

C3
A=352.10'
R=358.10'
C LEN=338.09'
BRG=S 25°42'42" W

C2
A=183.14'
R=716.30'
C LEN=182.64'
BRG=N 04°52'05" E

C1
A=77.41'
R=1973.93'
C LEN=77.41'
BRG=N 11°04'08" E

NORTHWEST CORNER
SECTION 20, T3N R5W
Aluminum Capped
rebar and ties found.

Right of Way established from Plat
of Right of Way Project S0200(1).

TRACT 2
[644578]

TRACT 3
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 5-9-2002
BOOK: 11, PAGE: 79

TRACT 7
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 5-9-2002
BOOK: 11, PAGE: 79

[782041]
TRACT 4
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 5-9-2002
BOOK: 11, PAGE: 79

TRACT 8
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 5-29-2013
BOOK: 33, PAGE: 88

PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 5-9-1984
BOOK: E, PAGE: 213

TRACT 9
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 5-29-2013
BOOK: 33, PAGE: 88

[822059]
PREVIOUS SURVEY
BY D.C. DIXON & J.F. ORTH
DATED 11-20-1984
BOOK: GCA, PAGE: 679

[767477]
PREVIOUS SURVEY
BY LARRY AUSTIN
REVISED: 10-10-1985
BOOK: R, PAGE: 18

[545531]
PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 1-9-1980
BOOK: E, PAGE: 215

PREVIOUS SURVEY
BY HOMER RALPH JR.
DATED 12-26-1972
BOOK: F, PAGE: 251

PREVIOUS SURVEY
BY BRUCE BOWDEN
DATED 4-14-1989
BOOK: GCA, PAGE: 1195

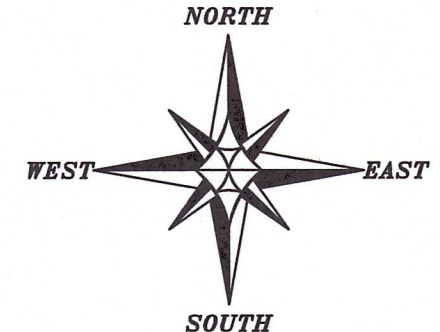
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 2-1-2011
BOOK: 29, PAGE: 14

TRACT 1
3.62± ACRES
157,547± SQ.FT.

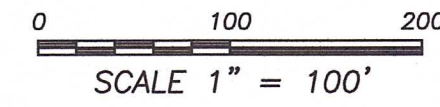
TRACT 2
6.73± ACRES
293,246± SQ.FT.

LEGEND

- Section Corner
- 3/4" x 18" rebar set with cap
- Mag nail set
- 3/4" rebar found
- 3/4" Iron pipe found
- △ 1" diameter iron pipe found
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- - - Previously surveyed line
- - - Previously described line
- - - Existing mow line
- **** Existing fence



The West line of the NW 1/4 of Section 20 bears N 00°12'56" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



TRACT 1 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 Twenty (20), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, 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 20;
thence North 00° 12' 56" East 367.57 feet along the West line of said Section to mag nail in the centerline of State Highway #133;
thence 77.41 feet on the arc of a curve to the right having a radius of 1973.93 feet and a long chord bearing North 11° 04' 08" East 77.41 feet along said centerline to a mag nail;
thence North 12° 11' 32" East 199.32 feet along said centerline to a mag nail;
thence 183.14 feet on the arc of a curve to the left having a radius of 716.30 feet and a long chord bearing North 04° 52' 05" East 182.64 feet along said centerline to a mag nail;
thence North 02° 27' 23" West 129.25 feet along said centerline to a mag nail marking the point of beginning;
thence South 80° 31' 28" East 345.55 feet to a 1" iron pipe marking a corner of that property as described in Document Number 587900, Grant County Registry;
thence South 80° 31' 28" East 20.00 feet along a line of said property to a 3/4" rebar;
thence North 09° 13' 59" East 180.25 feet along a line of that property as described in Document Number 496608, Grant County Registry to a 3/4" rebar;
thence North 28° 24' 07" East 256.21 feet along a line of that property as described in Document Number 782041, Grant County Registry to a 3/4" rebar;
thence North 78° 41' 52" West 301.68 feet along a line of that property as described in Tract 2 of Document Number 644578, Grant County Registry to a mag nail in the centerline of State Highway #133;
thence South 53° 52' 47" West 87.67 feet along said centerline to a mag nail;
thence 352.10 feet on the arc of a curve to the left having a radius of 358.10 feet and a long chord bearing South 25° 42' 42" West 338.09 feet along said centerline to a mag nail;
thence South 02° 27' 23" East 45.97 feet along said centerline to the point of beginning.

TRACT 2 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 Twenty (20), Township Three (3) North, Range Five (5) West of the 4th P.M., Town of Cassville, 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 20, said corner being the point of beginning;
thence North 00° 12' 56" East 367.57 feet along the West line of said Section to a mag nail in the centerline of State Highway #133;
thence 77.41 feet on the arc of a curve to the right having a radius of 1973.93 feet and a long chord bearing North 11° 04' 08" East 77.41 feet along said centerline to a mag nail;
thence North 12° 11' 32" East 199.32 feet along said centerline to a mag nail;
thence 183.14 feet on the arc of a curve to the left having a radius of 716.30 feet and a long chord bearing North 04° 52' 05" East 182.64 feet along said centerline to a mag nail;
thence North 02° 27' 23" West 129.25 feet along said centerline to a mag nail;
thence South 80° 31' 28" East 345.55 feet to a 1" iron pipe marking a corner of that property as described in Document Number 587900, Grant County Registry;
thence South 09° 19' 31" West 90.00 feet along a line of said property to a 1" iron pipe;
thence South 80° 24' 22" East 35.75 feet along a line of said property to a 3/4" rebar;
thence South 19° 40' 00" West 377.06 feet along a line of said property as described in Document Number 832162, Grant County Registry to a 3/4" rebar;
thence South 70° 50' 16" East 50.35 feet along a line of said property to a 3/4" rebar;
thence South 00° 34' 15" East 149.30 feet along a line of that property as described in Document Number 822059, Grant County Registry to a 1" iron pipe;
thence South 70° 47' 27" East 22.00 feet along a line of said property to a 1" iron pipe;
thence South 38° 18' 50" West 287.80 feet along a line of that property as described in Document Number 767477, Grant County Registry to a 3/4" rebar;
thence South 89° 36' 35" East 200.00 feet along a line of said property to a 1" iron pipe;
thence South 13° 36' 17" East 42.06 feet along a line of that property as described in Document Number 545531, Grant County Registry to a 3/4" rebar on the East-West Quarter (E-W 1/4) line of said Section;
thence South 89° 46' 06" West 404.19 feet along said East-West Quarter (E-W 1/4) line to the point of beginning.

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 2-26-2025.
That this survey was prepared under the instructions of Barb Lenz.
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 28th day of February, 2025.

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



PLAT OF SURVEY
PREPARED FOR: BARB LENZ
LOCATED IN SECTION 20, T3N R5W, TOWN OF CASSVILLE, GRANT COUNTY, WISCONSIN

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

JOB NO: 24S129
H:\CRD\24S129
H:\PLAT\T3NR5W\20\24S129-LENZ

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 1

APR 11 2025
58054