

PLAT OF SURVEY

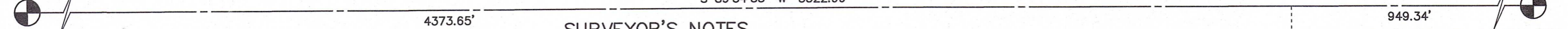
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWN 8 NORTH, RANGE 3 WEST, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN

DATE: AUGUST 31, 2023
DWG NO: 1702-1POS.DWG

SURVEY BY:
TODD T. RUMMLER, P.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581

SURVEYED FOR:
MAYANK PATEL
1700 ELM. ST.
BOSCOBEL, WI 53805

W 1/4 COR. SEC. 34, T8N, R3W, CITY OF BOSCOBEL 2"Ø
ALUMINUM MONUMENT FOUND. REF. TIES ESTABLISHED AND
NEW TIE SHEET PREPARED



SURVEYOR'S NOTES

- 1.)THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A COMPREHENSIVE TITLE SEARCH FOR THIS PROPERTY. A TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS PROJECT, SO THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PROPERTY THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE RESEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF 3 THIS PROJECT.
- 2.)THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON AUGUST 24, 2023.
- 3.)THIS SURVEY HAS BEEN COMPLETED FOR THE PURPOSE OF A CONVEYANCE OF LAND BETWEEN ADJOINING LANDOWNERS. FILLY LANDS, LLC. INTENDS TO CONVEY PARCEL A TO ADJOINING LANDOWNER BLUFF VIEW HOSPITALITY, INC. FILLY LAND, LLC INTENDS TO RETAIN OWNERSHIP OF PARCEL B.

DESCRIPTION OF PARCEL A

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWN 8 NORTH, RANGE 3 WEST, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3/4" DIAMETER REBAR AT THE EAST QUARTER CORNER OF SECTION 34, TOWN 8 NORTH, RANGE 3 WEST.

THENCE S 89°54'35" W ON THE EAST/WEST QUARTER SECTION LINE, 949.34';

THENCE S 00°05'25" E, 164.55' TO A 3/4" DIAMETER REBAR;

THENCE S 89°49'57" W, 61.35' TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING;

THENCE S 00°09'57" E, 20.74' TO A 3/4" DIAMETER REBAR;

THENCE S 89°17'27" W, 264.19' TO A 3/4" DIAMETER REBAR;

THENCE N 01°40'38" W, 12.00' TO A 3/4" DIAMETER REBAR;

THENCE N 89°21'40" E, 104.46' TO A 3/4" DIAMETER REBAR;

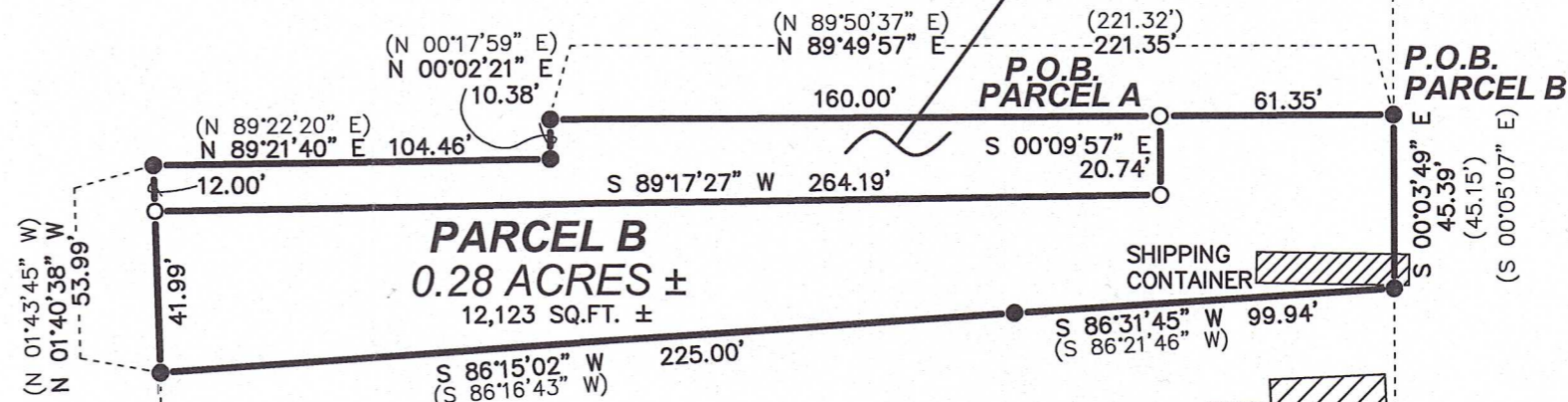
THENCE N 00°02'21" E, 10.38' TO A 3/4" DIAMETER REBAR;

THENCE N 89°49'57" E, 160.00' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.11 ACRES (4,684 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

UNPLATTED LANDS OF BLUFF VIEW HOSPITALITY, INC.
PARCEL No. 206-01331-0000

PARCEL A
0.11 ACRES ±
4,684 SQ.FT. ±



UNPLATTED LANDS OF FILLY LANDS, LLC
PARCEL No. 206-01336-0110
DOC. No. 788698

SURVEYOR'S CERTIFICATE


I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCELS SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF MAYANK PATEL AND MARK FILLBACK, LANDOWNERS, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: AUGUST 31, 2023

WISCONSIN LAND SURVEYOR
TODD T. RUMMLER
S-2443
BOAZ WIS
TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC

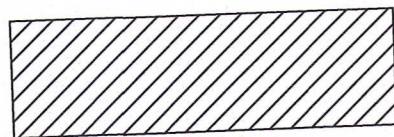
- ### LEGEND
- THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET
- FD. SECTION CORNER MONUMENT (SEE COUNTY TIE SHEET RECORDS)
 - FD. 3/4"Ø REBAR
 - SET 3/4"Ø x 24" LONG REBAR wt.=1.502 lbs. per ln.ft.
 - () RECORDED AS

SHEET 1 OF 1



COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

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Richland Center, WI 53581
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"MINI" STORAGE SHED

NE1/4-SE1/4
UNPLATTED LANDS
OF OTHERS

