

PLAT OF SURVEY

SITE: 17323 ROEN RD
BOSCOBEL, WI 53805



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 27, T8N, R2W, WHICH BEARS N 0°23'22" W IN THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).



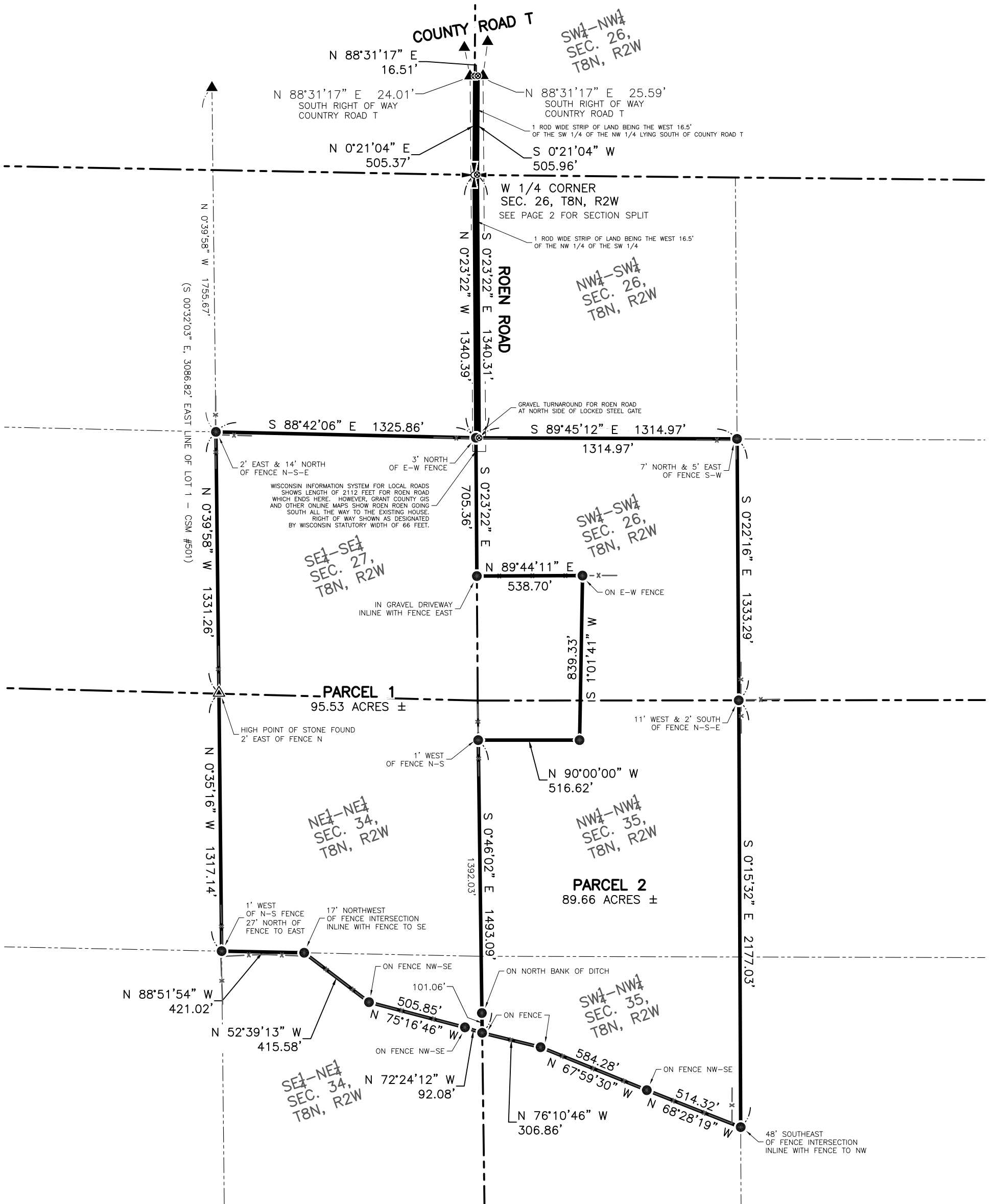
LEGEND:

- STONE FOUND
- 3/4" REBAR FOUND
- 3/4" X 24" REBAR SET
- REFERENCE POINT
- SECTION CORNER, 4" GRANT CO. BRASS CAP FOUND UNLESS OTHERWISE NOTED ALL TIES FOUND & VERIFIED
- EXISTING FENCELINE
- RECORDED AS



Michael G. Rochon

DATE SIGNED
1/14/2025



FULLCIRCLE
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3462 Spring Valley Road | Dodgeville, WI 53533
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BOSCOBEL, WI 53805

PARCEL 1 DESCRIPTION:

Being the SE 1/4 of the SE 1/4 of Section 27, part of the SW 1/4 of the SW 1/4 of Section 26, part of the NW 1/4 of the NW 1/4 of Section 35, and part of the NE 1/4 and SE 1/4's of the NE 1/4 of Section 34, all in T8N, R2W, Town of Watterstown, Grant County, Wisconsin, to wit:

Commencing at the W 1/4 corner of said Section 26;

thence S 0°23'29" E, 1340.39' to the NE corner of the SE 1/4 of the SE 1/4 and to the POINT OF BEGINNING; thence S 0°23'09" E, 705.36' along the east line of the SE 1/4; thence N 89°44'11" E, 538.70'; thence S 1°01'41" W, 839.33'; thence N 90°00'00" W, 516.62'; thence S 0°46'02" E, 1493.09' along the east line of the NE 1/4; thence N 72°24'12" W, 92.08'; thence N 75°16'46" W, 505.85'; thence N 52°39'13" W, 415.58'; thence N 88°51'54" W, 421.02' along the south line of the NE 1/4 of the NE 1/4; thence N 0°35'16" W, 1317.14' along the west line of the NE 1/4 of the NE 1/4; thence N 0°39'58" W, 1331.26' along the east line of Lot 1 of CSM #501 and along the west line of SE 1/4 of the SE 1/4; thence S 88°42'06" E, 1325.86' along the north line of the SE 1/4 of the SE 1/4 to the POINT OF BEGINNING; containing 95.53 acres, more or less. Parcel is subject to a public right of way easement for Roen Road. Parcel is subject to any easements of record and/or usage.

PARCEL 2 DESCRIPTION:

Being part of the SW 1/4 of the NW 1/4 and part of the NW 1/4 and SW 1/4's of the SW 1/4 of Section 26, and part of the NW 1/4 and SW 1/4's of the NW 1/4 of Section 35, all in T8N, R2W, Town of Watterstown, Grant County, Wisconsin, to wit:

BEGINNING at the W 1/4 corner of said Section 26;

thence N 0°21'04" E, 505.37' along the west line of the NW 1/4; thence N 88°31'17" E, 16.51' along the south right of way of County Road T; thence S 0°21'04" W, 505.96'; thence S 0°23'22" E, 1340.31'; thence S 89°45'12" E, 1314.97' along the north line of the SW 1/4 of the SW 1/4; thence S 0°22'16" E, 1333.29' along the east line of the SW 1/4 of the SW 1/4; thence S 0°15'32" E, 2177.03' along the east line of the W 1/2 of the NW 1/4; thence N 68°28'19" W, 514.32'; thence N 67°59'30" W, 584.28'; thence N 76°10'46" W, 306.86'; thence N 0°46'02" W, 1493.09' along the west line of the NW 1/4; thence N 90°00'00" E, 516.62'; thence N 1°01'41" E, 839.33'; thence S 89°44'11" W, 538.70'; thence N 0°23'22" W, 705.36' along the west line of the SW 1/4; thence N 0°23'22" W, 1340.39' along the west line of the SW 1/4 to the POINT OF BEGINNING; containing 89.66 acres, more or less. Parcel is subject to a public right of way easement for Roen Road. Parcel is subject to any easements of record and/or usage.

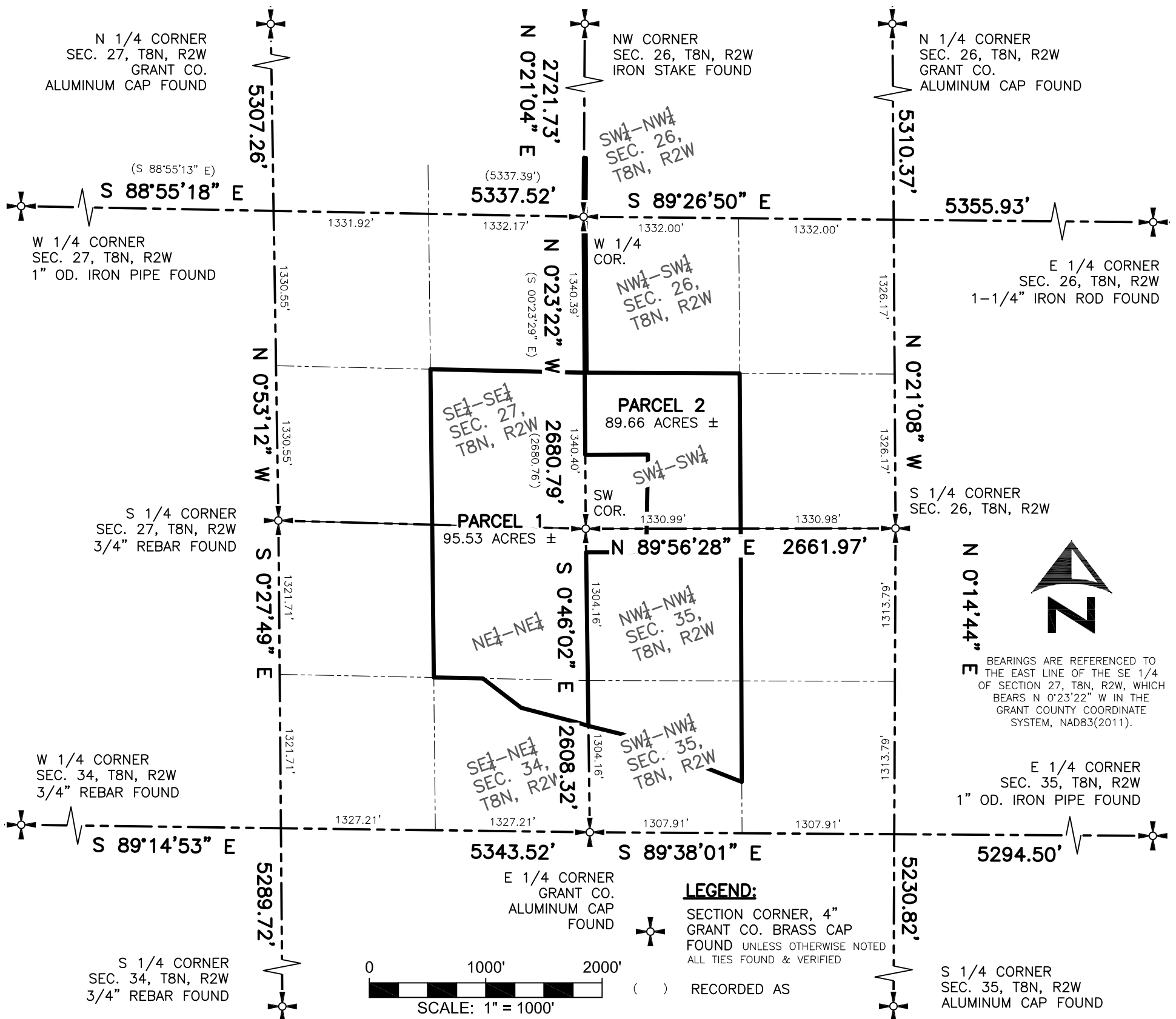
SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

Michael G. Rochon 1/14/2025
Michael G. Rochon, PLS No. S-2767 Date



SECTION SPLIT



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SHEET 2 OF 2
JOB ID: 2412091B
FIELD: MGR BWJ
DRAWN BY: MGR BWJ
FIELD WORK COMPLETED 12/28/2024