

PLAT OF SURVEY

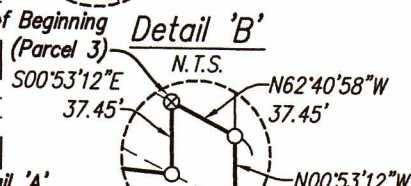
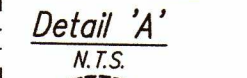
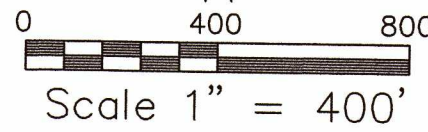
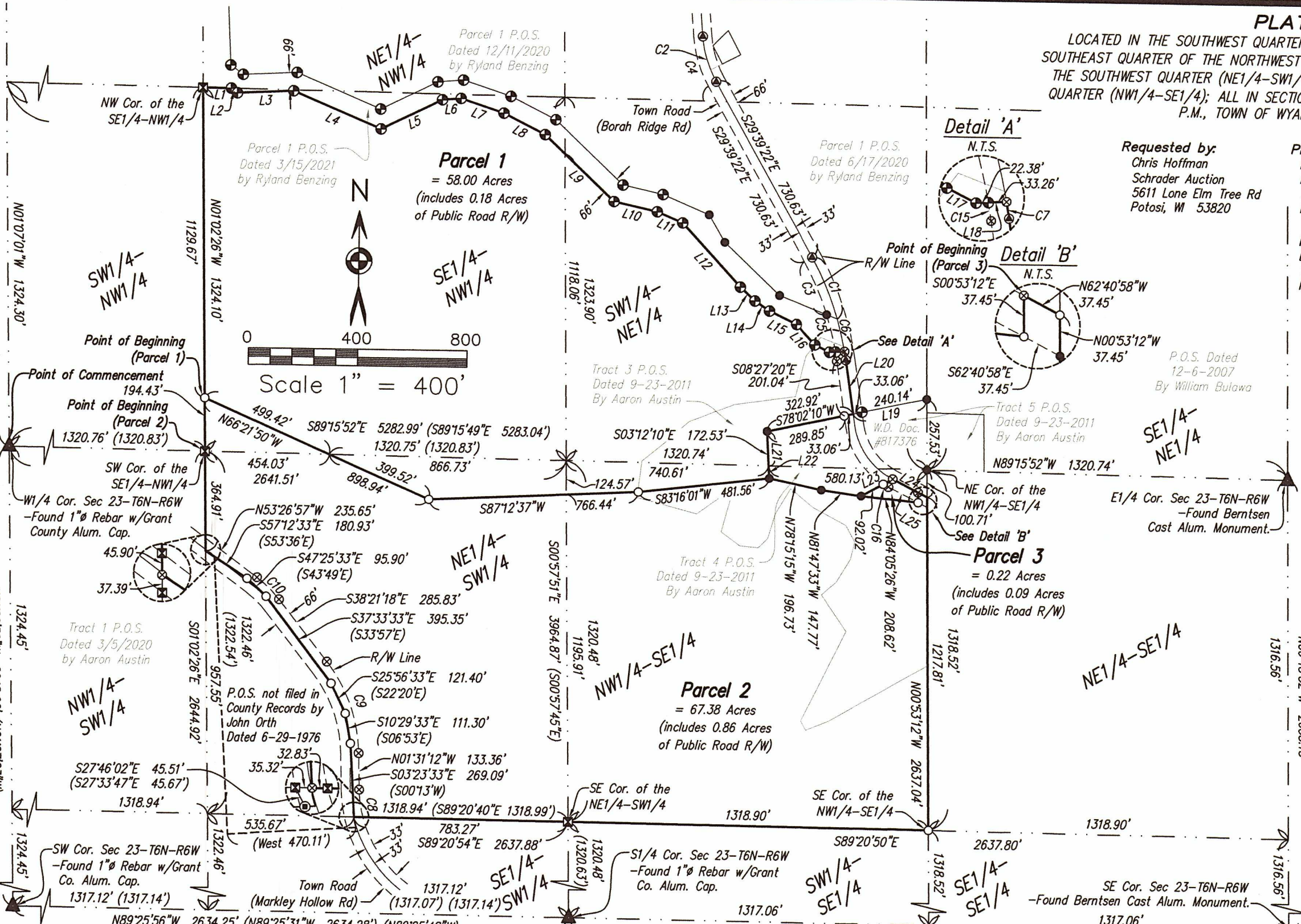
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4), THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4-SE1/4); ALL IN SECTION 23, TOWNSHIP 6 NORTH, RANGE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

Requested by:
Chris Hoffman
Schrader Auction
5611 Lone Elm Tree Rd
Potosi, WI 53820

Proprietor(s):
Parcel 1 & Parcel 2
Borah Ridge 13 LLC
35341 State Hwy 27
Prairie du Chien, WI 53821

Parcel 3
David W. Sprosty
13093 Borah Ridge Road
Prairie du Chien, WI 53821

LINE	BEARING	DISTANCE
L1	S89°15'30"E	103.01'
L2	S54°00'01"E	27.95'
L3	N87°12'30"E	205.94'
L4	S67°19'37"E	347.83'
L5	N63°51'53"E	248.96'
L6	N85°08'36"E	68.13'
L7	S71°51'56"E	165.03'
L8	S63°27'38"E	169.86'
L9	S46°39'31"E	350.53'
L10	S77°29'01"E	162.29'
L11	S67°07'22"E	101.92'
L12	S42°44'39"E	314.77'
L13	S47°32'49"E	73.53'
L14	S56°27'48"E	64.68'
L15	S64°29'54"E	110.40'
L16	S43°25'29"E	100.69'
L17	S63°58'51"E	59.95'
L18	N86°53'37"E	55.63'
L19	S78°02'10"W	273.20'
L20	S08°27'20"E	199.02'
L21	S03°12'10"E	126.68'
L22	S03°12'10"E	45.85'
L23	N60°37'40"E	130.61'
L24	S62°40'58"E	104.80'
L25	S62°40'58"E	122.50'



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	139.70'	1037.00'	7°43'08"	S14°11'55"E	139.60'
C6	121.78'	1070.00'	6°31'15"	S13°22'32"E	121.71'
C7	30.99'	1070.00'	1°39'34"	N09°17'07"W	30.99'
C8	102.62'	442.00'	13°18'11"	S08°10'18"E	102.39'
C9	358.73'	558.00'	36°50'05"	N19°56'15"W	352.59'
C10	114.07'	433.00'	15°05'39"	N45°54'07"W	113.74'
C15	34.09'	1037.00'	1°53'01"	S09°23'51"E	34.09'
C16	21.21'	298.00'	4°04'40"	S60°38'38"E	21.20'

Notes

- A full and current title search was not provided prior to survey.
- The East line of the SE1/4 bears N00°48'32"W and is based on the Wisconsin County Coordinate System (Grant) NAD 83 (2011).
- All easements may not be shown.
- See Plat of Survey by Ryland R. Benzing dated December 11, 2020 for additional Section breakdown.
- John Orth Survey located by existing centerline of road (Markley Hollow Road) and found iron pipe.
- Revision is to correct legal description of Parcel 3. (Bearing was incorrectly labeled in line 6)

Legend

- Adjoining Deed Line
- - - Section, (1/4 Section), or (1/4-1/4 Section) Line
- Adjoining Line
- ▲ Found Section, 1/4 Section, or 1/4-1/4 Section Corner
- Set No. 6 x 18" bar 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 No. 6 bar w/Red Plastic Cap Marked 'Austin Eng.'
- ⊠ Found No. 6 bar w/Pink Plastic Cap Marked 'Austin Eng.'
- ⊙ Found Cotton Gin Spike
- ⊗ Found 1" iron pipe w/o cap.
- ⊘ Calculated Position (Nothing Set)
- (0.00) Recorded Dimension
- P.O.S. Plat of Survey



PREPARED BY:

Survey Completed: August 11, 2021

DRAWN BY: LJB, RRB DATE: 8-11-2021 SHEET NO. 1 of 2
REV. DATE: 7-27-2022

NW 1/4 Borah Ridge 13 LLC 07/27/2022 08:21 AM
 AUG 04 2022
 REVISED L7028

PLAT OF SURVEY

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

Proprietor(s):
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Prairie du Chien, WI 53821

Requested by:
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Schrader Auction
5611 Lone Elm Tree Rd
Potosi, WI 53820

Parcel 3
David W. Sprosty
13093 Borah Ridge Road
Prairie du Chien, WI 53821

LEGAL DESCRIPTION OF PARCEL 1

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4), THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4); ALL IN 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 WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE S89°15'52"E, 1320.76 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE N01°02'26"W, 193.43 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING; THENCE N01°02'26"W, 1129.67 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S89°15'30"E, 103.01 FEET; THENCE S54°00'01"E, 27.95 FEET; THENCE N87°12'30"E, 205.94 FEET; THENCE S67°19'37"E, 347.83 FEET; THENCE N63°51'53"E, 248.96 FEET; THENCE N85°08'36"E, 68.13 FEET; THENCE S71°51'56"E, 165.03 FEET; THENCE S63°27'38"E, 169.86 FEET; THENCE S46°39'31"E, 350.53 FEET; THENCE S77°29'01"E, 162.29 FEET; THENCE S67°07'22"E, 101.92 FEET; THENCE S42°44'39"E, 314.77 FEET; THENCE S47°32'49"E, 73.53 FEET; THENCE S56°27'48"E, 64.68 FEET; THENCE S64°29'54"E, 110.40 FEET; THENCE S43°25'29"E, 100.69 FEET; THENCE S63°58'51"E, 59.95 FEET; THENCE N86°53'37"E, 55.63 FEET; THENCE 30.99 FEET ALONG A 1070.00 FOOT RADIUS CURVE CONCAVE WESTERLY WITH A CENTRAL ANGLE OF 01°39'34" AND A CHORD WHICH BEARS S09°17'07"E, 30.99 FEET ALONG THE CENTERLINE OF THE TOWN ROAD (BORAH RIDGE ROAD); THENCE S08°27'20"E, 199.02 FEET ALONG THE CENTERLINE OF THE TOWN ROAD (BORAH RIDGE ROAD); THENCE S78°02'10"W, 322.92 FEET; THENCE S03°12'10"E, 172.53 FEET; THENCE S83°16'01"W, 481.56 FEET; THENCE S87°12'37"W, 766.44 FEET; THENCE N66°21'50"W, 898.94 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 58.00 ACRES, WHICH INCLUDES 0.18 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).

LEGAL DESCRIPTION OF PARCEL 2

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4); ALL IN 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 WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE S89°15'52"E, 1320.76 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING; THENCE S01°02'26"E, 364.91 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE S57°12'33"E, 180.93 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S47°25'33"E, 95.90 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S37°33'33"E, 395.35 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S25°56'33"E, 121.40 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S10°29'33"E, 111.30 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S03°23'33"E, 269.09 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S89°20'54"E, 783.27 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE S89°20'50"E, 1318.90 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N00°53'12"W, 1217.81 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N62°40'58"W, 37.45 FEET ALONG THE CENTERLINE OF A TOWN ROAD (BORAH RIDGE ROAD); THENCE S00°53'11"E, 37.45 FEET; THENCE N84°05'26"W, 208.62 FEET; THENCE N81°47'33"W, 147.77 FEET; THENCE N78°15'15"W, 196.73 FEET; THENCE S83°16'01"W, 481.56 FEET; THENCE S87°12'37"W, 766.44 FEET; THENCE N66°21'50"W, 898.94 FEET; THENCE S01°02'26"E, 194.43 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 67.38 ACRES, WHICH INCLUDES 0.86 ACRES OF PUBLIC ROAD (BORAH RIDGE ROAD AND MARKLEY HOLLOW ROAD) 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).

LEGAL DESCRIPTION OF PARCEL 3

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4) 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 EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE N89°15'52"W, 1320.74 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE S00°53'12"E, 100.71 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N62°40'58"W, 37.45 FEET ALONG THE CENTERLINE OF TOWN ROAD (BORAH RIDGE ROAD) TO THE POINT OF BEGINNING; THENCE S00°53'12"E, 37.45 FEET; THENCE N84°05'26"W, 208.62 FEET; THENCE N60°37'40"E, 130.61 FEET; THENCE S62°40'58"E, 104.80 FEET ALONG THE CENTERLINE OF TOWN ROAD (BORAH RIDGE ROAD) TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.22 ACRES, WHICH INCLUDES 0.09 ACRES OF PUBLIC ROAD (BORAH RIDGE ROAD) 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).

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 CHRIS HOFFMAN, DAVID W. SPROSTY, & BORAH RIDGE 13 LLC. THIS SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE 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

8-11-21

Date
Rev 7-27-22



August 11, 2021 Rev. 7-27-2022

Drawn By: LJB, RRB

Sheet No. 2 of 2

Notes
See Notes on Sheet 1.

AUG 04 2022
Z:\Drawings\2021\WI\BORAH RIDGE 13.dwg 07/27/2022 08:21 AM

PLAT OF SURVEY

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

Requested by: Chris Hoffman, Schrader Auction, 5611 Lone Elm Tree Rd, Potosi, WI 53820. Proprietor(s): Parcel 1 & Parcel 2, Borah Ridge 13 LLC, 35341 State Hwy 27, Prairie du Chien, WI 53821. Parcel 3, David W. Sprosty, 13093 Borah Ridge Road, Prairie du Chien, WI 53821.

Table with 2 columns: LINE, BEARING, DISTANCE. Contains 25 rows of survey data points.

Legend

- Adjoining Deed Line Section, (1/4 Section), or (1/4-1/4 Section) Line. Adjoining Line. Found Section, 1/4 Section, or 1/4-1/4 Section Corner. Set No. 6 x 18" bar 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 No. 6 bar w/Red Plastic Cap Marked 'Austin Eng.'. Found No. 6 bar w/Pink Plastic Cap Marked 'Austin Eng.'. Found Cotton Gin Spike. Found 1" iron pipe w/o cap. Calculated Position (Nothing Set). Recorded Dimension. Plat of Survey.

Survey Completed: August 11, 2021

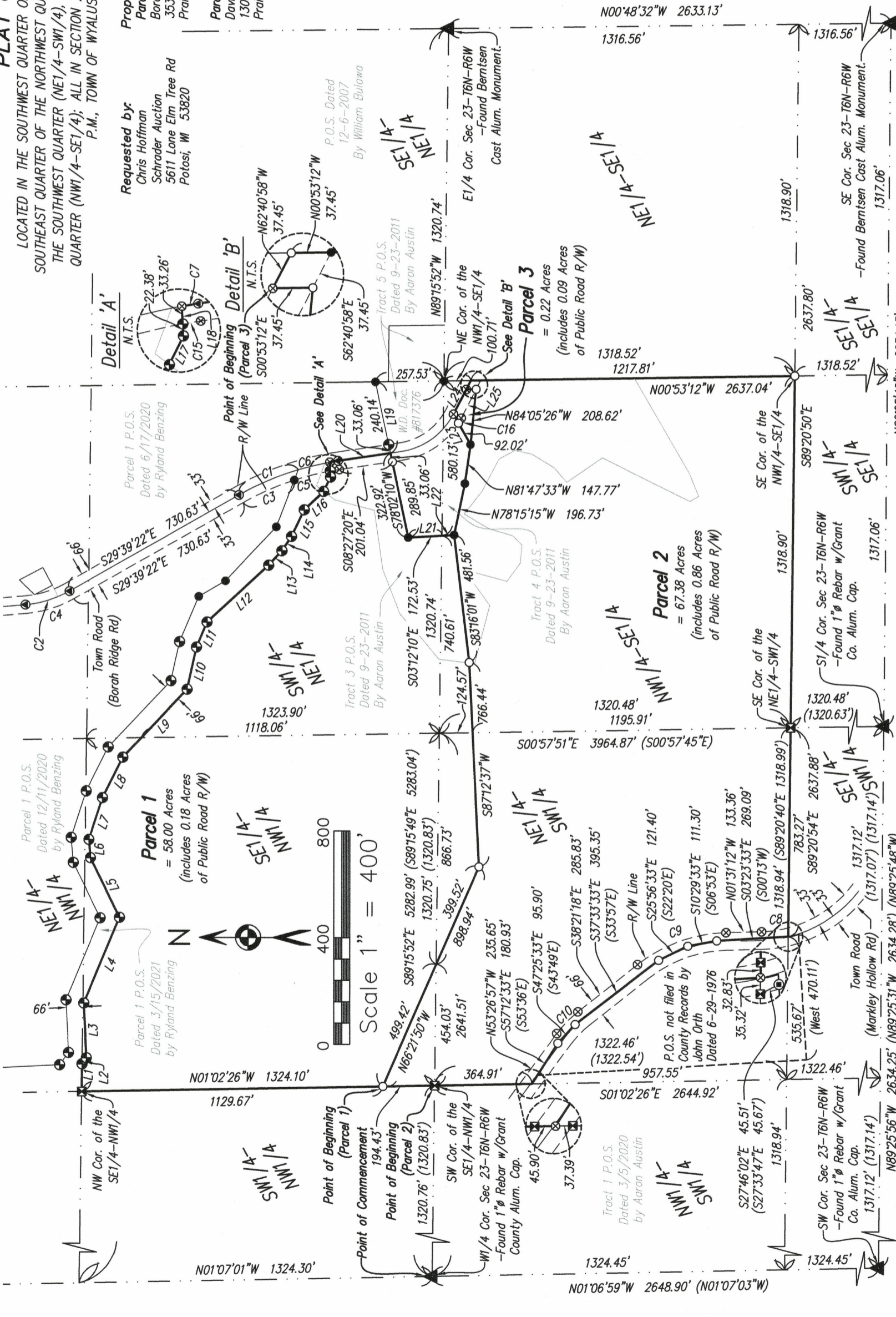


PREPARED BY: [Signature]

DATE: 8-11-2021

DRAWN BY: LJB, RRB

SHEET NO. 1 of 2



Notes

- 1. A full and current title search was not provided prior to survey.
2. The East line of the SE1/4 bears N00°48'32"W and is based on the Wisconsin County Coordinate System (Grant) NAD 83 (2011).
3. All easements may not be shown.
4. See Plat of Survey by Ryland R. Benzing dated December 11, 2020 for additional Section breakdown.
5. John Orth Survey located by existing centerline of road (Markley Hollow Road) and found iron pipe.

Table with 4 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 16 rows of curve data.

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

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LEGAL DESCRIPTION OF PARCEL 2

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4); ALL IN 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 WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE S89°15'52"E, 1320.76 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING; THENCE S01°02'26"E, 364.91 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE S57°12'33"E, 180.93 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S47°25'33"E, 95.90 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S37°33'33"E, 395.35 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S25°56'33"E, 121.40 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S10°29'33"E, 111.30 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S03°23'33"E, 269.09 FEET ALONG THE APPROXIMATE CENTERLINE OF THE TOWN ROAD (MARKLEY HOLLOW ROAD); THENCE S89°20'54"E, 783.27 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE S89°20'50"E, 1318.90 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N00°53'12"W, 1217.81 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N62°40'58"W, 37.45 FEET ALONG THE CENTERLINE OF A TOWN ROAD (BORAH RIDGE ROAD); THENCE S00°53'11"E, 37.45 FEET; THENCE N84°05'26"W, 208.62 FEET; THENCE N81°47'33"W, 147.77 FEET; THENCE N78°15'15"W, 196.73 FEET; THENCE S83°16'01"W, 481.56 FEET; THENCE S87°12'37"W, 766.44 FEET; THENCE N66°21'50"W, 898.94 FEET; THENCE S01°02'26"E, 194.43 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 67.38 ACRES, WHICH INCLUDES 0.86 ACRES OF PUBLIC ROAD (BORAH RIDGE ROAD AND MARKLEY HOLLOW ROAD) 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).

LEGAL DESCRIPTION OF PARCEL 3

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4) 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 EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 6 WEST OF THE 4TH P.M., THENCE N89°15'52"W, 1320.74 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE S00°53'12"E, 100.71 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N62°40'58"W, 37.45 FEET ALONG THE CENTERLINE OF TOWN ROAD (BORAH RIDGE ROAD) TO THE POINT OF BEGINNING; THENCE S01°53'12"E, 37.45 FEET; THENCE N84°05'26"W, 208.62 FEET; THENCE N60°37'40"E, 130.61 FEET; THENCE S62°40'58"E, 104.80 FEET ALONG THE CENTERLINE OF TOWN ROAD (BORAH RIDGE ROAD) TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.22 ACRES, WHICH INCLUDES 0.09 ACRES OF PUBLIC ROAD (BORAH RIDGE ROAD) 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).

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 CHRIS HOFFMAN, DAVID W. SPROSTY, & BORAH RIDGE 13 LLC. THIS SURVEY COMPLIES WITH CHAPTER A-7 OF THE WISCONSIN ADMINISTRATIVE CODE 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-0113

8-11-21
Date



Notes
See Notes on Sheet 1.

August 11, 2021 Drawn By: LJB, RRB
Sheet No. 2 of 2

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