

PLAT OF SURVEY

Prepared for: JOSH BUSHEE

[808497]
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 12-17-2019
BOOK 44, PAGE 42

PARCEL 3-[777179]
NON-EXCLUSIVE 66' WIDE
EASEMENT FOR INGRESS-EGRESS

PARCEL 2-[777179]
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 7-14-2009
BOOK 25, PAGE 41

PARCEL 1-[777179]
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 12-27-2006
BOOK 20, PAGE 36

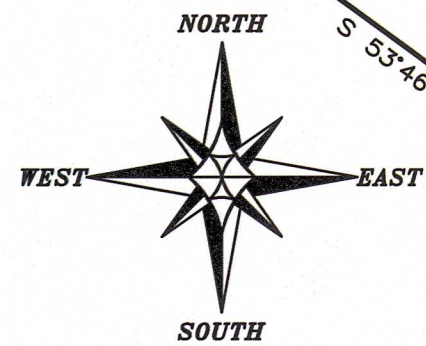
[808497]
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 12-17-2019
BOOK 44, PAGE 42

7.09± ACRES
309,034± SQ.FT.

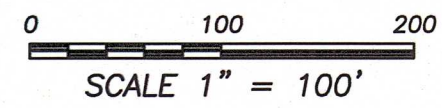
COUNTY HIGHWAY "M"

SW 1/4-NE 1/4

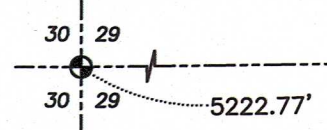
SE 1/4-NE 1/4



The East-West 1/4 line of Section 29 bears S 89°17'25" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



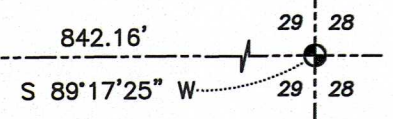
WEST 1/4 CORNER
SECTION 29, T8N R2W
Aluminum Capped
rebar and ties found.



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: 4-21-2025.

EAST 1/4 CORNER
SECTION 29, T8N R2W
Aluminum Capped
rebar and ties found



LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- ⊙ 1/2" Steel Cotton Gin Spike found
- 3/4" x 18" rebar set with cap
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Existing easement



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

PLAT OF SURVEY

DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-nine (29), Township Eight (8) North, Range Two (2) West of the 4th P.M., Town of Watterstown, Grant County, Wisconsin, and being described as follows:

Commencing at the an aluminum capped rebar marking the East Quarter (E 1/4) corner of said Section 29;
thence South 89° 17' 25" West 842.16 feet along the East-West Quarter (E-W 1/4) line of said Section to a 3/4" rebar marking a corner of that property as described in Document Number 777179, Grant County Registry;
thence North 03° 50' 50" East 624.26 feet along a line of said property to a 3/4" rebar marking the point of beginning;
thence North 00° 47' 32" West 144.38 feet along a line of said property to a 3/4" rebar;
thence North 63° 28' 51" West 161.02 feet along the centerline of an easement as described in said Document Number 777179 to a 1/2" steel cotton gin spike;
thence 192.71 feet on the arc of a curve to the left having a radius of 240.00 feet and a long chord bearing North 86° 29' 04" West 187.58 feet along said centerline to a 1/2" steel cotton gin spike;
thence South 70° 30' 43" West 86.93 feet along said centerline to a 1/2" steel cotton gin spike;
thence 66.98 feet on the arc of a curve to the right having a radius of 130.00 feet and a long chord bearing South 85° 16' 24" West 66.25 feet along said centerline to a 1/2" steel cotton gin spike;
thence North 79° 58' 10" West 57.68 feet along said centerline to a 1/2" steel cotton gin spike in the centerline of County Highway "M";
thence 112.41 feet on the arc of a curve to the right having a radius of 550.00 feet and a long chord bearing South 51° 11' 22" West 112.22 feet along said centerline as described in Document Number 808497, Grant County Registry to a 1/2" steel cotton gin spike ;
thence South 57° 02' 41" West 320.36 feet along said centerline to a 1/2" steel cotton gin spike;
thence South 19° 57' 13" East 149.59 feet along a line of said property described in Document Number 808497 to a 3/4" rebar;
thence South 53° 46' 22" East 346.61 feet along a line of said property to a 3/4" rebar;
thence North 81° 46' 46" East 284.79 feet along a line of said property to a 3/4" rebar;
thence North 15° 43' 48" East 101.59 feet along a line of said property to a 3/4" rebar;
thence North 10° 59' 26" West 237.40 feet along a line of said property to a 3/4" rebar;
thence North 06° 17' 52" East 123.89 feet along a line of said property to a 3/4" rebar;
thence North 89° 26' 05" East 71.80 feet along a line of said property to a 3/4" rebar;
thence South 63° 05' 04" East 240.16 feet along a line of said property 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 4-18-2025.

That this survey was prepared under the instructions of Josh Bushee.

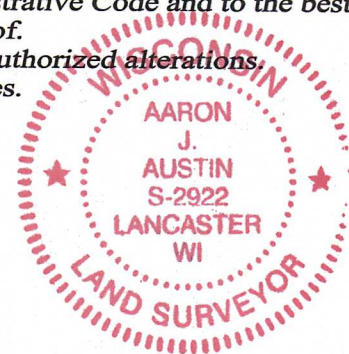
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 21st day of April, 2025.

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



Prepared for: JOSH BUSHEE

Austin Surveying, LLC

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

JOB NO: 25s076
H:\CRD\25s076
H:\PLAT\T8NR2W\29\25s076-BUSHEE

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