

PLAT OF SURVEY

FOR:
WILLIAM A & VICKY L ZIMPEL
3207 SAND HILL ROAD
BOSCOBEL WI, 53805



Michael G. Rochon
DATE SIGNED 4/11/2025

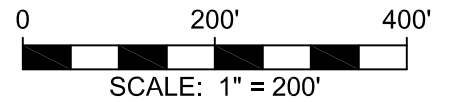
NW CORNER
SEC. 11, T7N, R2W
1-1/4" IRON PIPE FOUND

LEGEND:

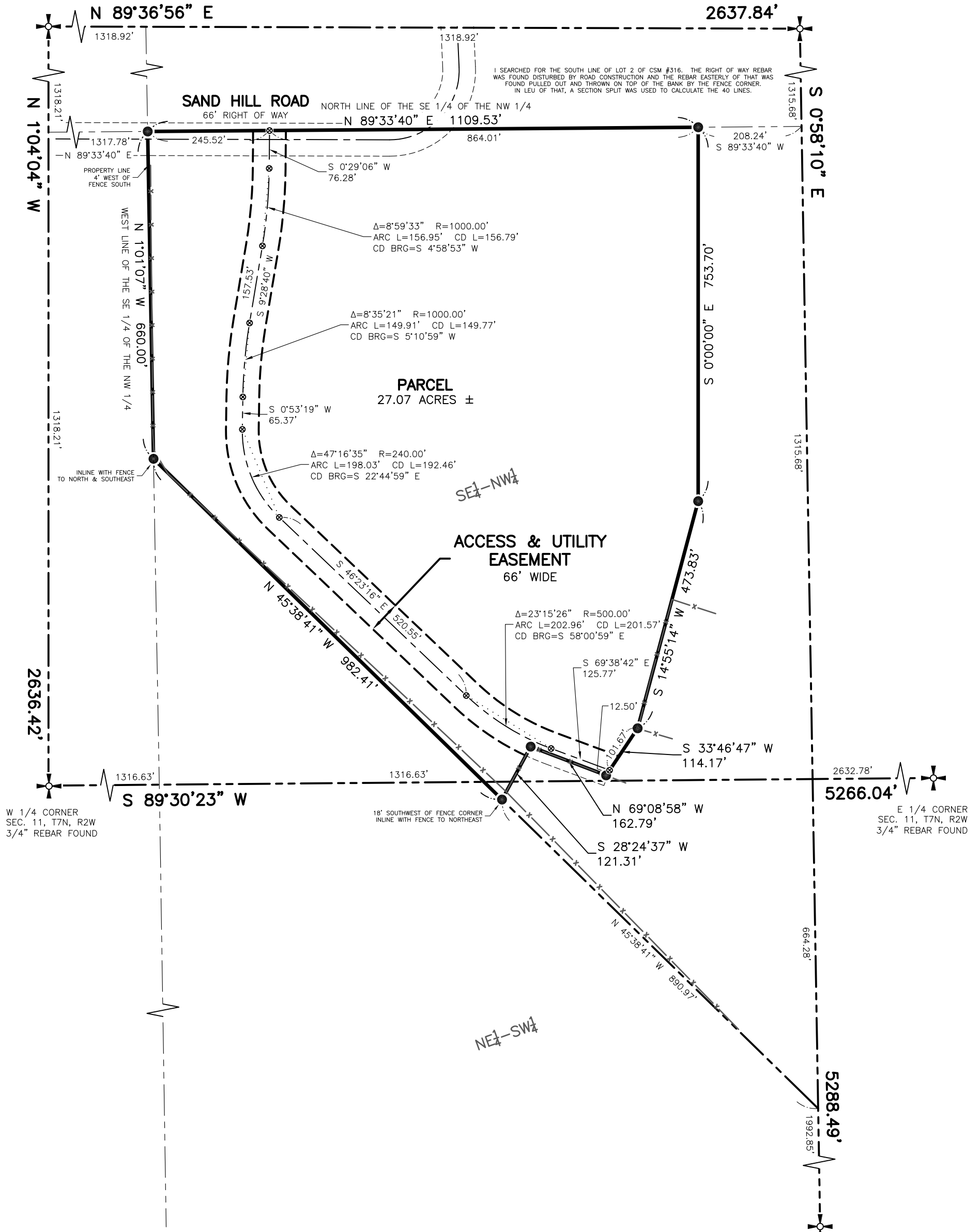
- 3/4" X 24" REBAR SET
- ⊙ EASEMENT REFERENCE POINT
- ✦ SECTION CORNER
ALL TIES FOUND & VERIFIED
- x— EXISTING FENCELINE
- () RECORDED AS



BEARINGS ARE REFERENCED TO THE N-S 1/4 LINE OF SECTION 11, T7N, R2W, WHICH BEARS S 0°58'10" E IN THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).



N 1/4 CORNER
SEC. 11, T7N, R2W
3/4" REBAR FOUND



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
SEC. 11, T7N, R2W JOB ID: 2502261B
3/4" REBAR FOUND FIELD: MGR BWJ
DRAWN BY: MGR

FIELD WORK COMPLETED 3/25/2025

PLAT OF SURVEY

FOR:
WILLIAM A & VICKY L ZIMPEL
3207 SAND HILL ROAD
BOSCOBEL WI, 53805

PARCEL DESCRIPTION:

Being part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 of Section 11, T7N, R2W, Town of Hickory Grove, Grant County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 11;
thence S 0°58'10" E, 1315.68' along the N-S 1/4 line;
thence S 89°33'40" W, 208.24' along the north line of the SE 1/4 of the NW 1/4 to the POINT OF BEGINNING;
thence S 0°00'00" E, 753.70';
thence S 14°55'14" W, 473.83';
thence S 33°46'47" W, 114.17';
thence N 69°08'58" W, 162.79';
thence S 28°24'37" W, 121.31';
thence N 45°38'41" W, 982.41';
thence N 1°01'07" W, 660.00' along the west line of the SE 1/4 of the NW 1/4;
thence N 89°33'40" E, 1109.53' along the north line of the SE 1/4 of the NW 1/4 to the POINT OF BEGINNING;
Containing 27.07 acres.
Parcel is subject to a public right of way easement for Sand Hill Road.
Parcel is subject to any easements of record and/or usage.

EASEMENT DESCRIPTION:

A 66' strip of land lying 33' on each side of the following described centerline, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R2W, Town of Hickory Grove, Grant County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 11;
thence S 0°58'10" E, 1315.68' along the N-S 1/4 line;
thence S 89°33'40" W, 1072.25' along the north line of the SE 1/4 of the NW 1/4 to the beginning of said centerline and strip description;
thence S 0°29'06" W, 76.28' to the beginning of a curve, concave to the west, having a central angle of 8°59'33", a radius of 1000.00', and whose long chord bears S 4°58'53" W, 156.79';
thence 156.95' along the arc of said curve;
thence S 9°28'40" W, 157.53' to the beginning of a curve, concave to the east, having a central angle of 8°35'21", a radius of 1000.00', and whose long chord bears S 5°10'59" W, 149.77';
thence 149.91' along the arc of said curve;
thence S 0°53'19" W, 65.37' to the beginning of a curve, concave to the northeast, having a central angle of 47°16'35", a radius of 240.00', and whose long chord bears S 22°44'59" E, 192.46';
thence 198.03' along the arc of said curve;
thence S 46°23'16" E, 520.55' to the beginning of a curve, concave to the northeast, having a central angle of 23°15'26", a radius of 500.00', and whose long chord bears S 58°00'59" E, 201.57';
thence 202.96' along the arc of said curve;
thence S 69°38'42" E, 125.77' to the end of said centerline and strip description.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the reference line 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, PLS No. S-2767 4/11/2025 Date



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 2502261B
FIELD: MGR BWJ
DRAWN BY: MGR
FIELD WORK COMPLETED 3/25/2025