

PLAT OF SURVEY

LEGEND

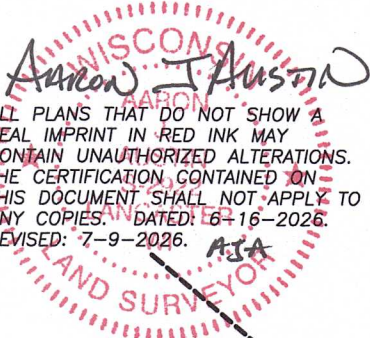
- Section Corner
- 3/4" rebar found
- 5/8" Rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Right of Way
- Previously surveyed line
- xxxx Existing fence

[821031]

PREVIOUS SURVEY
BY AARON AUSTIN
DATED: 4-4-2021
BOOK: 46, PAGE: 48

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED: 5-31-2012
BOOK: 31, PAGE: 25

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: 6-16-2026.
REVISED: 7-9-2026.



TRACT 1
27.04± ACRES
1,177,730± SQ.FT.

PARCEL A
PREVIOUS SURVEY
BY LARRY AUSTIN
DATED: 10-21-1996

TRACT 1
PREVIOUS SURVEY
BY AARON AUSTIN
DATED: 12-17-2013
BOOK: 34, PAGE: 88

66' WIDE INGRESS-EGRESS
EASEMENT DESCRIBED IN [765727]

field road

S.W. CORNER
SEC. 25, T4N R4W
3/4" Rebar found.

SOUTH 1/4 CORNER
SECTION 25, T4N R4W
3/4" Rebar found.
P.O.B. - Tract 1

S.E. CORNER
SEC. 25, T4N R4W
1.25" Rebar found.

S 89°23'28" E
107.68'
N 09°48'03" E
141.10'

PIGEON RIVER ROAD

NORTH 1/4 CORNER
SECTION 25, T4N R4W
3/4" Rebar found.
P.O.B. - Tract 2

TRACT 2
19.32± ACRES
841,394± SQ.FT.

TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
DATED: 12-17-2013
BOOK: 34, PAGE: 88

0 200 400
SCALE 1" = 200'



The South line of the SE 1/4 of Section 25 bears S 89°36'03" E
according to the Grant County Coordinate System WISCONSIN
NAD 83 (2011) which was determined by G.P.S. observation.

Prepared for: OXANA WIELAND



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

JOB NO: 26s107
H:\CRD\26s107
H:\PLAT\T4NR4W\25\26s107-WIELAND

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

SHEET 1 OF 2

REVISION

55060

JUL 22 2026

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section 25, said corner being the point of beginning; thence South 89° 36' 03" East 147.26 feet along the South line of said Section 25 to the Southwest corner of that property as described in Document Number 821031, Grant County Registry; thence North 00° 23' 59" East 304.04 feet along a line of said property described in Document Number 821031; thence North 84° 55' 09" East 137.27 feet along a line of said property; thence North 05° 04' 51" West 96.02 feet along a line of said property; thence North 75° 18' 16" East 108.50 feet along a line of said property; thence North 05° 27' 26" West 438.34 feet along a line of said property; thence North 55° 51' 15" West 645.33 feet along a line of said property; thence North 68° 03' 45" West 541.67 feet along a line of said property; thence South 01° 08' 06" East 101.23 feet along a line of that property as described in Document Number 766707, Grant County Registry; thence North 89° 28' 44" West 16.51 feet along a line of said property described in Document Number 766707; thence South 01° 11' 45" East 1331.25 feet along a line of said property to the South line of said Section 25; thence South 89° 23' 28" East 682.41 feet along the South line of said Section to the point of beginning. Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-six (36), Township Four (4) North, Range Four (4) West of the 4th P.M., Town of Beetown, Grant County, Wisconsin, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 36, said corner being the point of beginning; thence South 89° 36' 03" East 170.75 feet along the North line of said Section; thence South 00° 33' 53" West 724.57 feet along a line of that property as described in Document Number 766707, Grant County Registry; thence North 89° 48' 27" West 1110.61 feet along a line of said property; thence North 18° 26' 36" West 111.74 feet along a line of said property; thence North 02° 24' 55" West 487.80 feet along a line of said property; thence North 09° 48' 03" East 141.10 feet along a line of said property to the North line of said Section 36; thence South 89° 23' 28" East 978.94 feet along the North 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 descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 6-12-2026.

That this survey was prepared under the instructions of Oxana Wieland.

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.

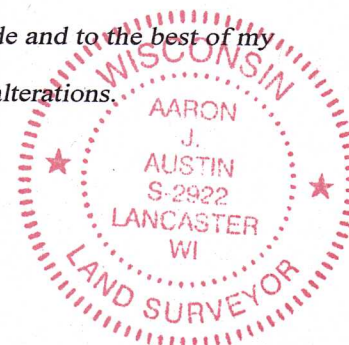
Dated this 16th day of June, 2026.

Revised this 9th day of July, 2026. (MAP ONLY) *AJA*

Aaron J. Austin

Aaron J. Austin, PLS-2922

Agent, Austin Surveying, LLC



Prepared for: OXANA WIELAND

Austin Surveying, LLC

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

JOB NO: 26s107
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2

PLAT OF SURVEY

LEGEND

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REVISED: 5-31-2012
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AARON AUSTIN
LAND SURVEYOR

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DATED: 12-17-2013
BOOK: 34, PAGE: 88

111.74'
N 18°26'36" W

N 89°48'27" W 1110.61'

0 200 400
SCALE 1" = 200'



The South line of the SE 1/4 of Section 25 bears S 89°36'03" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

Prepared for: OXANA WIELAND



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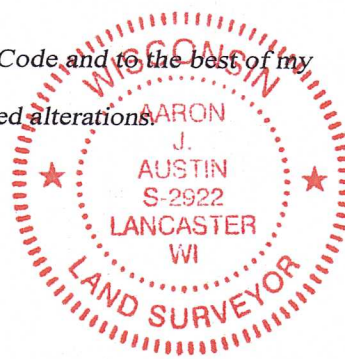
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Aaron J. Austin
Aaron J. Austin, PLS-2922
Agent, Austin Surveying, LLC



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DRAWN BY: AJ AUSTIN
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SHEET 2 OF 2