

PLAT OF SURVEY

Prepared for: JACK KUSSMAUL

LEGEND

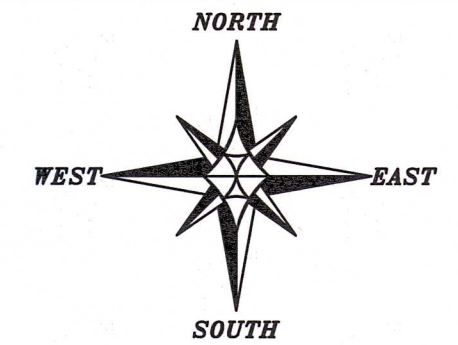
- ⊙ Section Corner
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- 5/8" rebar found
- ⊙ R.O.W. post
- No monument set
- M.C. Meander Corner

- () Recorded as
- [] Property described in Document Number, Grant County Registry

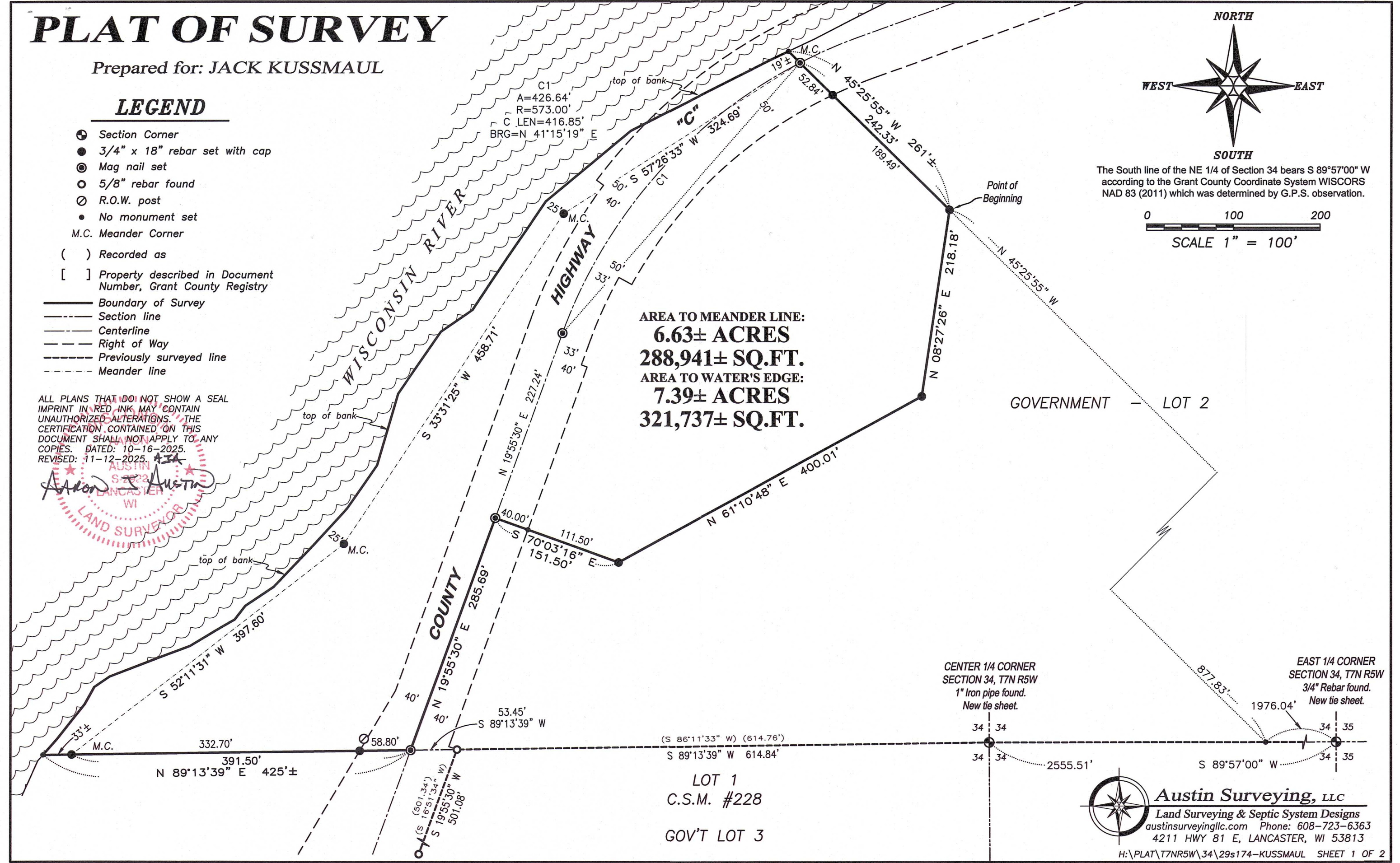
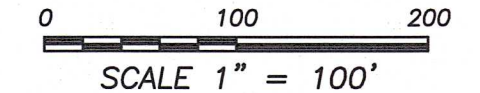
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Meander line

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: 10-16-2025. REVISED: 11-12-2025. *AJA*

Aaron J. Austin
 AUSTIN
 LAND SURVEYOR
 LANCASTER
 WI



The South line of the NE 1/4 of Section 34 bears S 89°57'00" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



AREA TO MEANDER LINE:
6.63± ACRES
288,941± SQ.FT.
 AREA TO WATER'S EDGE:
7.39± ACRES
321,737± SQ.FT.

GOVERNMENT - LOT 2

LOT 1
 C.S.M. #228
 GOV'T LOT 3

CENTER 1/4 CORNER
 SECTION 34, T7N R5W
 1" Iron pipe found.
 New tie sheet.

EAST 1/4 CORNER
 SECTION 34, T7N R5W
 3/4" Rebar found.
 New tie sheet.



Austin Surveying, LLC

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

PLAT OF SURVEY

DESCRIPTION:

Located in Government Lot Two (2) of Section Thirty-four (34), Township Seven (7) North, Range Five (5) West of the 4th P.M., Town of Millville, Grant County, Wisconsin, and being described as follows:

Commencing at a 3/4" rebar marking the East Quarter (E 1/4) corner of said Section 34;
 thence South 89° 57' 00" West 1976.04 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
 thence North 45° 25' 55" West 877.83 feet to a 3/4" rebar marking the point of beginning;
 thence continuing North 45° 25' 55" West 242.33 feet to a mag nail marking a meander corner which is located South 45° 25' 55" East 19 feet, more or less, from the Easterly edge of the Wisconsin River;
 thence South 57° 26' 33" West 324.69 feet along the Southeasterly meander line of the Wisconsin River to a 3/4" rebar marking a meander corner;
 thence South 33° 31' 25" West 458.71 feet along said meander line to a 3/4" rebar marking a meander corner;
 thence South 52° 11' 31" West 397.60 feet along said meander line to a 3/4" rebar marking a meander corner which is located North 89° 13' 39" East 33 feet, more or less, from the Easterly edge of the Wisconsin River;
 thence North 89° 13' 39" East 391.50 feet along the South line of said Government Lot 2 to a mag nail in the centerline of County Highway "C";
 thence North 19° 55' 30" East 285.69 feet along said centerline to a mag nail;
 thence South 70° 03' 16" East 151.50 feet to a 3/4" rebar;
 thence North 61° 10' 48" East 400.01 feet to a 3/4" rebar;
 thence North 08° 27' 26" East 218.18 feet to the point of beginning, INCLUDING ALL LANDS between the above described meander line and the Easterly water's edge of the Wisconsin River.

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 11-12-2025.

That this survey was prepared under the instructions of Jack Kussmaul.


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 16th day of October, 2025.

Revised this 12th day of November, 2025. AJA


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



Prepared for: JACK KUSSMAUL
Austin Surveying, LLC

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JOB NO: 2s174
 H:\CRD\25s174
 H:\PLAT\7NR5W\34\25s174-KUSSMAUL

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

SHEET 2 OF 2

PLAT OF SURVEY

Prepared for: JACK KUSSMAUL

C1
 A=426.64'
 R=573.00'
 C LEN=416.85'
 BRG=S 41°15'19" W

C2
 A=325.44'
 R=523.00'
 C LEN=320.21'
 BRG=S 46°33'01" W

C3
 A=82.93'
 R=540.00'
 C LEN=82.85'
 BRG=S 24°19'29" W

4.07± ACRES
177,365± SQ.FT.

WISCONSIN RIVER
 top of bank

HIGHWAY

GOVERNMENT - LOT 2

COUNTY

S 89°13'39" W 614.84'

LOT 1
 C.S.M. #228

GOV'T LOT 3

CENTER 1/4 CORNER
 SECTION 34, T7N R5W
 1" Iron pipe found.
 New tie sheet.

34 34
 34 34
 2555.51'

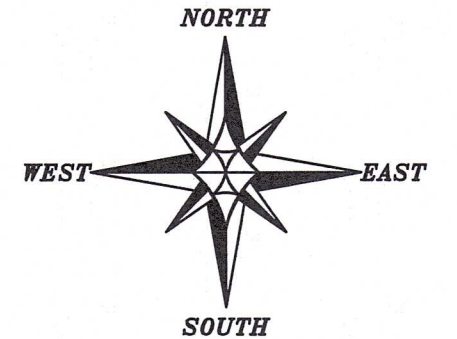
EAST 1/4 CORNER
 SECTION 34, T7N R5W
 3/4" Rebar found.
 New tie sheet.

1976.04'
 34 35
 34 35
 S 89°57'00" W

Aaron Austin
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 AARON AUSTIN
 LAND SURVEYOR
 LANCASTER, WI

LEGEND

- ⊕ Section Corner
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0 100 200
 SCALE 1" = 100'



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 thence North 45° 25' 55" West 877.83 feet to a 3/4" rebar marking the point of beginning;
 thence continuing North 45° 25' 55" West 242.33 feet to a mag nail in the centerline of County Highway "C";
 thence 426.64 feet on the arc of a curve to the left having a radius of 573.00 feet and a long chord bearing South 41° 15' 19" West 416.85 feet along said centerline to a mag nail;
 thence South 19° 55' 30" West 227.24 feet along said centerline to a mag nail;
 thence South 70° 03' 16" East 151.50 feet to a 3/4" rebar;
 thence North 61° 10' 48" East 400.01 feet to a 3/4" rebar;
 thence North 08° 27' 26" East 218.18 feet 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 10-3-2025.

That this survey was prepared under the instructions of Jack Kussmaul.

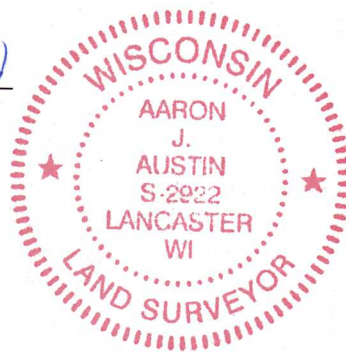
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Aaron J. Austin
 Aaron J. Austin, PLS-2922
 Agent, Austin Surveying, LLC



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SHEET 2 OF 2