

PLAT OF SURVEY

FOR:
DAVID CHRISTNER
17323 ROEN ROAD
BOSCOBEL, WI 53805

PARCEL DESCRIPTION:

Being the SW 1/4 of the SW 1/4 of Section 26, T8N, R2W, Town of Watterstown, Grant County, Wisconsin, to wit:

Commencing at the W 1/4 corner of said Section 26;
thence S 0°23'22" E, 1340.39' along the west line of the SW 1/4;
thence S 89°45'11" E, 580.00' along the north line of the SW 1/4 of the SW 1/4;
thence S 89°45'11" E, 390.00' along the north line of the SW 1/4 of the SW 1/4;
thence S 0°14'49" W, 240.00';
thence N 89°45'11" W, 390.00';
thence N 0°14'49" E, 240.00' to the POINT OF BEGINNING;
containing 2.15 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.

ACCESS EASEMENT DESCRIPTION:

A 66' wide strip of land lying southerly and adjacent to the following described reference line, located in the SW 1/4 of the SW 1/4 of Section 26, T8N, R2W, Town of Watterstown, Grant County, Wisconsin, to wit:

Commencing at the W 1/4 corner of said Section 26;
thence S 0°23'22" E, 1340.39' along the west line of the SW 1/4 to the beginning of said reference line;
thence S 89°45'11" E, 580.00' along the north line of the SW 1/4 of the SW 1/4 to end of said reference line.

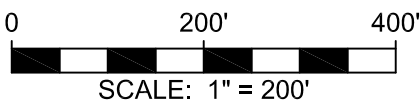
SURVEYOR'S CERTIFICATE:

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 3/28/2025
Michael G. Rochon, PLS No. S-2767 Date



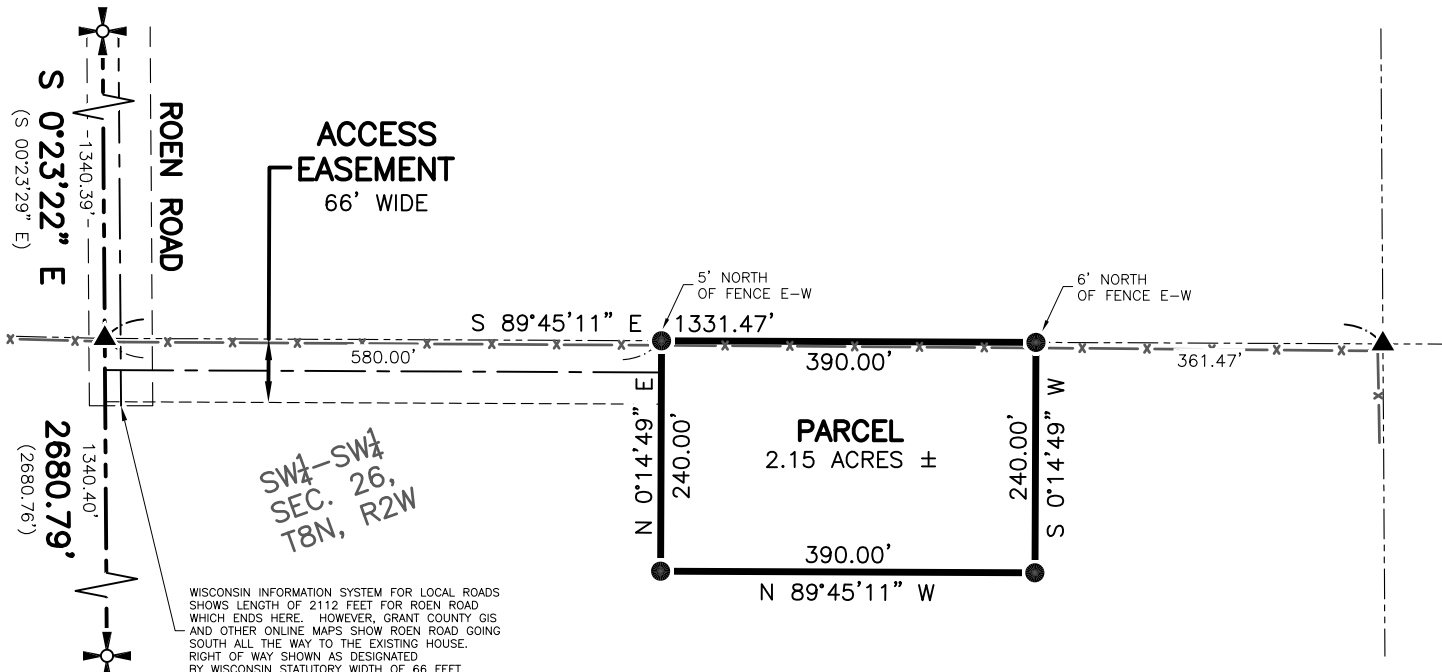
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 26, T8N, R2W, WHICH BEARS S 0°23'22" E IN THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).



LEGEND:

- ▲ 3/4" REBAR FOUND
- 3/4" X 20" REBAR SET
- ⊕ SECTION CORNER, 4" GRANT CO. BRASS CAP FOUND
UNLESS OTHERWISE NOTED ALL TIES FOUND & VERIFIED
- x — EXISTING FENCELINE
- () RECORDED AS

W 1/4 CORNER
SEC. 26, T8N, R2W



SW CORNER
SEC. 26, T8N, R2W



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SHEET 1 OF 1
JOB ID: 2412091B
FIELD: MGR
DRAWN BY: MGR
FIELD WORK COMPLETED 3/25/2025