

PLAT OF SURVEY

Prepared for: MIKE FRIAR

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: 3-26-2026.



C1
A=391.75'
R=2300.00'
C LEN=391.27'
BRG=S 88°03'12" E

CENTERLINE
COON VALLEY ROAD

EAST 1/4 CORNER
SECTION 22, T7N R2W
Aluminum Monument
and ties found.

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 8-29-2016
BOOK: 42, PAGE: 43

PARCEL A
PREVIOUS SURVEY
BY MICHAEL LaROSA
DATED 6-19-1995
BOOK: V, PAGE: 79

The East line of the SE 1/4 of Section 22 bears N 00°06'04" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

45.00± ACRES
1,960,200± SQ.FT.

PREVIOUS SURVEY
BY AARON AUSTIN
DATED 10-30-2017
BOOK: 40, PAGE: 94

[798107]
TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 10-15-2018
BOOK: 42, PAGE: 65

[798107]
TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 10-15-2018
BOOK: 42, PAGE: 65

[836384]
TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 10-15-2018
BOOK: 42, PAGE: 65

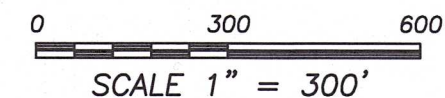
PARCEL B
PREVIOUS SURVEY
BY MICHAEL LaROSA
DATED 6-19-1995
BOOK: V, PAGE: 79

LEGEND

- ⊕ Section Corner
- 3/4" x 18" rebar set with cap
- ◆ 4' Wood lath set
- 3/4" rebar found
- ⊙ Mag nail found
- No monument set

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

- Boundary of Survey
- - - Section line
- - - Centerline
- - - Right of Way
- - - Previously surveyed line
- xxxx Existing fence



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 Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22), Township Seven (7) North, Range Two (2) West of the 4th P.M., Town of Hickory Grove, Grant County, Wisconsin, and being described as follows:

Commencing at an aluminum monument marking the Southeast corner of said Section 22;
thence North 00° 06' 04" West 1172.68 feet along the East line of said Section to a 3/4" rebar marking the point of beginning;
thence North 89° 21' 42" West 440.00 feet along a line of that property as described in Document Number 798107, Grant County Registry to a 3/4" rebar;
thence South 00° 06' 04" East 701.92 feet along a line of said property to a 3/4" rebar;
thence North 87° 26' 05" West 203.94 feet along a line of said property to a 3/4" rebar;
thence South 50° 27' 49" West 516.94 feet along a line of said property to a 3/4" rebar;
thence North 10° 29' 31" West 593.33 feet to a 3/4" rebar;
thence North 89° 12' 32" West 834.29 feet to a 3/4" rebar on the West line of said property described in Document Number 798107;
thence North 00° 04' 38" West 585.44 feet along a line of said property to a 3/4" rebar;
thence South 89° 21' 42" East 1104.07 feet along a line of said property to a 3/4" rebar;
thence North 00° 06' 04" West 863.81 feet along a line of said property to a mag nail in the centerline of Coon Valley Road;
thence 391.75 feet on the arc of a curve to the right having a radius of 2300.00 feet and a long chord bearing South 88° 03' 12" East 391.27 feet along a line of said property to a mag nail in the centerline of Coon Valley Road;
thence South 83° 10' 26" East 492.50 feet along a line of said property to a mag nail in the centerline of Coon Valley Road on the East line of said Section 22;
thence South 00° 06' 04" East 943.09 feet along the East line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

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 3-24-2026.
That this survey was prepared under the instructions of Mike Friar.
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 26th day of March, 2026.

Aaron J. Austin

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



Prepared for: **MIKE FRIAR**
Austin Surveying, LLC
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JOB NO: 26s032
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H:\PLAT\T7NR2W\22\26s032-FRIAR

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