

MAP OF EASEMENT

LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Easement
- - - Section line
- Centerline
- - - Right of Way
- - - Previously surveyed line
- - - Existing Improvement
- ***** Existing fence

[617326]
OWNER:
BEVAN TRUST

[802301]
OWNER:
RICK WEDIG

ADDRESS:
2296 COUNTY ROAD "A"
PLATTEVILLE, WI

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 7-15-1997
BOOK: Z, PAGE: 57

[706401]
OWNER:
DAVID AND SUSAN HANSON

[722353]
OWNER:
DOUGLAS AND DANA HEENAN

WEST 1/4 CORNER
SECTION 7, T4N R1W
Aluminum Monument found

EAST 1/4 CORNER
SECTION 7, T4N R1W
Aluminum Capped rebar found.

[802301]
OWNER:
RICK WEDIG

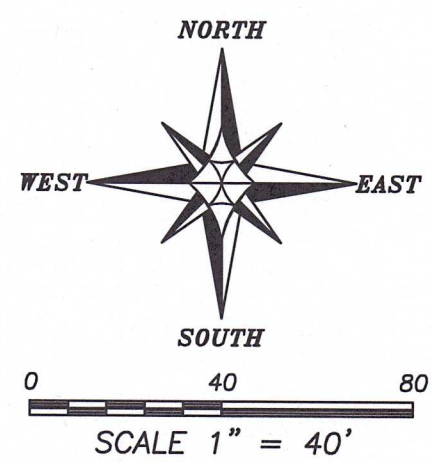


ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 4-22-2026.

NOTE:
Township Road has been referred to as the following:
-Whig Road per Wisconsin Information System of Local Roads.
-Fairview Road on R/W Project #5615-03-71 and [519164].
-Unnamed Town Lane in [519139].
-Hickory Lane per Google Maps.

LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- No monument
- Proposed Easement
- - - Section line
- Centerline
- - - Right of Way
- - - Deed line
- - - Existing Easement
- - - Previously surveyed line



Prepared for: BEVAN TRUST



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

JOB NO: 25S078
H:\CRD\23S108
H:\PLAT\T4NR1W\07\25S078-BEVAN TRUST

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

PLAT OF SURVEY

EASEMENT #1 DESCRIPTION:

A Thirty-three (33) foot wide access easement for ingress-egress which is located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Four (4) North, Range One (1) West of the 4th P.M., Town of Lima, Grant County, Wisconsin, said easement being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 7;
thence South 00° 37' 25" East 2432.92 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence continuing South 00° 37' 25" East 210.50 feet along said North-South Quarter (N-S 1/4) line to the Center of said Section 7;
thence North 89° 46' 05" West 33.00 feet along the East-West Quarter (E-W 1/4) line of said Section;
thence North 00° 37' 25" West 210.01 feet;
thence North 89° 22' 35" East 33.00 feet to the point of beginning.

EASEMENT #2 DESCRIPTION:

A Thirty-three (33) foot wide access easement for ingress-egress which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Seven (7), Township Four (4) North, Range One (1) West of the 4th P.M., Town of Lima, Grant County, Wisconsin, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 7;
thence South 00° 37' 25" East 2432.92 feet along the North-South Quarter (N-S 1/4) line of said Section to the point of beginning;
thence continuing South 00° 37' 25" East 110.50 feet along said North-South Quarter (N-S 1/4) line;
thence South 89° 46' 05" East 33.00 feet along a line of an existing easement as described in Document Number 706401, Grant County Registry;
thence North 00° 37' 25" West 110.99 feet along the West line of that property as described in Document Number 706401, Grant County Registry to the Northwest corner thereof;
thence South 89° 22' 35" West 33.00 feet 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 these easements.

SURVEYOR'S CERTIFICATE:

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


That the above descriptions were surveyed and mapped as shown on this plat by me or under my direct supervision and field work was completed on 7-28-2023.

That this survey was prepared under the instructions of Attorney Matthew Jacopelli and Larry Butson.

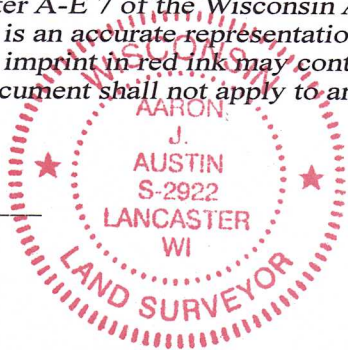
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 22nd day of April, 2026.



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



Prepared for: BEVAN TRUST



Austin Surveying, LLC

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