

**TRACT 1 DESCRIPTION:**

Located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, and being described as follows:

Commencing at an aluminum capped rebar marking the Southeast corner of said Section 12, said corner being the point of beginning;  
 thence North 89° 55' 25" West 937.16 feet along the South line of said Section 12 to a 3/4" rebar marking a corner of that property as described in Document Number 784055, Grant County Registry;  
 thence North 00° 08' 09" East 935.23 feet along a line of said property to a 3/4" rebar marking the Northwest corner thereof;  
 thence South 89° 56' 36" East 936.45 feet along the North line of said property to a 3/4" rebar marking the Northeast corner thereof;  
 thence South 00° 05' 32" West 935.55 feet along the East line of said Section 12 to the point of beginning.  
 Tract being subject to any and all easements of record and/or usage.

**EASEMENT DESCRIPTION:**

A Sixty-six (66) foot wide access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, and being described as follows:

Commencing at an aluminum capped rebar marking the Northeast corner of said Section 13, said corner being the point of beginning;  
 thence North 89° 55' 25" West 66.00 feet along the North line of said Section;  
 thence South 00° 28' 14" East 606.33 feet parallel with the East line of Northeast Quarter (NE 1/4) of said Section to a point in the centerline of a township road known as Mine Road;  
 thence 79.65 feet on the arc of a curve to the right having a radius of 1400.00 feet and a long chord bearing North 55° 29' 54" East 79.64 feet along said centerline to a mag nail on the East line of the Northeast Quarter (NE 1/4) of said Section;  
 thence North 00° 28' 14" West 561.13 feet along said East line to the point of beginning.

**EASEMENT NOTES:**

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

**TRACT 2 DESCRIPTION:**

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Two (2) North, Range One (1) West of the 4th P.M., Town of Smelser, Grant County, Wisconsin, and being described as follows:

Commencing at an aluminum capped rebar marking the Northeast corner of said Section 13, said corner being the point of beginning;  
 thence North 89° 55' 25" West 1324.16 feet along the North line of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4) to a 8" diameter wood brace post marking the Northwest corner thereof;  
 thence South 00° 28' 14" East 1220.44 feet along the West line of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4) to a 3/4" rebar marking a corner of Parcel 1 of Certified Survey Map Number 537, recorded as Document Number 607656, Grant County Registry;  
 thence North 89° 49' 12" West 1244.74 feet along a line of said Parcel 1 to a 3/4" rebar;  
 thence South 00° 06' 49" East 72.56 feet along a line of said Parcel 1 to a mag nail in the centerline of a township road known as Mine Road;  
 thence South 89° 40' 28" East 1468.27 feet along the centerline of said Mine road as described in Parcel 1 of said Certified Survey Map to a mag nail;  
 thence 344.98 feet on the arc of a curve to the left having a radius of 500.00 feet and a long chord bearing North 70° 33' 34" East 338.18 feet along a line of said Parcel 1 and its extension thereof to a mag nail in the centerline of Mine Road;  
 thence North 50° 47' 36" East 839.93 feet along the centerline of Mine Road to a mag nail;  
 thence 154.79 feet on the arc of a curve to the right having a radius of 1400.00 feet and a long chord bearing North 53° 57' 39" East 154.71 feet along said centerline to a mag nail on the East line of the Northeast Quarter (NE 1/4) of said Section 13;  
 thence North 00° 28' 14" West 561.13 feet along the East line of said Section to the point of beginning.

**SURVEYOR'S CERTIFICATE:**

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 2-5-2026.  
 That this survey was prepared under the instructions of Steve Brogley.  
 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.

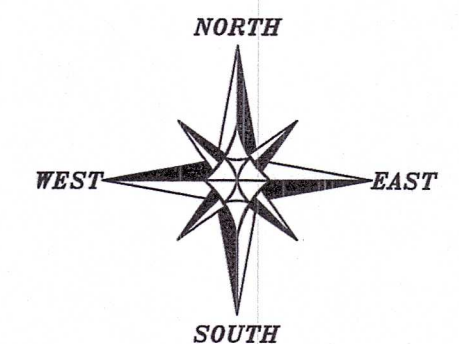
Dated this 5th day of February, 2026.

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

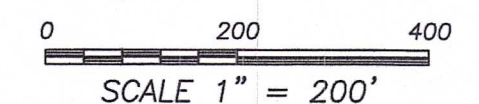


**LEGEND**

- ⊙ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- ⊙ Mag nail set
- ◆ Fiberglass fence post set
- ⊙ Existing 8" Round brace post
- ( ) Recorded as
- [ ] Property described in Document Number, Grant County Registry
- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Existing Improvement
- Existing fence



The North line of the NE 1/4 of Section 13 bears N 89°55'25" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



**PLAT OF SURVEY**

PREPARED FOR: STEVE BROGLEY  
 LOCATED IN SECTION 13, T2N R1W, TOWN OF SMELSER, GRANT COUNTY, WISCONSIN

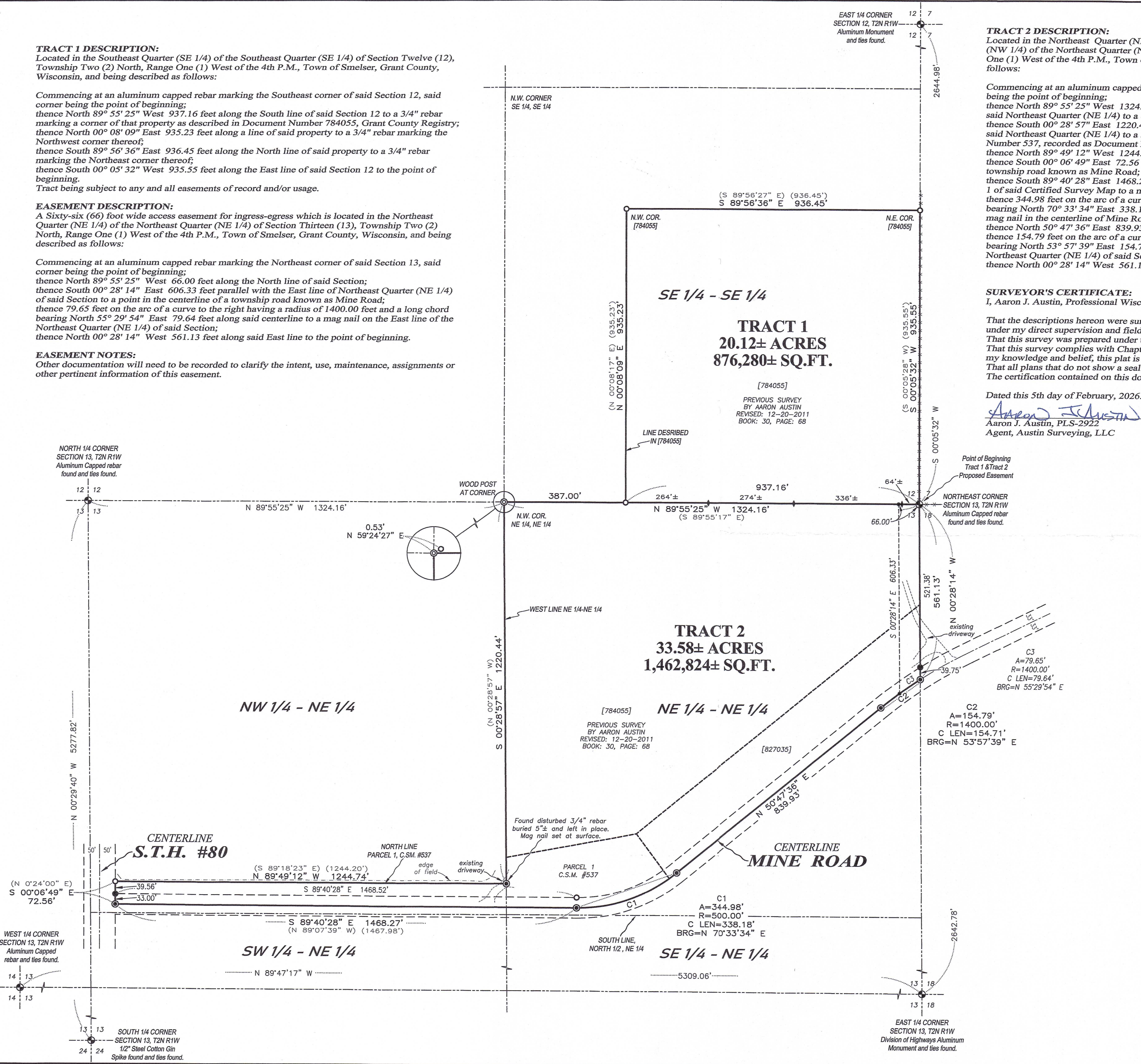


**Austin Surveying, LLC**

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

JOB NO: 26S010  
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DRAWN BY: AJ AUSTIN  
 CREW CHIEF: SHANE AUSTIN  
 CREW: O. AUSTIN, T. AUSTIN  
 SHEET 1 OF 1



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