

PLAT OF SURVEY

of
A PARCEL LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 235 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 5 WEST OF THE 4TH P.M., TOWN OF PATCH GROVE, GRANT COUNTY, WISCONSIN

SURVEY DESCRIPTION

A PARCEL LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 235 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 5 WEST OF THE 4TH P.M., TOWN OF PATCH GROVE, GRANT COUNTY, WISCONSIN THE EXTERIOR BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19 THENCE N00°01'02"E, 1264.52 ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE N89°40'36"E, 627.16 FEET ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 235, TO THE POINT OF BEGINNING;

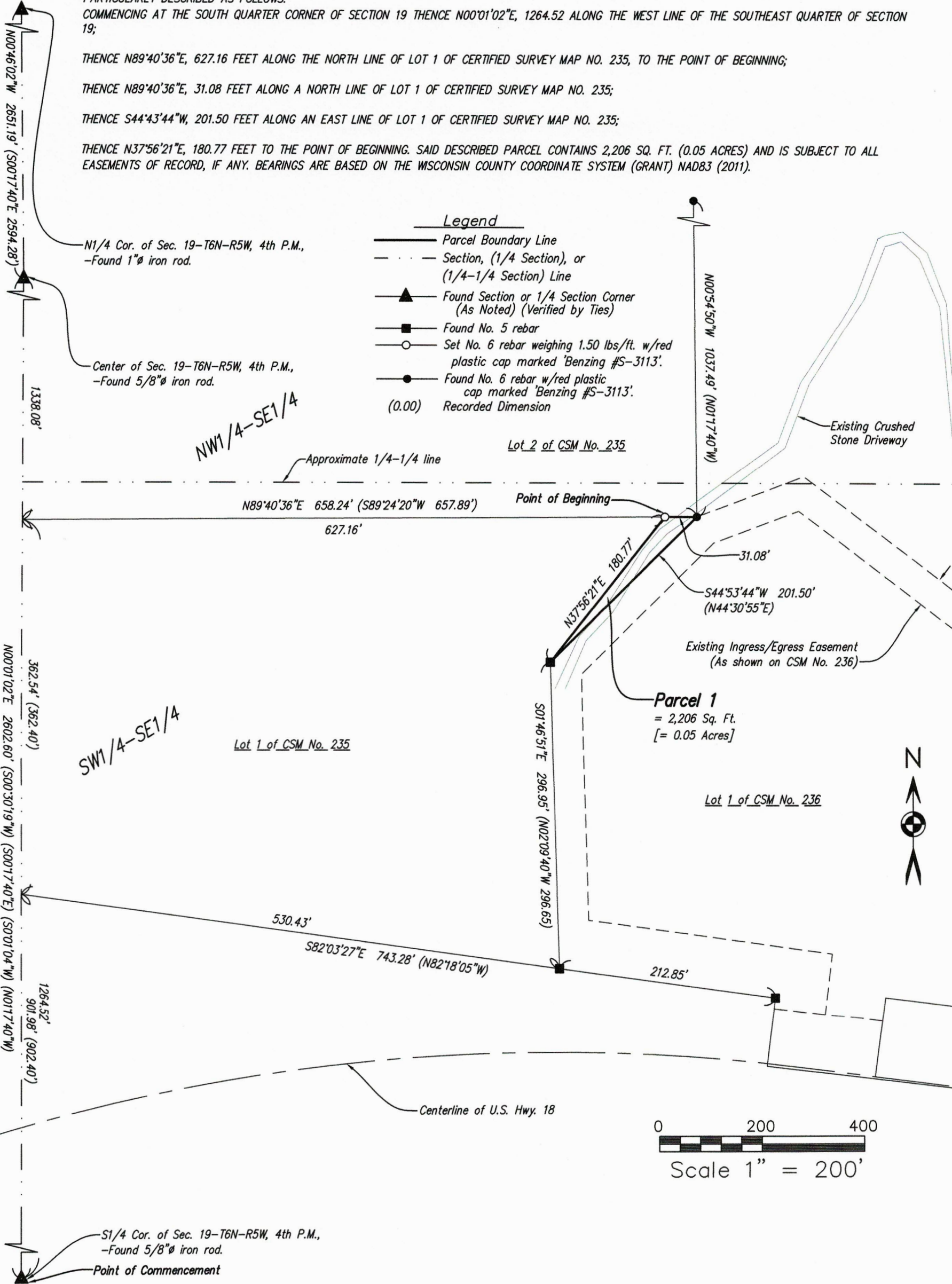
THENCE N89°40'36"E, 31.08 FEET ALONG A NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 235;

THENCE S44°43'44"W, 201.50 FEET ALONG AN EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 235;

THENCE N37°56'21"E, 180.77 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 2,206 SQ. FT. (0.05 ACRES) AND IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (GRANT) NAD83 (2011).

Legend

- Parcel Boundary Line
- Section, (1/4 Section), or (1/4-1/4 Section) Line
- Found Section or 1/4 Section Corner (As Noted) (Verified by Ties)
- Found No. 5 rebar
- Set No. 6 rebar weighing 1.50 lbs/ft. w/red plastic cap marked 'Benzing #S-3113'
- Found No. 6 rebar w/red plastic cap marked 'Benzing #S-3113' (0.00) Recorded Dimension



SURVEYOR'S CERTIFICATE

I, RYLAND R. BENZING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE MENTIONED PARCEL(S) AT THE DIRECTION OF THE OWNER(S), IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE A-E 7, AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ryland R. Benzing, PLS No. S-3113

7.14.26
Date

Notes

1. A full and current title search was not provided prior to survey.
2. All easements of record may not be shown on this Retracement Plat of Survey.
3. The West line of the SE1/4 bears N00°01'02"E and is based on the Wisconsin County Reference System (Grant) NAD 83 (2011).
4. Parcel May be Subject to Access Control as Shown on Wisconsin D.O.T. Right-of-Way Project Number 1660-02-21.
5. All Existing Driveways/Trails May Not be Shown on this Plat of Survey.



Requested by:
Curt Kramer
Kramer Auction Service
203 East Black Hawk Ave.
Prairie Du Chien, WI 53821

Proprietor(s):
Ronald G. Peters
11898 U.S. Hwy. No. 18
Patch Grove, WI 53817

Field Work Completed: June 29, 2026



July 10, 2026 Drawn By: SPL, IJC

Sheet No. 1 of 1