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PLAT OF SURVEY

LOCATED IN THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 35, T8N, R3W, TOWN OF BOSCOBEL, GRANT COUNTY, WI.

0' 100' 200'

SCALE: 1" = 100'

CITY OF BOSCOBEL MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 35.

CITY OF BOSCOBEL MONUMENT AT THE NORTHEAST CORNER OF SECTION 35.

S89°57'11"E

NORTH LINE OF THE NE1/4 OF SECTION 35

1334.22' (1336.50')

1321.72'

2655.94' TOTAL

N00°02'12"E

GRANT COUNTY CLERK RECEIVED JAN 30 1990

LEGEND AND NOTES

- ○ DENOTES 3/4" X 24" SOLID ROUND IRON ROD WEIGHING 1.50 LBS. PER LINEAL FOOT SET.
- ⊙ DENOTES 1" IRON PIPE FOUND.
- • DENOTES 3/4" SOLID ROUND IRON ROD FOUND.

1.) WHEN DIFFERENT, RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.

2.) BEARINGS ARE REFERENCED TO THE CITY OF BOSCOBEL SURVEY DATUM.

PREPARED FOR:
DAN BEINBORN
403 LABELLE STREET
BOSCOBEL, WISCONSIN.

RICHARD MARKS S-1473 Prairie du Sac, Wis. WISCONSIN REGISTERED LAND SURVEYOR

1566.78'

EAST LINE OF THE NE1/4 OF SECTION 35.

2666.27' TOTAL

1099.49' (NORTH)

SANDER VIEW ROAD

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33' 33'

1359.12'

1459.37'

140.00'

POINT 986' SOUTH OF THE NORTH LINE OF THE NE1/4 OF SECTION 35

S00°01'13"E

COUNTY "M" HIGHWAY

33' 33'

(S43°42'E) N45°06'02"W 149.51' (149.70')

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(S36°16'E) N36°41'55"W 105.10' (105.11')

(S28°16'E) N28°42'19"W 105.97' (106.12')

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NORTH LINE OF THE SW1/4 OF THE NE1/4 OF SECTION 35

(EAST)

27.82'

NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 35

S89°04'06"W

521.85' TOTAL

9.00'

49.88'

371.85'

150.00'

20.73'

33' 33'

(S19°25'05"E 190.64')

(S13°32'06"E 151.72')

(WEST) S89°04'33"W

718.79' (700.98')

150.00'

POINT 1409' SOUTH OF THE NORTH LINE OF THE NE1/4 OF SECTION 35

(N01°00'48"E)

OCCUPIED LINE AND LINE PREVIOUSLY SURVEYED AS THE NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 35.

N00°54'06"W

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N00°01'13"W 50.37'

POINT "A"

N89°15'47"E 150.00'

50.37'

EXISTING 33' WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN VOLUME 620 ON PAGE 735.

"A"

36,796 SQ. FT. 0.85 ACRES

WEST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 35.

245.33'

OCCUPIED LINE AND LINE PREVIOUSLY SURVEYED AS THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 35.

345.58'

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123,932 SQUARE FEET - 2.85 ACRES

EXISTING 33' WIDE ACCESS EASEMENT TO PARCEL DESCRIBED IN VOL. 640, P.652

235.00'

293.83'

397.79' TOTAL (397.75')

162.79'

N73°19'49"E (S74°15'36"W)

9.69'

S89°15'47"W 150.00' (WEST)

N87°06'25"E (S88°02'29"W)

220.64' 220.74'

STONE AT THE EAST 1/4 CORNER OF SECTION 35.

PARCEL "A"

A parcel of land located in the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 35, T8N, R3W, Town of Boscobel, Grant County, Wisconsin more particularly described as follows: Commencing at the North 1/4 corner of said Section 35: thence S89°57'11"E along the North line of the NE1/4 of said Section 35, 1334.22 ft.; thence S00°01'13"E, 1459.37 ft. to a 3/4" solid round iron rod at the point of beginning; thence continuing S00°01'13"E, 245.33 ft. to a 3/4" solid round iron rod; thence S89°15'47"W, 150.00 ft. to a 3/4" solid round iron rod; thence N00°01'13"W, 245.33 ft. to a 3/4" solid round iron rod at a point here in after referred to as POINT "A"; thence N89°15'47"E, 150.00 ft. to the point of beginning.
Containing 36,796 square feet - 0.85 acres
SUBJECT TO a 33 foot wide access easement described in volume 620 on page 735 in the Office of the Grant County Register of Deeds.
Also including the following described 33 foot wide access easement for ingress and egress lying on the East side of the following described reference line: Beginning at the above mentioned POINT "A"; thence N00°01'13"W, 50.37 ft. to the centerline of Sander View Road and the end of said reference line.

SURVEYOR'S CERTIFICATE
I have surveyed the above described property and the map shown hereon is a true representation thereof and shows the size and location of the property and its exterior boundaries. This survey was prepared under the direction of Dan Beinborn and has been performed in full compliance with the provisions of Section A.E. 7.00 of the Wisconsin Administrative Code.

Dated this 28th day of November, 1989

Richard Marks S-1473