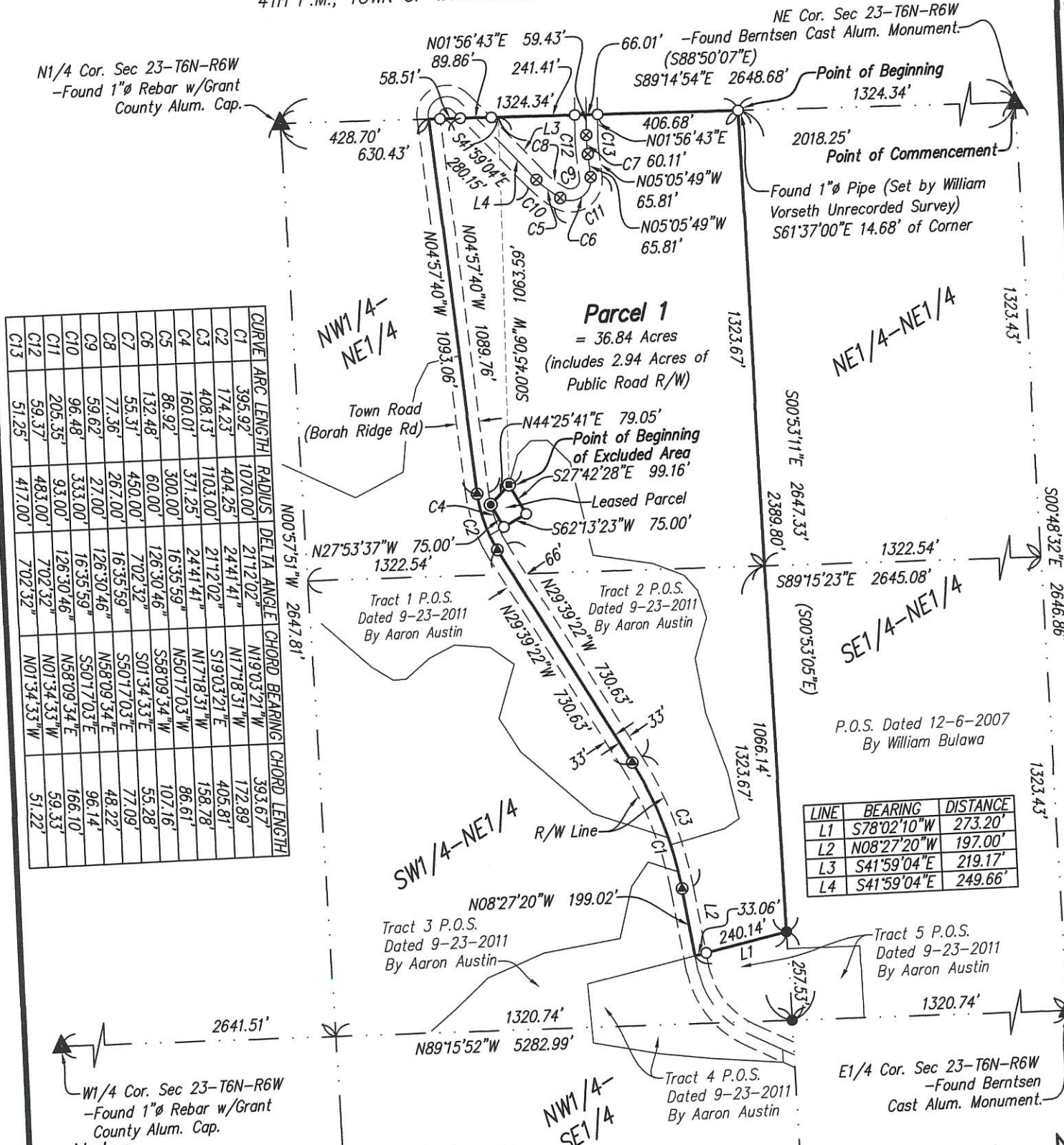


PLAT OF SURVEY

of
 A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4) OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., TOWN OF WYALUSING, GRANT COUNTY, WISCONSIN



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	395.92'	1070.00'	21°12'02"	N19°03'21"W	393.67'
C2	174.23'	404.25'	24°41'41"	N17°18'31"W	172.89'
C3	408.13'	1103.00'	21°12'02"	S19°03'21"E	405.81'
C4	160.01'	371.25'	24°41'41"	N17°18'31"W	158.78'
C5	86.92'	300.00'	16°35'59"	S50°17'03"W	86.61'
C6	132.48'	60.00'	126°30'46"	S58°09'34"W	107.16'
C7	55.31'	450.00'	7°02'32"	S01°34'33"E	55.28'
C8	77.36'	267.00'	16°35'59"	S50°17'03"E	77.09'
C9	59.62'	27.00'	126°30'46"	S58°09'34"E	48.22'
C10	96.48'	333.00'	16°35'59"	S50°17'03"E	96.14'
C11	205.35'	93.00'	126°30'46"	S58°09'34"E	166.10'
C12	59.37'	483.00'	7°02'32"	N01°34'33"W	59.33'
C13	51.25'	417.00'	7°02'32"	N01°34'33"W	51.22'

LINE	BEARING	DISTANCE
L1	S78°02'10"W	273.20'
L2	N08°27'20"W	197.00'
L3	S41°59'04"E	219.17'
L4	S41°59'04"E	249.66'

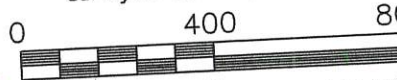
- Notes**
1. A full and current title search was not provided prior to survey.
 2. The North line of the NE1/4 bears S89°14'54"E and is based on the Wisconsin County Coordinate System (Grant) NAD 83 (2011).
 3. All easements may not be shown.
 4. Section Corners all verified by ties.

- Legend**
- Parcel Boundary Line
 - Section, (1/4 Section), or (1/4-1/4 Section) Line
 - Adjoining Lot Line
 - Found Section or 1/4 Section Corner
 - Set No. 6 bar Weighing 1.50 lbs per foot with a Red Plastic Cap Marked 'Benzing #S-3113'
 - Set Mag Nail w/steel washer PLS No. #S-3113.
 - Found No. 6 bar w/Red Plastic Cap Marked 'Austin Eng.'
 - Found Cotton Gin Spike
 - Found 1" iron pipe w/o cap.
 - Found 3/4" rebar w/o cap.
 - (0.00) Recorded Dimension

Proprietors:
 Borah Ridge 13 LLC
 35341 State Hwy 27
 Prairie du Chien, WI 53821

Requested by:
 Timothy J. Smith
 445 Vondran Dr.
 Bellevillae, WI 53508

Surveyed: June 11, 2020



Scale 1" = 400'



SURVEYOR'S CERTIFICATE
 I, RYLAND R. BENZING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE MENTIONED PARCEL(S) AT THE DIRECTION OF TIMOTHY J. SMITH, AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ryland R. Benzing
 Ryland R. Benzing, PLS No. S-3113
 Date: 6-17-20

PLAT OF SURVEY

of

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4) OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., TOWN OF WYALUSING, GRANT COUNTY, WISCONSIN

Proprietors:

Borah Ridge 13 LLC
35341 State Hwy 27
Prairie du Chien, WI 53821

Requested by:

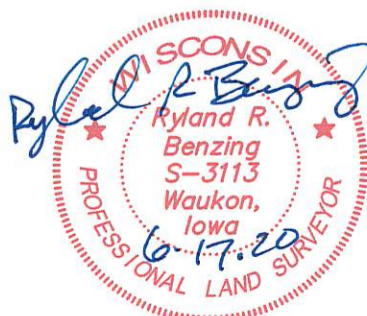
Timothy J. Smith
445 Vondran Dr.
Bellevillae, WI 53508

LEGAL DESCRIPTION OF PARCEL 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4) OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., TOWN OF WYALUSING, GRANT COUNTY, WISCONSIN, THE EXTERIOR BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE N89°14'54"W, 1324.34 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING, THENCE S00°53'11"E, 2389.80 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23; THENCE S78°02'10"W, 273.20 FEET; THENCE N08°27'20"W, 199.02 FEET ALONG THE CENTERLINE OF TOWN ROAD BORAH RIDGE ROAD; THENCE 395.92 FEET ALONG A 1070.00 FOOT RADIUS CURVE CONCAVE WESTERLY WITH A CENTRAL ANGLE OF 21°12'02" AND A CHORD WHICH BEARS N19°03'21"W, 393.67 FEET ALONG THE CENTERLINE OF SAID TOWN ROAD; THENCE N29°39'22"W, 730.63 FEET ALONG THE CENTERLINE OF SAID TOWN ROAD; THENCE 174.23 FEET ALONG A 404.25 FOOT RADIUS CURVE CONCAVE EASTERLY WITH A CENTRAL ANGLE OF 24°41'41" AND A CHORD WHICH BEARS N17°18'31"W, 172.89 FEET ALONG THE CENTERLINE OF SAID TOWN ROAD; THENCE N04°57'40"W, 1093.06 FEET ALONG THE CENTERLINE OF SAID TOWN ROAD; THENCE S89°14'54"E, 895.64 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED AREA IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, THE EXTERIOR BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE N89°14'54"W, 2018.25 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23; THENCE S00°45'06"W, 1063.59 FEET TO THE POINT OF BEGINNING; THENCE S27°42'28"E, 99.16 FEET; THENCE S62°13'23"W, 75.00 FEET; THENCE N27°53'37"W, 75.00 FEET; THENCE N44°25'41"E, 79.05 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 36.84 ACRES, WHICH INCLUDES 2.94 ACRES OF PUBLIC ROAD (BORAH RIDGE RD) RIGHT-OF-WAY AND IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (GRANT) NAD83 (2011).



Notes

See Notes on Sheet 1.

z: \Drawings\2020\WI\SMITH-TJ\Smith-TJ.dwg 06/17/2020 02:10 PM