

PLAT OF SURVEY

NORTH 1/4 CORNER
SECTION 17, T3N R1W
Aluminum Capped
rebar and ties found.



5301.12'

(N 88°25'00" E)
N 88°25'02" E
275.47'

N.E. COR.
SE 1/4, SW 1/4

(1333.67)
1333.67'

N.W. COR.
SE 1/4, SW 1/4

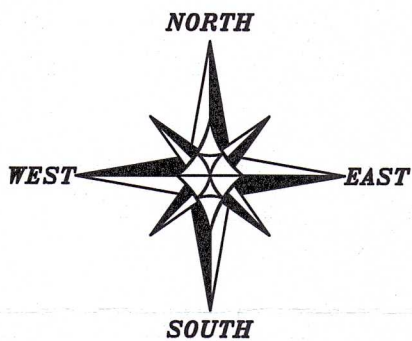
NORTH LINE
SE 1/4, SW 1/4

LEGEND

- ⊕ Section Corner
- 3/4" rebar 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
- Section line
- Centerline
- Right of Way
- Existing Survey
- × × × Existing fence

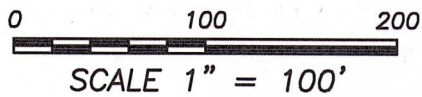
PART OF LOT 1
C.S.M. #1184

PART OF LOT 1
C.S.M. #1184



8.46± ACRES
368,478± SQ.FT.

The North-South 1/4 line of Section 17 bears N 00°52'20" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



LOT 2
C.S.M. #1184

C4
A=315.56'
R=3693.00'
C LEN=315.47'
BRG=N 89°52'33" W

C3
A=163.31'
R=899.00'
C LEN=163.08'
BRG=N 82°13'25" W

STUMPTOWN

ROAD

S 87°40'35" W
(N 87°40'33" E) (101.22')

LOT 3
C.S.M. #1184

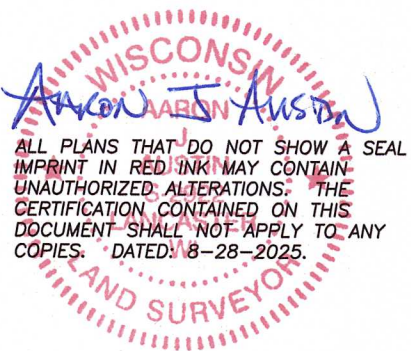
C2
A=312.74'
R=3660.00'
C LEN=312.65'
BRG=N 89°52'33" W
(BRG=N 89°52'34" W)

C1
A=165.46'
R=866.00'
C LEN=165.21'
BRG=N 81°57'15" W
(BRG=N 81°57'17" W)

Point of Beginning

434.14'
400.02'
N 00°52'20" W

SOUTH 1/4 CORNER
SECTION 17, T3N R1W
Aluminum Capped
rebar and ties found.



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: 8-28-2025.

Prepared for: JASON ZEITLER



Austin Surveying, LLC

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

JOB NO: 25s095
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H:\PLAT\T3NR1W\17\25s095-ZEITLER

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

PLAT OF SURVEY

DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Seventeen (17), 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 South Quarter (S 1/4) corner of said Section 17;
thence North 00° 52' 20" West 434.14 feet along the North-South Quarter (N-S 1/4) line of said Section to the Southeast corner of Lot One (1) of Certified Survey Map Number 1184, recorded as Document Number 682721, Grant County Registry, said corner being the point of beginning;
thence 165.46 feet on the arc of a curve to the left having a radius of 866.00 feet and a long chord bearing North 81° 57' 15" West 165.21 feet along the South line of said Lot 1;
thence 312.74 feet on the arc of a curve to the left having a radius of 3660.00 feet and a long chord bearing North 89° 52' 33" West 312.65 feet along the South line of said Lot 1;
thence South 87° 40' 35" West 101.18 feet along the South line of said Lot 1;
thence North 18° 26' 32" East 911.60 feet to the North line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 17;
thence North 88° 25' 02" East 275.47 feet along said North line to the Northeast corner thereof;
thence South 00° 52' 20" East 892.20 feet along the North-South Quarter (N-S 1/4) line of said Section 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 8-26-2025.
That this survey was prepared under the instructions of Jason Zeitler.
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 August, 2025.

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



Prepared for: JASON ZEITLER
Austin Surveying, LLC

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