

PLAT OF SURVEY

of
 A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4), THE
 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4), THE SOUTHEAST QUARTER OF THE
 NORTHWEST QUARTER (SE1/4-NW1/4), AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
 (NE1/4-NW1/4), ALL OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., TOWN OF
 WYALUSING, GRANT COUNTY, WISCONSIN

46002

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

Requested by:
 Justin D. McLimans
 816 S Adam St
 Lancaster, WI 53813

Legend

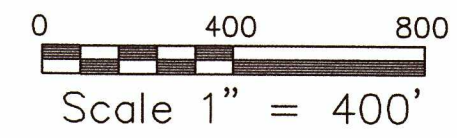
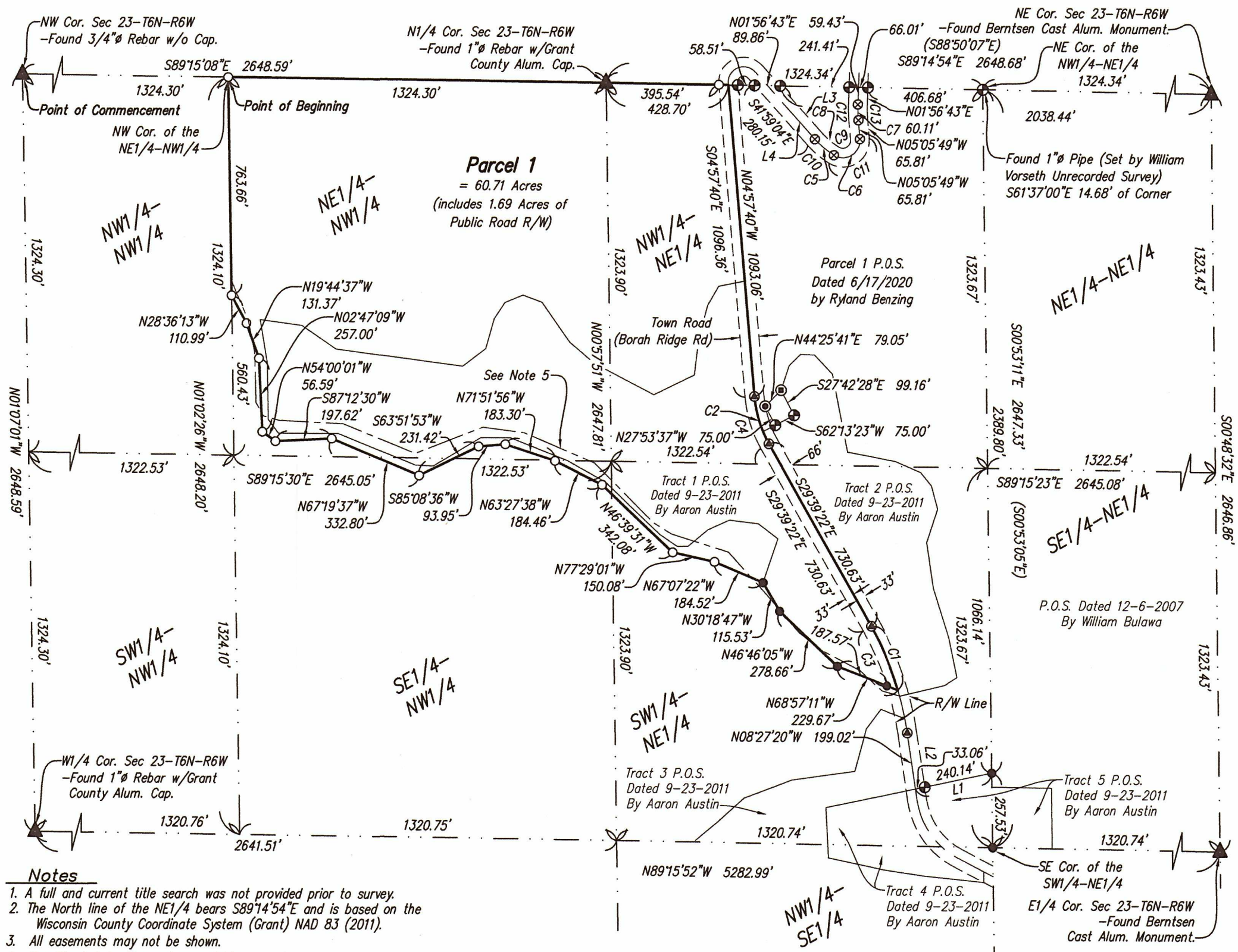
- Parcel Boundary Line
- - - Section, (1/4 Section), or (1/4-1/4 Section) Line
- Adjoining Line
- ▲ Found Section or 1/4 Section Corner (Verified by Ties)
- Set No. 6 x 18" bar Weighing 1.50 lbs per foot with a Red Plastic Cap Marked 'Benzing #S-3113'
- ⊕ Found No. 6 x 18" bar with a Red Plastic Cap Marked 'Benzing #S-3113'
- ⊗ Found 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

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 JUSTIN MCLIMANS, 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

12.11.20
 Date



- ### 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. See Sheet 2 for line and curve table.
 5. Centerline of 66' wide Roadway Easement recorded in Volume 498, Page 270 (See Surveyor's Note "B" on Plat of Survey by Aaron Austin dated September 23, 2011).

Survey Completed: November 11, 2020

December 11, 2020 Drawn By: LJB

PREPARED BY:

SCALE: 1"=400' DATE: 12-11-2020 SHEET NO. 1 of 2

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A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4), THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4), THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), ALL 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: Justin D. McLimans
816 S Adam St
Lancaster, WI 53813

LEGAL DESCRIPTION OF PARCEL 1

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4), THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4), THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), ALL 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 NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE S89°15'08"E, 1324.30 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND TO THE POINT OF BEGINNING, THENCE S89°15'08"E, 1324.30 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE NORTH QUARTER CORNER OF SECTION 23; THENCE S89°14'54"E, 428.70 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE S04°57'40"E, 1093.06 FEET ALONG THE CENTERLINE OF BORAH RIDGE 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 S17°18'31"E, 172.89 FEET ALONG THE CENTERLINE OF BORAH RIDGE ROAD; THENCE S29°39'22"E, 730.63 FEET ALONG THE CENTERLINE OF BORAH RIDGE ROAD; THENCE 243.15 FEET ALONG A 1070.00 FOOT RADIUS CURVE CONCAVE WESTERLY WITH A CENTRAL ANGLE OF 13°01'12" AND A CHORD WHICH BEARS S23°08'46"E, 242.63 FEET ALONG THE CENTERLINE OF BORAH RIDGE ROAD; THENCE N68°57'11"W, 229.67 FEET ALONG A SOUTHERLY LINE OF TRACT 1 OF A PLAT OF SURVEY BY AARON J. AUSTIN DATED SEPTEMBER 23, 2011; THENCE N46°46'05"W, 278.66 FEET ALONG A SOUTHERLY LINE OF SAID TRACT 1; THENCE N30°18'47"W, 115.53 FEET ALONG A SOUTHERLY LINE OF SAID TRACT 1; THENCE N67°07'22"W, 184.52 FEET; THENCE N77°29'01"W, 150.08 FEET; THENCE N46°39'31"W, 342.08 FEET; THENCE N63°27'38"W, 184.46 FEET; THENCE N71°51'56"W, 183.30 FEET; THENCE S85°08'36"W, 93.95 FEET; THENCE S63°51'53"W, 231.42 FEET; THENCE N67°19'37"W, 332.80 FEET; THENCE S87°12'30"W, 197.62 FEET; THENCE N54°00'01"W, 56.59 FEET; THENCE N02°47'09"W, 257.00 FEET; THENCE N19°44'37"W, 131.37 FEET; THENCE N28°36'13"W, 110.99 FEET; THENCE N01°02'26"W, 763.66 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 60.71 ACRES, WHICH INCLUDES 1.69 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).

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	243.15'	1070.00'	13°01'13"	N23°08'46"W	242.63'
C2	174.23'	404.25'	24°41'41"	N17°18'31"W	172.89'
C3	209.91'	1037.00'	11°35'53"	S23°51'26"E	209.56'
C4	188.46'	437.25'	24°41'41"	N17°18'31"W	187.00'
C5	86.92'	300.00'	16°35'59"	N50°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"	N58°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"	N58°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

See Notes on Sheet 1.

December 11, 2020 Drawn By: LJB
Sheet No. 2 of 2