

PLAT OF SURVEY

LOCATED IN
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 3 WEST, TOWN OF BOSCOBEL,
GRANT COUNTY, WISCONSIN

PREPARED BY: STEVEN A. ALT, PLS
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118 E. MAIN STREET
REEDSBURG, WI 53959

PREPARED FOR: FREY REAL ESTATE HOLDINGS LLC
5941 MAPLE LANE
BOSCOBEL, WI 53805

CURVE TABLE

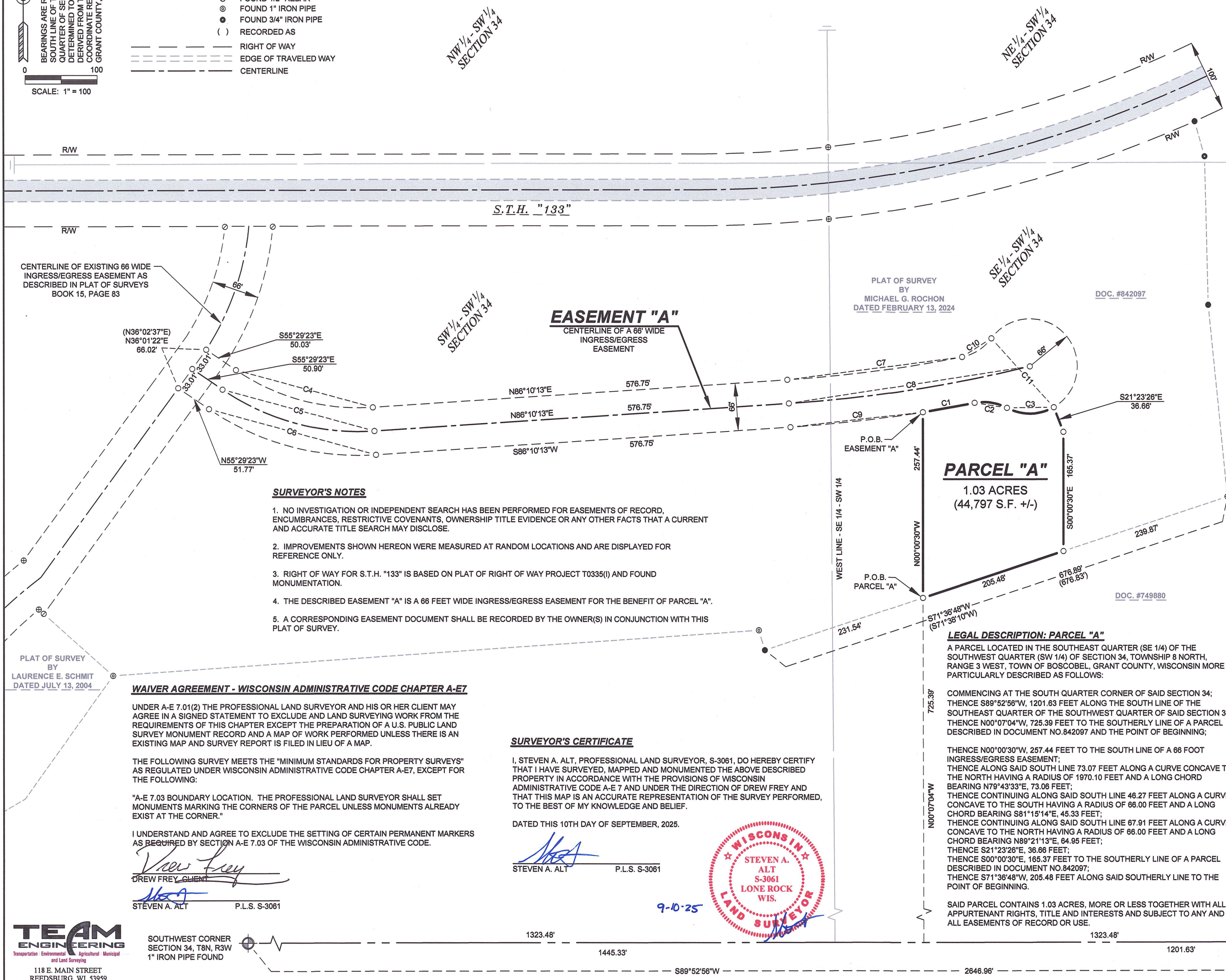
CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BRG
C1	02°07'30"	73.07'	1970.10'	73.06'	N79°43'33"E
C2	40°09'57"	46.27'	66.00'	45.33'	S81°15'14"E
C3	58°57'03"	67.91'	66.00'	64.95'	N89°21'13"E
C4	38°20'24"	200.75'	300.00'	197.02'	S74°39'35"E
C5	38°20'24"	222.83'	333.00'	218.70'	S74°39'35"E
C6	38°20'24"	244.91'	366.00'	240.37'	N74°39'35"W
C7	07°22'29"	245.08'	1904.10'	244.91'	N82°28'58"E
C8	10°01'33"	338.97'	1937.10'	338.53'	N81°09'26"E
C9	05°22'55"	185.06'	1970.10'	184.99'	S83°28'45"W
C10	42°45'10"	49.25'	66.00'	48.11'	N57°25'09"E
C11	203°50'07"	234.80'	66.00'	129.15'	S42°02'22"E

LEGEND

- GRANT COUNTY PLSS CORNER (MONUMENT AS NOTED)
- NON-MONUMENTED POINT
- FOUND 3/4" REBAR
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON PIPE
- RECORDED AS
- RIGHT OF WAY
- EDGE OF TRAVELED WAY
- CENTERLINE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T8N, R3W DETERMINED TO BEAR S89°52'56"W AS DERIVED FROM THE WISCONSIN COORDINATE REFERENCE SYSTEM, GRANT COUNTY, NAD 83 (2011).

SCALE: 1" = 100'



DESCRIPTION: 66' WIDE INGRESS/EGRESS EASEMENT

A STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 3 WEST, TOWN OF BOSCOBEL, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE S89°52'56"W, 1201.63 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N00°07'04"W, 725.39 FEET TO THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 842097; THENCE N00°00'30"W, 257.44 FEET TO THE SOUTH LINE OF THIS DESCRIBED EASEMENT AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE 185.06 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1970.10 FEET AND A LONG CHORD BEARING S83°28'45"W, 184.99 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE S86°10'13"W, 576.75 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE 244.91 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING N74°39'35"W, 240.37 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE N55°29'23"W, 51.77 TO THE CENTERLINE OF AN EXISTING 66 FOOT WIDE INGRESS/EGRESS EASEMENT AS DESCRIBED IN PLAT OF SURVEYS BOOK 15, PAGE 83; THENCE N36°01'22"E, 66.02 FEET ALONG SAID CENTERLINE OF EXISTING EASEMENT TO THE NORTH LINE OF THIS DESCRIBED EASEMENT; THENCE ALONG SAID NORTH LINE S55°29'23"E, 50.03 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 200.75 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300.00 FEET AND A LONG CHORD BEARING S74°39'35"E, 197.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N86°10'13"E, 576.75 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 245.08 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1904.10 FEET AND A LONG CHORD BEARING N82°28'58"E, 244.91 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 49.25 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD BEARING N57°25'09"E, 48.11 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 234.80 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD BEARING S42°02'22"E, 129.15 FEET TO THE SOUTH LINE OF SAID EASEMENT; THENCE ALONG SAID SOUTH LINE 67.91 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD BEARING S89°21'13"W, 64.95 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE 46.27 FEET ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD BEARING N81°15'14"W, 45.33 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE 73.07 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1970.10 FEET AND A LONG CHORD BEARING S79°43'33"W, 73.06 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 2.02 ACRES, MORE OR LESS TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

PARCEL "A"
1.03 ACRES
(44,797 S.F. +/-)

LEGAL DESCRIPTION: PARCEL "A"

A PARCEL LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 3 WEST, TOWN OF BOSCOBEL, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE S89°52'56"W, 1201.63 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N00°07'04"W, 725.39 FEET TO THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 842097 AND THE POINT OF BEGINNING;

THENCE N00°00'30"W, 257.44 FEET TO THE SOUTH LINE OF A 66 FOOT INGRESS/EGRESS EASEMENT; THENCE ALONG SAID SOUTH LINE 73.07 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1970.10 FEET AND A LONG CHORD BEARING N79°43'33"E, 73.06 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE 46.27 FEET ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD BEARING S81°15'14"E, 45.33 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE 67.91 FEET ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD BEARING N89°21'13"E, 64.95 FEET; THENCE S21°23'26"E, 36.66 FEET; THENCE S00°00'30"E, 165.37 FEET TO THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO. 842097; THENCE S71°36'48"W, 205.48 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.03 ACRES, MORE OR LESS TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

SURVEYOR'S NOTES

- NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
- IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
- RIGHT OF WAY FOR S.T.H. "133" IS BASED ON PLAT OF RIGHT OF WAY PROJECT T0335(I) AND FOUND MONUMENTATION.
- THE DESCRIBED EASEMENT "A" IS A 66 FEET WIDE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PARCEL "A".
- A CORRESPONDING EASEMENT DOCUMENT SHALL BE RECORDED BY THE OWNER(S) IN CONJUNCTION WITH THIS PLAT OF SURVEY.

WAIVER AGREEMENT - WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E7

UNDER A-E 7.01(2) THE PROFESSIONAL LAND SURVEYOR AND HIS OR HER CLIENT MAY AGREE IN A SIGNED STATEMENT TO EXCLUDE AND LAND SURVEYING WORK FROM THE REQUIREMENTS OF THIS CHAPTER EXCEPT THE PREPARATION OF A U.S. PUBLIC LAND SURVEY MONUMENT RECORD AND A MAP OF WORK PERFORMED UNLESS THERE IS AN EXISTING MAP AND SURVEY REPORT IS FILED IN LIEU OF A MAP.

THE FOLLOWING SURVEY MEETS THE "MINIMUM STANDARDS FOR PROPERTY SURVEYS" AS REGULATED UNDER WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E7, EXCEPT FOR THE FOLLOWING:

"A-E 7.03 BOUNDARY LOCATION. THE PROFESSIONAL LAND SURVEYOR SHALL SET MONUMENTS MARKING THE CORNERS OF THE PARCEL UNLESS MONUMENTS ALREADY EXIST AT THE CORNER."

I UNDERSTAND AND AGREE TO EXCLUDE THE SETTING OF CERTAIN PERMANENT MARKERS AS REQUIRED BY SECTION A-E 7.03 OF THE WISCONSIN ADMINISTRATIVE CODE.

Steven A. Alt
STEVEN A. ALT P.L.S. S-3061

SURVEYOR'S CERTIFICATE

I, STEVEN A. ALT, PROFESSIONAL LAND SURVEYOR, S-3061, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND UNDER THE DIRECTION OF DREW FREY AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 10TH DAY OF SEPTEMBER, 2025.

Steven A. Alt
STEVEN A. ALT P.L.S. S-3061



9-10-25

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SOUTHWEST CORNER SECTION 34, T8N, R3W
1" IRON PIPE FOUND

SOUTH 1/4 CORNER SECTION 34, T8N, R3W
4" STANDARD HARRISON MONUMENT FOUND