

PLAT OF SURVEY

FOR: DAVID ANDERSON ESTATE
3027 SAND HILL RD
BOSCOBEL, WI 53805

N 1/4 CORNER
SEC. 2, T7N, R2W
3/4" REBAR FOUND

W 1/4 CORNER
SEC. 2, T7N, R2W
ALUMINUM CAP FOUND

E 1/4 CORNER
SEC. 2, T7N, R2W
3/4" REBAR FOUND

PARCEL DESCRIPTION:

Being part of the SW 1/4 & SE 1/4 of the SE 1/4 of Section 2, T7N, R2W, Town of Hickory Grove, Grant County, Wisconsin, to wit:

Commencing at the S 1/4 corner of said Section 2;
 thence N 0°53'48" W, 1327.73' along the N-S 1/4 line;
 thence N 89°44'04" E, 660.41' along the north line of the SW 1/4 of the SE 1/4 to the POINT OF BEGINNING;
 thence N 89°44'04" E, 810.76' along the north line of the S 1/2 of the SE 1/4 to the beginning of a traverse along the centerline of Sand Hill Road and to the beginning of a curve, concave to the west, having a central angle of 8°30'40", a radius of 900.00', and whose long chord bears S 4°37'02" W, 133.57';
 thence 133.69' along the arc of said curve;
 thence S 8°42'54" W, 510.06' to the beginning of a curve, concave to the west, having a central angle of 2°53'24", a radius of 5729.65', and whose long chord bears S 10°09'36" W, 288.98';
 thence 289.01' along the arc of said curve;
 thence S 11°36'18" W, 60.99' to the beginning of a curve, concave to the north, having a central angle of 92°29'04", a radius of 110.15', and whose long chord bears S 57°50'50" W, 159.11';
 thence 177.80' along the arc of said curve to the beginning of a curve, concave to the south, having a central angle of 57°59'30", a radius of 217.77', and whose long chord bears S 75°05'37" W, 211.13';
 thence 220.42' along the arc of said curve;
 thence S 46°05'52" W, 157.87' to the beginning of a curve, concave to the north, having a central angle of 79°32'00", a radius of 66.00', and whose long chord bears S 85°51'52" W, 84.44';
 thence 91.62' along the arc of said curve to the beginning of a curve, concave to the southwest, having a central angle of 11°27'33", a radius of 608.02', and whose long chord bears N 60°05'54" W, 121.40';
 thence 121.61' along the arc of said curve to the end of said centerline traverse;
 thence N 0°51'26" W, 1171.90' along the west line of the E 1/2 of the SW 1/4 of the SE 1/4 to the POINT OF BEGINNING; containing 18.76 acres, more or less.
 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.

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.

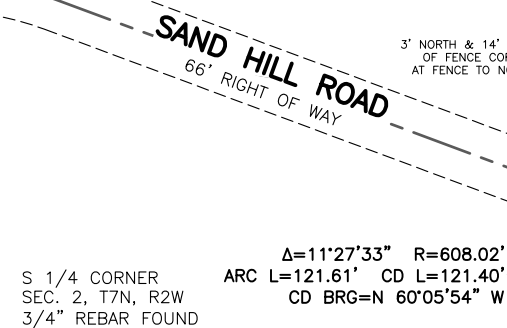
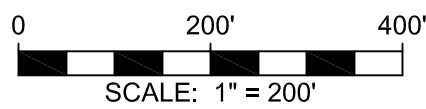
Michael G. Rochon 10/23/2025
Michael G. Rochon, PLS No. S-2767 Date



LEGEND:

- ⊙ CENTERLINE REFERENCE POINT
MONUMENT WAIVER ON FILE
- 3/4" X 24" REBAR SET
- ▲ 3/4" REBAR FOUND
- △ MAGNAIL FOUND
- ⊕ SECTION CORNER
ALL TIES FOUND & VERIFIED
- x- EXISTING FENCELINE
- () RECORDED AS

BEARINGS ARE REFERENCED TO THE N-S 1/4 LINE OF SECTION 2, T7N, R2W, WHICH BEARS N 0°53'48" W IN THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).



2637.94'



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SHEET 1 OF 1
JOB ID: 2509291B
FIELD: MGR
DRAWN BY: MGR
FIELD WORK COMPLETED 10/10/2025