SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- OVERHEAD UTILITIES LINE
- BURIED GAS LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- BARBED WIRE FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- SANITARY SEWER MANHOLE
- WATER SERVICE
- WATER VALVE
- HYDRANT
- ELECTRIC TRANSFORMER
- POWER POLE
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- WOODEN POST
- SIGN
- BUSH/SHRUB
- TREE
- PINE TREE
- GRAVEL AREA
- LANDSCAPE AREA
- 3/4" X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 3" O.D. IRON PIPE FOUND
- 3/4" IRON BAR FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- ALUMINUM MONUMENT FOUND
- ( )RECORDED AS

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 34, TOWNSHIP 8 NORTH, RANGE 3 WEST, TOWN OF BOSCOBEL, GRANT COUNTY WISCONSIN.

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 3 WEST; THENCE N 89°54'35" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, 1335.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
THENCE N 00°09'13" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 994.19 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT-OF-WAY LINE OF THE WISCONSIN & SOUTHERN RAILROAD;
THENCE N 56°42'44" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 607.71 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE S 89°59'47" E ALONG SAID NORTH LINE, 524.34 FEET;
THENCE S 00°11'25" E, 30.00 FEET;
THENCE N 88°51'33" E, 250.39 FEET;
THENCE N 00°37'44" W, 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE S 89°59'47" E ALONG SAID NORTH LINE, 51.05 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF DWIGHT STREET;
THENCE S 00°11'26" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, SAID WEST RIGHT-OF-WAY LINE OF DWIGHT STREET AND THE SOUTHERLY EXTENSION THEREOF AND THE WEST LINE OF LOT 15 OF SECTION 34 OF THE ASSESSOR'S PLAT CITY OF BOSCOBEL AND THE NORTHERLY EXTENSION THEREOF, 132.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15;
THENCE N 89°51'12" E ALONG THE SOUTH LINE OF SAID LOT 15, 580.71 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 137;
THENCE S 00°07'25" E ALONG THE WEST LINE OF LOT 1 AND LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 137, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE N 89°54'29" E ALONG THE SOUTH LINE OF SAID LOT 2, 242.04 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF OLD WOODMAN ROAD;
THENCE N 17°44'49" E ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF OLD WOODMAN ROAD, 315.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE N 89°51'12" E, 34.68 FEET TO THE CENTERLINE OF OLD WOODMAN ROAD;
THENCE S 17°44'49" W ALONG SAID CENTERLINE, 1296.14 FEET TO THE INTERSECTION OF SAID CENTERLINE OF OLD WOODMAN ROAD AND THE CENTERLINE OF STATE ROAD "133";
THENCE S 46°37'38" W ALONG SAID CENTERLINE OF STATE ROAD "133", 761.21 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34;
THENCE N 00°11'26" W ALONG SAID WEST LINE, 33.21 FEET;
THENCE S 89°54'35" W, 1332.95 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
THENCE N 00°26'45" W ALONG SAID WEST LINE, 528.01 FEET TO THE POINT OF BEGINNING;

CONTAINING: 3,371,923 SQUARE FEET – 77.409 ACRES

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
60d SPIKE ON THE NORTHEAST SIDE OF POWER POLE, LOCATED ON THE SOUTH SIDE OF STATE ROAD "133", APPROXIMATELY 535 FEET SOUTHWEST OF THE INTERSECTION OF STATE ROAD "133" AND OLD WOODMAN ROAD.
ELEVATION = 682.24

BENCHMARK #2
RAILROAD SPIKE ON THE NORTHWEST SIDE OF POWER POLE, LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF STATE ROAD "133" AND OLD WOODMAN ROAD.
ELEVATION = 689.42

BENCHMARK #3
SQUARE BOLT ON TOP OF HYDRANT, LOCATED ON THE EAST SIDE OF OLD WOODMAN ROAD, APPROXIMATELY 480 FEET NORTHEAST OF THE INTERSECTION OF OLD WOODMAN ROAD AND STATE ROAD "133".
ELEVATION = 688.64

⚠ UTILITY DISCLAIMER ⚠

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actually surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities ('Diggers Hotline') and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractors responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.
*Diggers Hotline Tickets # 20251614954 and # 20251614988 for public utilities were ordered for this survey.
*A private utility locate was performed on this project by Private Lines Inc. Please contact Private Lines Inc. at 715-445-5383 with any private utility questions.

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SURVEYOR'S NOTES

1. A 100 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY TRI-COUNTY TITLE SERVICES, LLC, FILE NO. R-11723, DATED MAY 14, 2025 AT 4:00 PM. NO PLOTTABLE EASEMENTS WERE FOUND IN THIS REPORT.

2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS "TS 1.1".

CLIENT

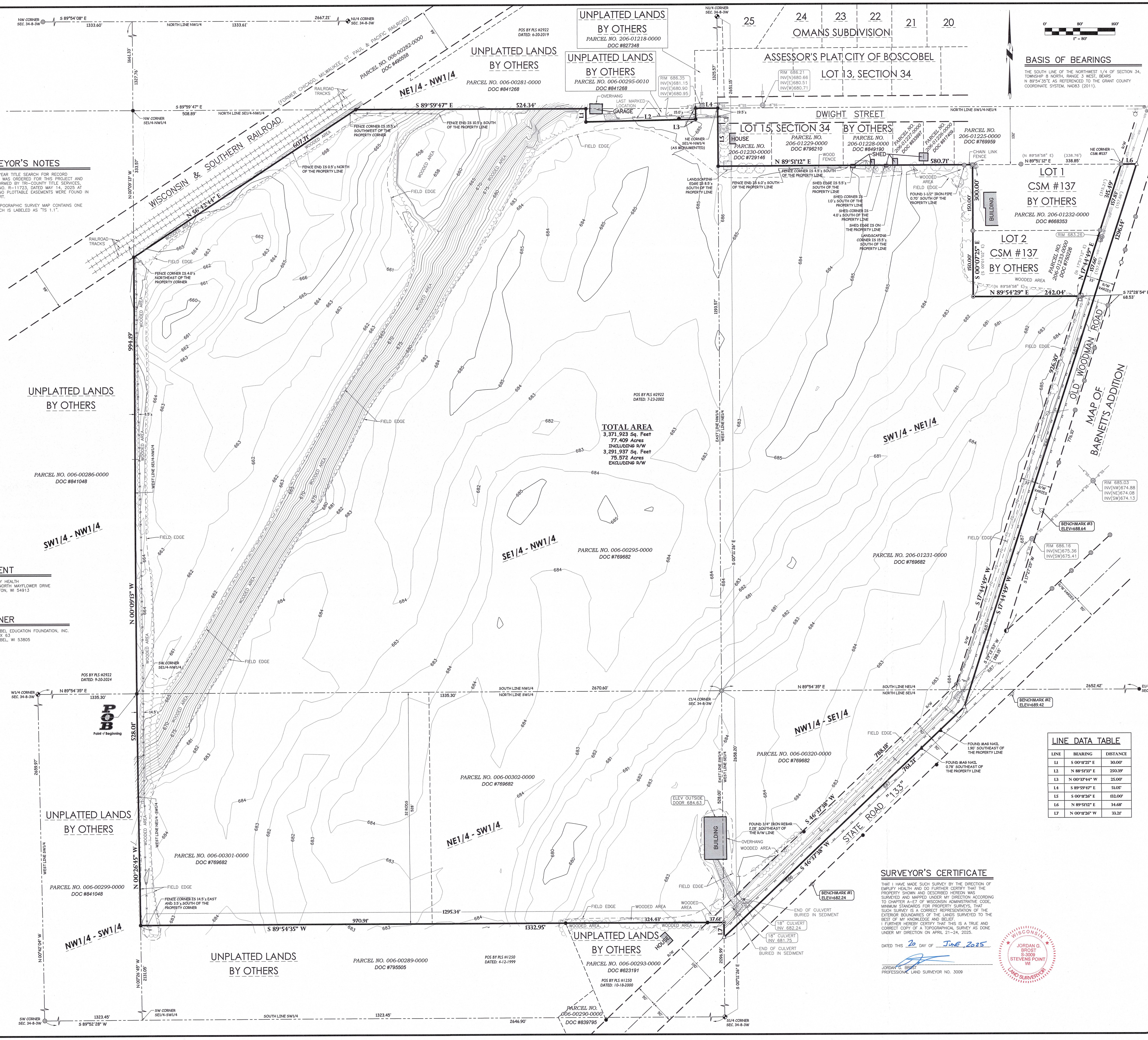
EMPLIFY HEALTH
1190 NORTH MAYFLOWER DRIVE
APPLETON, WI 54913

OWNER

BOSCOBEL EDUCATION FOUNDATION, INC.
PO BOX 63
BOSCOBEL, WI 53805

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 3 WEST, BEARS N 89°54'35"E AS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83 (2011).



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 00°11'25" E	30.00'
L2	N 88°51'33" E	250.39'
L3	N 00°37'44" W	25.00'
L4	S 89°59'47" E	51.05'
L5	S 00°11'26" E	132.00'
L6	N 89°51'12" E	34.68'
L7	N 00°11'26" W	33.21'

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF EMPLIFY HEALTH AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON APRIL 21–24, 2025.

DATED THIS 20 DAY OF JUNE, 2025.

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

WISCONSIN — JORDAN G. BROST S-3009 STEVENS POINT WI — LAND SURVEYOR

REVISIONS

6/20/2025 C.A.G.

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	5-28-25
PROJECT NO.	25.4015

TOPOGRAPHIC SURVEY

EMPLIFY HEALTH
BOSCOBEL EDUCATION FOUNDATION
TOWN OF BOSCOBEL
GRANT COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

TS 1.1