

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
- - - Existing fence

[821031]

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

[765727]
TRACT 2
PREVIOUS SURVEY
BY AARON AUSTIN
REVISED: 5-31-2012
BOOK: 31, PAGE: 25

TRACT 3
0.93± ACRES
40,692± SQ.FT.

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: 8-12-2026.

LAND SURVEYOR

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

TRACT 4
0.51± ACRES
22,366± SQ.FT.

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

TRACT 1
25.59± ACRES
1,114,673± SQ.FT.

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

[766707]

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

N 89°23'28" W
S 09°48'03" W
141.10'

PIGEON RIVER ROAD

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

NORTH 1/4 CORNER
SECTION 36, T4N R4W
3/4" Rebar found.
P.O.B. - Tract 2

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

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: 26s156
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DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

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 North 89° 23' 28" West 640.09 feet along the South line of said Section;
 thence North 00° 57' 14" West 1419.79 feet;
 thence South 68° 03' 45" East 507.21 feet along a line of that property as described in Document Number 821031, Grant County Registry;
 thence South 55° 51' 15" East 645.33 feet along a line of said property;
 thence South 05° 27' 26" East 438.34 feet along a line of said property;
 thence South 75° 18' 16" West 108.50 feet along a line of said property;
 thence South 05° 04' 51" East 96.02 feet along a line of said property;
 thence South 84° 55' 09" West 137.27 feet along a line of said property;
 thence South 00° 23' 59" West 304.04 feet along a line of said property to the South line of said Section 25;
 thence North 89° 36' 03" West 147.26 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 North 89° 23' 28" West 978.94 feet along the North line of said Section;
 thence South 09° 48' 03" West 141.10 feet along a line of that property as described in Document Number 766707, Grant County Registry;
 thence South 02° 24' 55" East 487.80 feet along a line of said property;
 thence South 18° 26' 36" East 111.74 feet along a line of said property;
 thence South 89° 48' 27" East 1110.61 feet along a line of said property;
 thence North 00° 33' 53" East 724.57 feet along a line of said property to the North line of said Section 36;
 thence North 89° 36' 03" West 170.75 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.

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 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;
 thence North 89° 23' 28" West 640.09 feet along the South line of said Section;
 thence North 00° 57' 14" West 496.69 feet to the point of beginning;
 thence continuing North 00° 57' 14" West 923.11 feet;
 thence North 68° 03' 45" West 34.46 feet along a line of that property as described in Document Number 821031, Grant County Registry;
 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;
 thence South 01° 11' 45" East 797.09 feet along a line of said property;
 thence South 50° 02' 20" East 58.97 feet to the point of beginning.
 Tract being subject to any and all easements of record and/or usage.

WISCONSIN
 J. AUSTIN
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 THIS DOCUMENT SHALL NOT APPLY TO
 ANY COPIES. DATED: 8-12-2026.



Austin Surveying, LLC

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

Prepared for: OXANA WIELAND

JOB NO: 26s156
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DRAWN BY: AJ AUSTIN
 CREW CHIEF: SHANE AUSTIN
 CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 3

PLAT OF SURVEY

TRACT 4 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 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;
thence North 89° 23' 28" West 640.09 feet along the South line of said Section to the point of beginning;
thence North 00° 57' 14" West 496.69 feet;
thence North 50° 02' 20" West 58.97 feet;
thence South 01° 11' 45" East 534.16 feet along a line of that property as described in Document Number 766707, Grant County Registry to the South line of said Section 25;
thence South 89° 23' 28" East 42.32 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.

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 8-4-2026.

That this survey was prepared under the instructions of Kyle Schultz.

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.

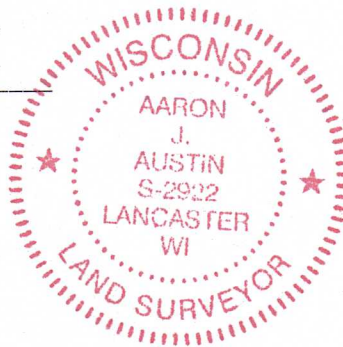
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 12th day of August, 2026.

Aaron J. Austin

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: **OXANA WIELAND**

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

SHEET 3 OF 3