

PLAT OF SURVEY

Parcel "A" and Parcel "B":
All of Block 15 of the Original Plat of the City of Boscobel, Grant County, Wisconsin, the South 1/2 of Vacated Du Bay Street per Resolution #12-12-2016 Document 783520, and the West 1/2 of Vacated Valley Street per Resolution #7-21-2025 Document 851925. EXCEPTING the described property in Warranty Deed 557225;
All located in the Northwest Quarter of the Southwest Quarter of Section 26, T8N, R3W, City of Boscobel, Grant County, Wisconsin.

SURVEYED LEGAL DESCRIPTION:

Block 15 of the Original Plat of the City of Boscobel, Grant County, Wisconsin, the South 1/2 of Vacated Du Bay Street per Resolution #12-12-2016 Document 783520, and the West 1/2 of Vacated Valley Street per Resolution #7-21-2025 Document 851925. EXCEPTING the described property in Warranty Deed 557225;
All located in the Northwest Quarter of the Southwest Quarter of Section 26, T8N, R3W, City of Boscobel, Grant County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 26;
thence N00°02'06" W, 1697.43 feet; thence N89°54'00"E, 39.33 feet to the southwest corner of Block 15 being the Point of Beginning.

Thence N89°54'00"E, 185.22 feet to a set iron along the south line of Block 15 and "Point A" for description purposes;
Thence northeasterly 179.71 feet along a curve to the right with a radius of 500.74 feet and chord bearing N25°43'21"E, 178.74 feet;
Thence N36°00'14"E, 167.06 feet to the centerline of vacated Du Bay St;
Thence S89°52'30"W along said centerline, 361.93 feet to the west line of Block 15;
Thence S00°10'52"E along said west line, 295.71 feet to the Point of Beginning.

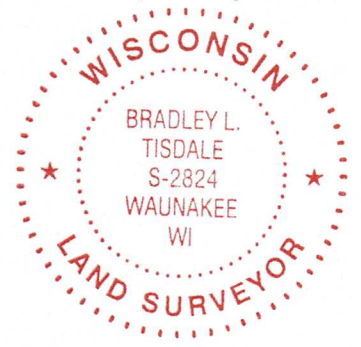
Also,
Commencing at aforementioned "Point A"; thence N89°54'00"E, 126.11 to the Point of Beginning;
Thence N89°54'00"E, 74.43 feet to the Southeast corner of Block 15;
Thence N89°55'50"E, 33.00 feet to the centerline of vacated Valley St;
Thence N00°09'16"W along said centerline, 170.52 feet;
Thence S36°00'14"W, 55.93 feet to the east line of said Block 15;
Thence S36°00'14"W, 43.47 feet;
Thence southwesterly 102.82 feet along a curve to the left with a radius of 380.74 feet and chord bearing S28°16'05"W, 102.51 feet to the Point of Beginning.

Said area contains 2.005 acres or 87,372 s.f.

I, Bradley L. Tisdale, Professional Land Surveyor, hereby certify to my client(s) that I have surveyed and mapped the property shown upon this plat and that this plat is a correct representation of the boundaries of the land surveyed to the best of my information, knowledge and belief.

I further certify that I have complied with Chapter A-E 7 of the Administrative Code of the State of Wisconsin for minimum standards for property surveys to the best of my knowledge and belief.

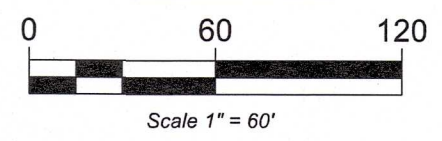
Bradley L. Tisdale 08/03/2026
MSA Professional Services, Inc.
Bradley L. Tisdale, #S-2824



LEGEND

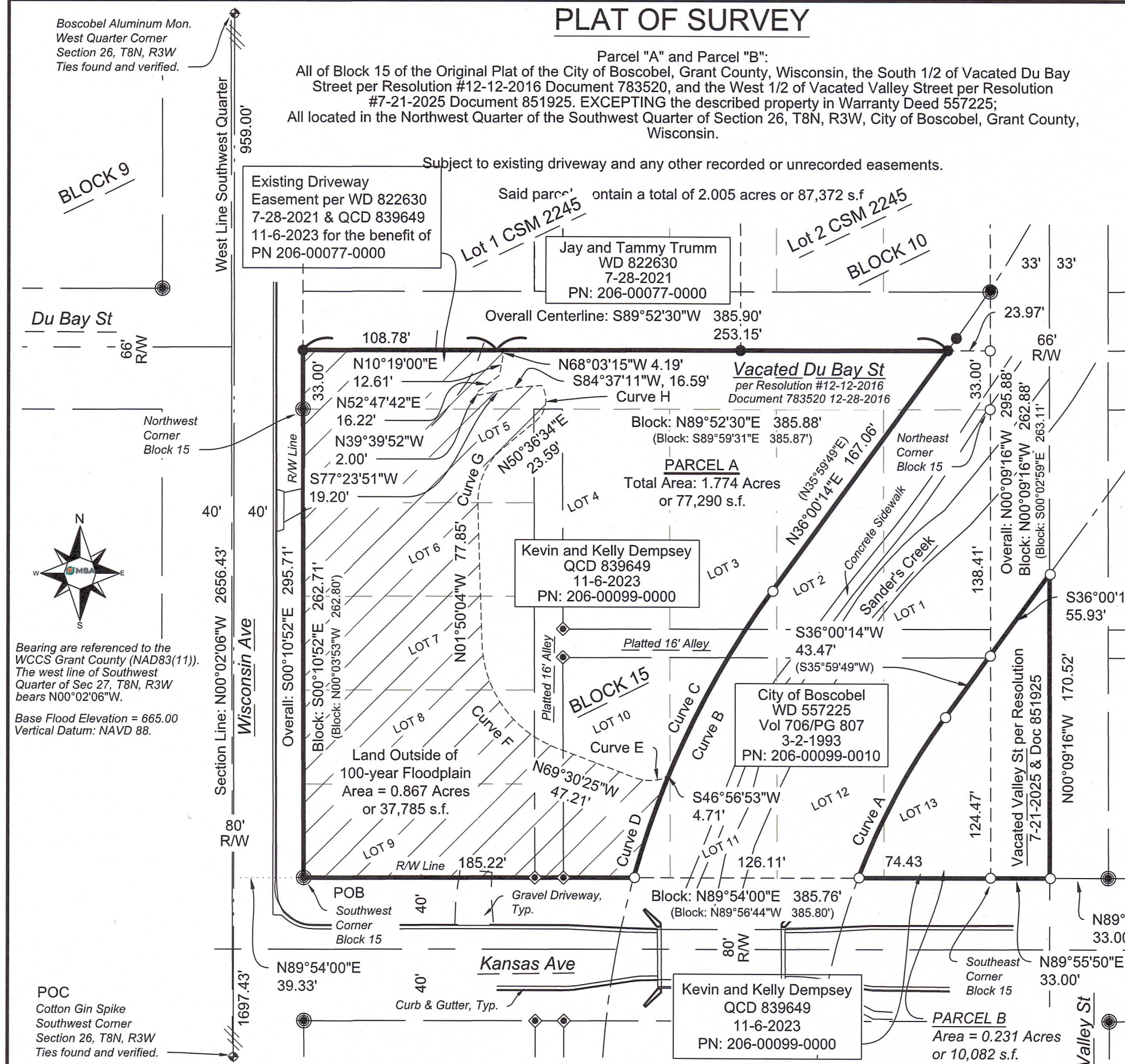
- Found 2" Iron Pipe Capped
- Found 5/8" Iron Rod Capped
- Found PLSS Corner as Noted
- Found 3/4" Iron Rod
- Set 3/4" Iron Rod
- (XXX) Recorded Information

GRAPHIC SCALE



CURVE DATA:

Curve A Arc Length: 102.82' Radius: 380.74' Chord: 102.51' CB: S28°16'05"W	Curve B Arc Length: 179.71' Radius: 500.74' Chord: 178.74' CB: N25°43'21"E	Curve C Arc Length: 117.38' Radius: 500.74' Chord: 117.11' CB: N29°17'18"E	Curve D Arc Length: 62.33' Radius: 500.74' Chord: 62.29' CB: N19°00'26"E
Curve E Arc Length: 15.95' Radius: 24.81' Chord: 15.68' CB: N88°59'46"W	Curve F Arc Length: 77.53' Radius: 65.06' Chord: 73.02' CB: N35°22'09"W	Curve G Arc Length: 35.23' Radius: 38.97' Chord: 34.05' CB: N24°42'35"E	Curve H Arc Length: 22.50' Radius: 15.50' Chord: 20.58' CB: N09°00'41"E



Bearing are referenced to the WCCS Grant County (NAD83(11)).
The west line of Southwest Quarter of Sec 27, T8N, R3W bears N00°02'06"W.
Base Flood Elevation = 665.00
Vertical Datum: NAVD 88.

POC
Cotton Gin Spike
Southwest Corner
Section 26, T8N, R3W
Ties found and verified.