

NORTHEAST CORNER
SECTION 9, T3N R1W
1" Iron pipe and ties found.

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 Ryan Leibfried.
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 April, 2025.

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



WEST LINE [500735]
PREVIOUS SURVEY BY JOHN CEJKA DATED 4-25-1984 BOOK: 1, PAGE: 102

PARCEL 1
C.S.M. #271
BY JOHN ORTH
DATED 12-12-1987

PARCEL 2
C.S.M. #271
BY JOHN ORTH
DATED 12-12-1987

[846660]
PREVIOUS SURVEY
BY JOHN ORTH
DATED 10-6-1978
BOOK: GCA, PAGE: 720
(ALSO NF-55)

TRACT 1
4.68± ACRES
203,739± SQ. FT.

[672173]
PART OF
PREVIOUS SURVEY
BY JOHN ORTH
DATED 6-12-1980
BOOK: GCA, PAGE: 717

TRACT 2
0.47± ACRE
20,525± SQ. FT.

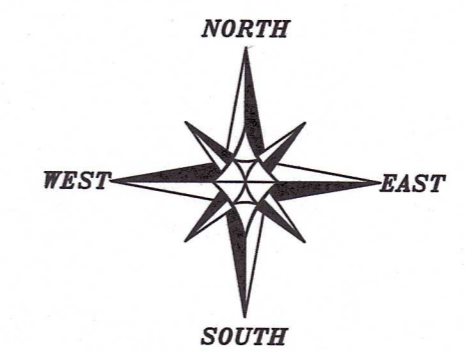
S.T.H.

#81

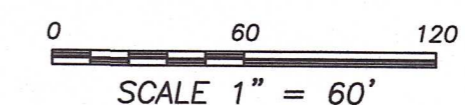
HIGHWAY #81 RIGHT OF WAY
ESTABLISHED FROM PLAT OF RIGHT
OF WAY PROJECT S 0101(4)

LEGEND

- ⊙ Section Corner
- 3/4" rebar found
- △ 1" diameter iron pipe found
- 3/4" x 18" rebar set with cap
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Existing Improvement—as labeled
- Section line
- Centerline
- - - Right of Way
- - - Existing deed line
- - - Existing easement line
- - - Previously surveyed line
- ***** Existing fence
- Existing easement



The East line of the NE 1/4 of Section 9 bears N 00°40'30" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



SCALE 1" = 60'

PLAT OF SURVEY
PREPARED FOR: RYAN LEIBFRIED
LOCATED IN SECTION 9, T3N R1W, TOWN OF PLATTEVILLE, 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: 24S245
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 1 OF 2

MAY 16 2025

53087

PLAT OF SURVEY

PROPERTY PREVIOUSLY DESCRIBED IN DOCUMENT NUMBER 672173, GRANT COUNTY REGISTRY.

Property being surveyed as follows:

TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at the a Stone monument marking the East Quarter (E 1/4) corner of said Section 9; thence North 00° 45' 54" West 394.34 feet to a 1" iron pipe marking the Southeast corner of that property as described in Document Number 672173, Grant County Registry, said corner being the point of beginning;
thence South 89° 28' 59" West 608.89 feet along the South line of said property described in Document Number 672173 to a 1" iron pipe marking the Southeast corner of that property as described in Document Number 509601, Grant County Registry;
thence North 00° 13' 03" West 189.67 feet along the East line of said property described in Document Number 509601 to a 3/4" rebar marking the Northeast corner thereof;
thence North 89° 40' 20" East 263.57 feet along the South line of that property as described in Document Number 846660, Grant County Registry to a 1" iron pipe marking the Southeast corner thereof;
thence North 02° 03' 15" West 253.40 feet along the East line of said property described in Document Number 846660 to a 1" iron pipe;
thence North 88° 43' 24" East 350.37 feet along the North line of that property as described in said Document Number 672173 to a 3/4" rebar on the West line of that property as described in Document Number 500735, Grant County Registry;
thence South 00° 42' 20" East 106.12 feet along the West line of said property described in Document Number 500735 to a 1" iron pipe marking the Southwest corner thereof;
thence South 00° 35' 27" East 340.63 feet along the East line of said property described in Document Number 672173 to the point of beginning.

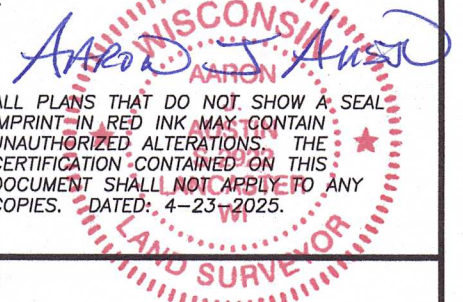
TRACT 2 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, and being described as follows:

Commencing at the a Stone monument marking the East Quarter (E 1/4) corner of said Section 9; thence North 00° 45' 54" West 394.34 feet to a 1" iron pipe marking the Southeast corner of that property as described in Document Number 672173, Grant County Registry;
thence South 89° 28' 59" West 608.89 feet along the South line of said property described in Document Number 672173 to a 3/4" rebar marking the Southeast corner of that property as described in Document Number 509601, Grant County Registry;
thence continuing South 89° 28' 59" West 201.85 feet along the South line of said property described in Document Number 509601 to a 1" iron pipe marking the Southwest corner thereof;
thence North 00° 25' 58" West 140.25 feet along a line of said property to a 1" iron pipe;
thence South 88° 24' 28" West 109.53 feet along a line of said property to a 1" iron pipe marking the point of beginning;
thence North 09° 56' 04" West 33.21 feet along a line of said property to a 3/4" rebar;
thence North 74° 48' 39" East 77.04 feet along a line of said property to a 1" iron pipe;
thence North 08° 10' 55" West 32.37 feet along a line of that property as described in Document Number 846660, Grant County Registry to a 1" iron pipe;
thence South 74° 48' 21" West 77.20 feet along a line of that property described in Document Number 846383, Grant County Registry to a 3/4" rebar;
thence South 88° 15' 39" West 232.63 feet along a line of said property described in Document Number 846383 to a 1" iron pipe;
thence continuing South 88° 15' 39" West 59.63 feet along a line of said property described in Document Number 846383 to a point in the previously surveyed centerline of State Highway #81 as established by Certified Survey Map Number 271, recorded as Document Number 522551, Grant County Registry;
thence South 35° 10' 03" East 79.58 feet along said centerline;
thence North 87° 56' 42" East 60.25 feet along the South line of said Certified Survey Map Number 271 to a 1" iron pipe;
thence continuing North 87° 56' 42" East 196.70 feet along the South line of said Certified Survey Map Number 271 to the point of beginning.

The above described parcels being subject to Right of Way Easements recorded in Document Number 509325 and Document Number 672173, Grant County Registry.

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: 4-23-2025.



Prepared for: RYAN LEIBFRIED
Austin Surveying, LLC

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

SHEET 2 OF 2