence 70.36 feet on the arc of a curve to the right having a radius of 132.21 feet and a long chord bearing South 28° 54' 22" West 69.53 feet along said centerline to a mag nail;
 thence South 44° 09' 07" West 58.79 feet along said centerline to a mag nail;
 thence 75.31 feet on the arc of a curve to the left having a radius of 400.00 feet and a long chord bearing South 38° 45' 29" West 75.20 feet along said centerline to a mag nail;
 thence North 29° 40' 43" West 250.52 feet to a 3/4" rebar;
 thence North 80° 33' 39" West 192.55 feet to a 3/4" rebar;
 thence North 67° 51' 24" West 221.40 feet to a 3/4" rebar;
 thence North 38° 03' 10" West 56.44 feet to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

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 the field work was completed on 12-31-2024.
 That this survey was prepared under the instructions of Joshua Horstman.
 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 7th day of January, 2025.



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



Prepared for: **JOSHUA HORSTMAN**
Austin Surveying, LLC

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

JOB NO: 24S215
 H:\CRD\24S215
 H:\PLAT\T5NR6W\10\24S215-HORSTMAN

DRAWN BY: AJ AUSTIN
 CREW CHIEF: SHANE AUSTIN
 CREW: O. AUSTIN, T. AUSTIN
 SHEET 2 OF 2