

# RETRACEMENT PLAT OF SURVEY

of

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 4 WEST OF THE 4TH P.M., TOWN OF WOODMAN, GRANT COUNTY, WISCONSIN

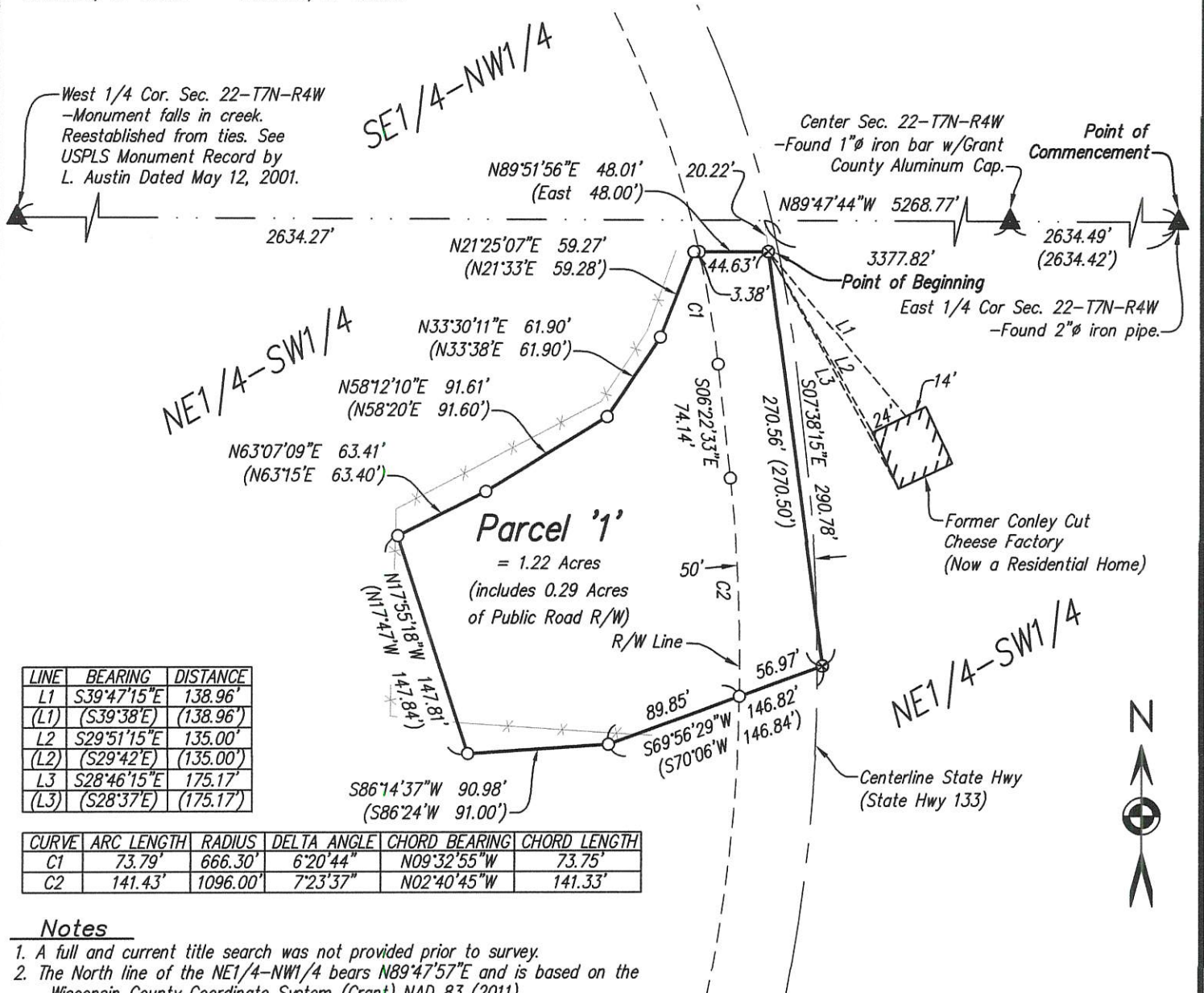
## LEGAL DESCRIPTION OF PARCEL '1'

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 4 WEST OF THE 4TH P.M., TOWN OF WOODMAN, GRANT COUNTY, WISCONSIN, THE EXTERIOR BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 4 WEST OF THE 4TH P.M., THENCE N89°47'44"W, 3377.82 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE OF SECTION 22; THENCE S07°38'15"E, 20.22 FEET TO THE POINT OF BEGINNING; THENCE S07°38'15"E, 270.56 FEET; THENCE S69°56'29"W, 146.82 FEET; THENCE S86°14'37"W, 90.98 FEET; THENCE N17°55'18"W, 147.81 FEET; THENCE N63°07'09"E, 63.41 FEET; THENCE N58°12'10"E, 91.61 FEET; THENCE N33°30'11"E, 61.90 FEET; THENCE N21°25'07"E, 59.27 FEET; THENCE N89°51'56"E, 48.01 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 1.22 ACRES WHICH INCLUDES 0.29 ACRES OF PUBLIC ROAD (STATE HIGHWAY 133) 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).

Proprietors: Jeffrey D. Lessard  
15495 State Road 133  
Woodman, WI 53827

Requested by: Paul Bidanset  
43568 County Rd E  
Boscobel, WI 53805



LINE	BEARING	DISTANCE
L1	S39°47'15"E	138.96'
(L1)	(S39°38'E)	(138.96')
L2	S29°51'15"E	135.00'
(L2)	(S29°42'E)	(135.00')
L3	S28°46'15"E	175.17'
(L3)	(S28°37'E)	(175.17')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.79'	666.30'	6°20'44"	N09°32'55"W	73.75'
C2	141.43'	1096.00'	7°23'37"	N02°40'45"W	141.33'

### Notes

1. A full and current title search was not provided prior to survey.
2. The North line of the NE1/4-NW1/4 bears N89°47'57"E and is based on the Wisconsin County Coordinate System (Grant) NAD 83 (2011).
3. Fences shown are for reference only and were measured at random locations. The fences may meander between locations. Possession and occupational rights MAY have been acquired to the fence. We did not determine if the fence is a boundary or convenience fence. All fence lines may not be shown.
4. All Section Corners verified by ties.
5. This is a Retracement of the Survey prepared by Homer D. Ralph, Jr. The Compass Rule adjustment was used to close said survey.

### Legend

- Parcel Boundary Line
- Section, (1/4 Section), or (1/4-1/4 Section) Line
- Existing Fence 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.
- (0.00) Recorded Dimension

### 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 PAUL BIDANSET, 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

7-7-20  
Date



Surveyed: June 18, 2020  
0 100 200  
Scale 1" = 100'



July 7, 2020 Drawn By: LJB  
Sheet No. 1 of 1