

PLAT OF SURVEY

Located in the Southeast Quarter of the Southeast Quarter, Section 2, and the Northeast Quarter of the Northeast Quarter, Section 11, T7N, R3W, Town of Marion, Grant County, Wisconsin.

LEGAL DESCRIPTION:

See Sheet 2 of 2 for description.

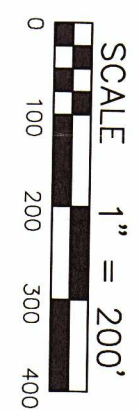
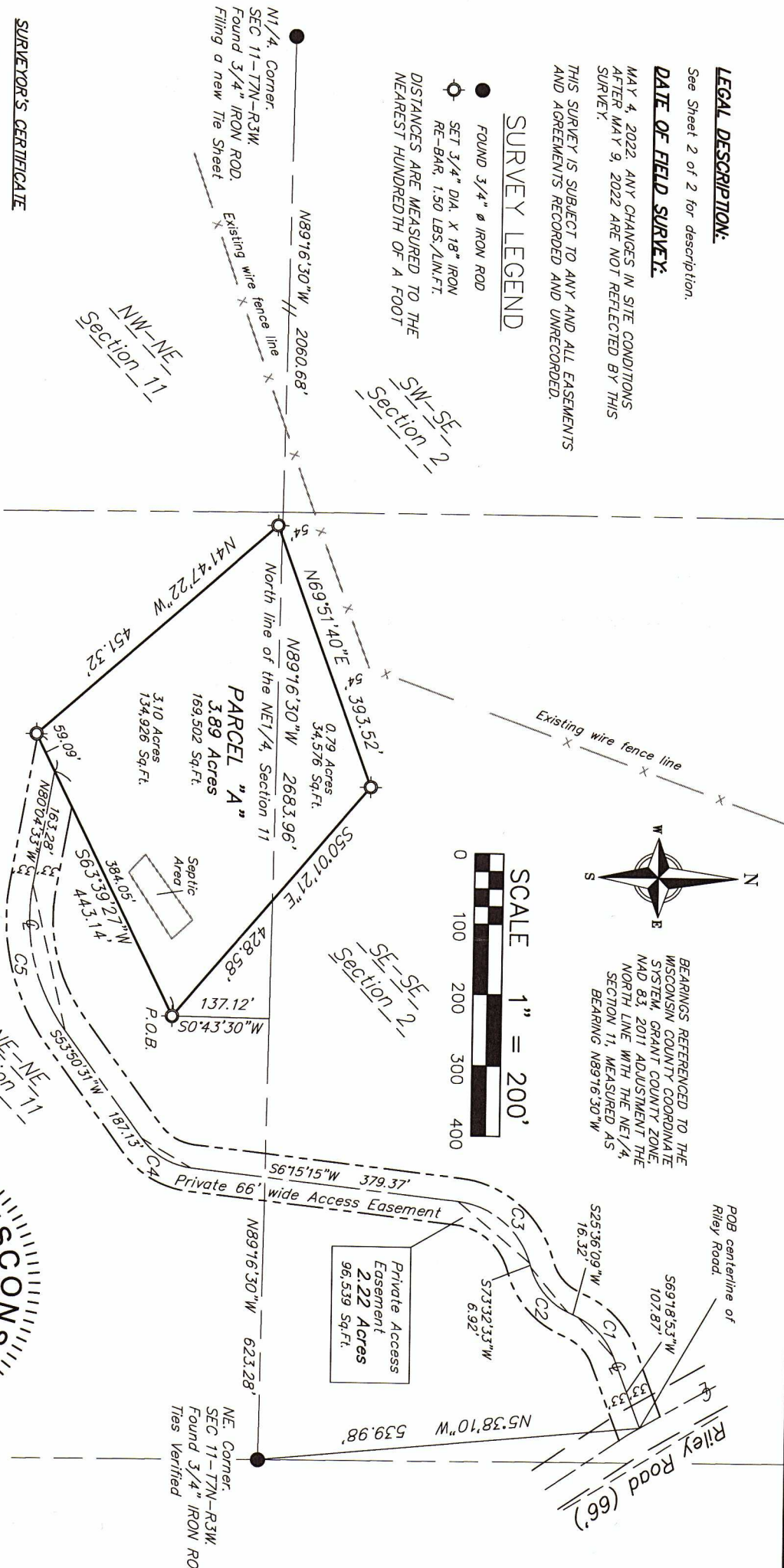
DATE OF FIELD SURVEY:

MAY 4, 2022. ANY CHANGES IN SITE CONDITIONS AFTER MAY 9, 2022 ARE NOT REFLECTED BY THIS SURVEY.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

SURVEY LEGEND

- FOUND 3/4" IRON ROD
 - SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY ZONE, MAD 83, 2011 ADJUSTMENT THE NORTH LINE WITH THE NE 1/4 SECTION 11, MEASURED AS BEARING N89°16'30"W

SURVEYOR'S CERTIFICATE

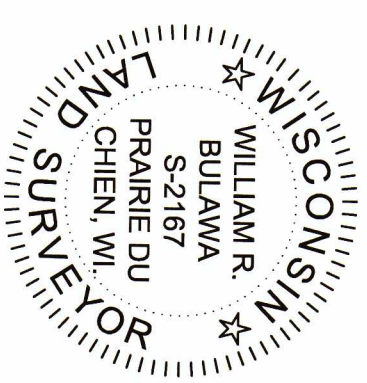
I, William R. Bulawa, Professional Land Surveyor No. 2167, do hereby certify that the foregoing survey was executed under my direction and control; that I have surveyed and mapped the above described property in accordance with the information furnished; that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); and that the map hereon is correct to the best of my knowledge and belief.

Vierbicher Associates, Inc.
By: William R. Bulawa

Revised dated this 6th day of May, 2022.

William R. Bulawa
William R. Bulawa, P.L.S. No. S-2167

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CH. LENGTH
C1	76.29'	100.00'	43°42'44"	S47°27'31"W	74.46'
C2	83.67'	100.00'	47°56'24"	S49°34'21"W	81.25'
C3	140.93'	120.00'	67°17'18"	S39°53'54"W	132.97'
C4	83.06'	100.00'	47°35'16"	S30°02'53"W	80.69'
C5	217.16'	270.00'	46°04'56"	S76°52'59"W	211.35'



<p>REEDSBURG - MADISON - PRAIRIE DU CHIEN 108 W. Blackhawk Ave, P.O. Box 542 Prairie du Chien, Wisconsin 53821 Phone: (608) 326-1051 Fax: (608) 326-1052</p>	<p>PROJ#: DATE: 5/05/2022</p>	<p>SURVEYED FOR: Blenborn Rentals LLC 17190 Saunder View Road Boscobel, WI 53805</p>	<p>SURVEYED BY: Vierbicher Associates, Inc. 108 W. Blackhawk Ave. P.O. Box 542 Prairie du Chien, WI 53821 (608) 326-1051</p>
	<p>Drafted By: wbul</p>	<p>SHEET 1 OF 3</p>	
	<p>Checked By: mlon</p>		

JUN 20 2022

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Parcel "A" Description

A parcel of land located in the Southeast Quarter of the Southeast Quarter, Section 2, and the Northeast Quarter of the Northeast Quarter, Section 11, T7N, R3W, Town of Marion, Grant County, Wisconsin, described as follows:

Commencing at the Northeast Corner of Section 11, T7N, R3W, said point being a found $\frac{3}{4}$ " iron rod; thence N89°16'30"W, along the north line of the Northeast Quarter of said Section 11, 623.28 feet; thence S0°43'30"W, 137.12 feet to a $\frac{3}{4}$ " iron re-bar set, said point being the Point of Beginning of this description for Parcel "A"; thence S63°39'27"W, 443.14 feet to a $\frac{3}{4}$ " iron re-bar set; thence N41°47'22"W, 451.32 feet to a $\frac{3}{4}$ " iron re-bar set; thence N69°51'40"E, 393.52 feet to a $\frac{3}{4}$ " iron re-bar set; thence S50°01'21"E, 428.58 feet to the Point of Beginning.

Parcel "A" containing 3.89 acres more or less.

Together with a Private 66 foot wide Access Easement to Parcel "A"

A Private 66 foot wide Access Easement located in the Southeast Quarter of the Southeast Quarter, Section 2, and the Northeast Quarter of the Northeast Quarter, Section 11, T7N, R3W, Town of Marion, Grant County, Wisconsin, said easement beginning on the centerline of Riley Road and ending on a southerly line of Parcel "A", and lying 33 feet of each side of the following described Centerline:

Commencing at the Northeast Corner of Section 11, T7N, R3W, said point being a found $\frac{3}{4}$ " iron rod; thence N5°38'10"W, 539.98 feet to the centerline of Riley Road, said point being the beginning of said Centerline; thence S69°18'53"W, 107.87 feet, to the beginning of a curve, thence Southwesterly, 76.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 43°42'44", (the long chord of which bears S47°27'31"W, 74.46 feet) to the end of said curve; thence S25°36'09"W, 16.32 feet to the beginning of a curve, thence Southwesterly, 83.67 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 47°56'24", (the long chord of which bears S49°34'21"W, 81.25 feet) to the end of said curve; thence S73°32'33"W, 6.92 feet to the beginning of a curve, thence Southwesterly, 140.93 feet along the arc of a curve to the left having a radius of 120.00 feet and a central angle of 67°17'18", (the long chord of which bears S39°53'54"W, 132.97 feet) to the end of said curve; thence S6°15'15"W, 379.37 feet to the beginning of a curve, thence Southwesterly, 83.06 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 47°35'16", (the long chord of which bears S30°02'53"W, 80.69) to the end of said curve; thence S53°50'31"W, 187.13 feet to the beginning of a curve, thence Westerly, 217.16 feet along the arc of a curve to the right having a radius of 270.00 feet and a central angle of 46°04'56", (the long chord of which bears S76°52'59"W, 211.35 feet) to the end of said curve; thence N80°04'33"W, 163.28 feet to the southerly line of Parcel "A".

Private Access Easement containing 2.22 acres more or less.

WAIVER AGREEMENT
CHAPTER A-E 7
MINIMUM STANDARDS FOR PROPERTY SURVEYS

The Wisconsin Administrative Code Chapter A-E 7 sets forth Minimum standards for property surveys. The term "property survey" is given a broad definition under this chapter, to include "any land surveying which includes as one of its principal purposes describing, monumenting, locating the boundary lines of or mapping one or more parcels of land...."

You have a right, however, to order work which may fall below these standards. The work I will perform on your project is as follows:


Description of Work:

Preparation of map and description for a Private 66 foot wide Access Easements located in the SE1/4 of the SE1/4, Section 2, and the NE1/4 of the NE1/4, Section 11, T7N, R3W, Town of Marion, Grant County, Wisconsin.

This work will meet the minimum standards for property surveys, except in the following respects:

A-E 7.03 BOUNDARY LOCATION: Would require monumenting the corners of the Private 66 foot wide Access Easement. It is our agreement that none of the corners of the 66 foot wide Access Easement will not be monumented.

I understand and agree with the description of work to be done by Vierbicher Associates, Inc., William R. Bulawa, Wisconsin Registered Land Surveyor S - 2167.

5.6.2022 
Date Dan Bienborn, Owner
Bienborn Rentals LLC

5.6.2022 
Date William R. Bulawa RLS S-2167