

PLAT OF SURVEY

Prepared for: DENISE PITZER

LEGEND

- ⊙ Section Corner
- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- ⊙ Mag nail found
- () 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

0 60 120
SCALE 1" = 60'

PREVIOUS SURVEY
BY BRUCE BOWDEN
DATED 4-12-1999
BOOK: 5, PAGE: 13

PREVIOUS SURVEY
BY BRUCE BOWDEN
DATED 10-25-2002
BOOK: 12, PAGE: 38

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 9-20-2024
BOOK: 52, PAGE: 74

[823043]
PARCEL 1
PREVIOUS SURVEY
BY MICHAEL ROCHON
DATED 9-13-2017
BOOK: 40, PAGE: 75

[841076]

C1
A=10.01'
R=1587.10'
C LEN=10.01'
BRG=N 87°40'14" E

S.E. COR.
[823043]
C1

S.E. COR.
NW 1/4, SW 1/4

PARCEL 1
PREVIOUS SURVEY
BY MICHAEL ROCHON
DATED 2-13-2024
BOOK: 53, PAGE: 53

S 00°42'08" E
33 34
SOUTHWEST CORNER
SECTION 34, T8N R3W
1" Iron pipe and ties found

WEST 1/4 CORNER
SECTION 34, T8N R3W
City of Boscobel
Monument and ties found.

Aaron J Austin

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: 6-03-2026.



TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED 9-20-2024
BOOK: 52, PAGE: 74

10.00'
S 89°51'00" W
(WEST) (120')
120.11'

N 89°51'00" E 144.00'
(N 89°53'52" E) (144.00')

N.E. COR. [823043]
Point of Beginning

0.07± ACRE
3,159± SQ.FT.

(S 0°26'45" E) (316.12')
S 00°28'17" E 316.09'
N 00°28'17" W 315.71'

#133

HIGHWAY

STATE



Austin Surveying, LLC

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

H:\PLAT\T8NR3W\34\26S089-PITZER SHEET 1 OF 2

The West line of the SW 1/4 of Section 34 bears S 00°42'08" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

PLAT OF SURVEY

DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Eight (8) North, Range Three (3) West of the 4th P.M., Town of Boscobel, Grant County, Wisconsin, and being described as follows:

Commencing at a City of Boscobel monument marking the West Quarter (W 1/4) corner of said Section 34;

thence South $00^{\circ} 42' 08''$ East 1000.90 feet along the West line of said Section 34;

thence North $89^{\circ} 51' 00''$ East 1210.69 feet to the Northeast corner of that property as described in Document Number 823043, Grant County Registry, said corner being the point of beginning;

thence South $00^{\circ} 28' 17''$ East 316.09 feet along the East line of said property to a 3/4" rebar marking the Southeast corner thereof;

thence 10.01 feet on the arc of a curve to the left having a radius of 1587.10 feet and a long chord bearing North $87^{\circ} 40' 14''$ East 10.01 feet along the Northerly right of way of State Highway #133 to a 3/4" rebar;

thence North $00^{\circ} 28' 17''$ West 315.71 feet to a 3/4" rebar on the North line of that property as described in Document Number 841076, Grant County Registry;

thence South $89^{\circ} 51' 00''$ West 10.00 feet along the North line of said property described in Document Number 841076 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 6-02-2026.

That this survey was prepared under the instructions of Denise Pitzer.

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 3rd day of June, 2026.



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



Austin Surveying, LLC

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

Prepared for: **DENISE PITZER**

JOB NO: 26s089
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2