

RETRACEMENT PLAT OF SURVEY

of Quit Claim Deed Doc. No. 793380

DEED DESCRIPTION

THE WEST 148 FEET OF LOT NUMBER 2, ACCORDING TO CERTIFIED SURVEY MAP NUMBER 236, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GRANT COUNTY, WISCONSIN, IN VOLUME 1 OF CERTIFIED SURVEY MAPS AT PAGE 312, BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 6 NORTH OF RANGE 5 WEST, SUBJECT TO RECORDED EASEMENTS AND RIGHTS OF WAY, AND AN EASEMENT FOR INGRESS AND EGRESS SHOWN ON ITS ENTIRETY ON SAID CERTIFIED SURVEY MAP NUMBER 236, EXCEPT THE WEST 25 FEET OF SAID LOT NUMBER 2 WHICH IS PRESENTLY OWNED BY THE GRANTEE.

AND

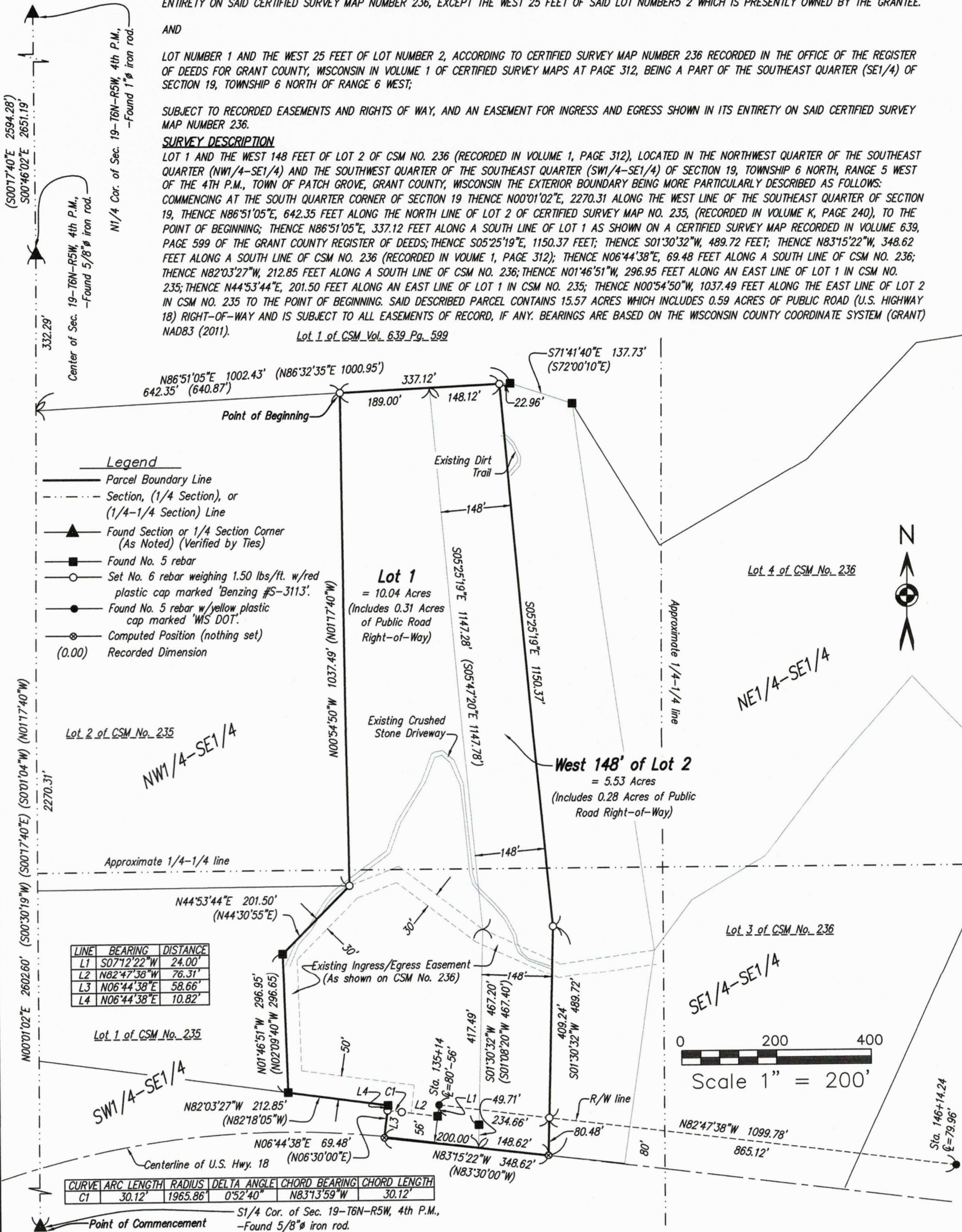
LOT NUMBER 1 AND THE WEST 25 FEET OF LOT NUMBER 2, ACCORDING TO CERTIFIED SURVEY MAP NUMBER 236 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GRANT COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS AT PAGE 312, BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 6 NORTH OF RANGE 6 WEST;

SUBJECT TO RECORDED EASEMENTS AND RIGHTS OF WAY, AND AN EASEMENT FOR INGRESS AND EGRESS SHOWN IN ITS ENTIRETY ON SAID CERTIFIED SURVEY MAP NUMBER 236.

SURVEY DESCRIPTION

LOT 1 AND THE WEST 148 FEET OF LOT 2 OF CSM NO. 236 (RECORDED IN VOLUME 1, PAGE 312), LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4) AND 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, 2270.31 ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, THENCE N86°51'05"E, 642.35 FEET ALONG THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 235, (RECORDED IN VOLUME K, PAGE 240), TO THE POINT OF BEGINNING; THENCE N86°51'05"E, 337.12 FEET ALONG A SOUTH LINE OF LOT 1 AS SHOWN ON A CERTIFIED SURVEY MAP RECORDED IN VOLUME 639, PAGE 599 OF THE GRANT COUNTY REGISTER OF DEEDS; THENCE S05°25'19"E, 1150.37 FEET; THENCE S01°30'32"W, 489.72 FEET; THENCE N83°15'22"W, 348.62 FEET ALONG A SOUTH LINE OF CSM NO. 236 (RECORDED IN VOLUME 1, PAGE 312); THENCE N06°44'38"E, 69.48 FEET ALONG A SOUTH LINE OF CSM NO. 236; THENCE N82°03'27"W, 212.85 FEET ALONG A SOUTH LINE OF CSM NO. 236; THENCE N01°46'51"W, 296.95 FEET ALONG AN EAST LINE OF LOT 1 IN CSM NO. 235; THENCE N44°53'44"E, 201.50 FEET ALONG AN EAST LINE OF LOT 1 IN CSM NO. 235; THENCE N00°54'50"W, 1037.49 FEET ALONG THE EAST LINE OF LOT 2 IN CSM NO. 235 TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 15.57 ACRES WHICH INCLUDES 0.59 ACRES OF PUBLIC ROAD (U.S. HIGHWAY 18) RIGHT-OF-WAY AND IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (GRANT) NAD83 (2011).

Lot 1 of CSM Vol. 639 Pg. 599



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

Date



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

Proprietor(s):
Tesar Woodlands LLC
1210 South 10th St.
Prairie Du Chien, WI 53821

Field Work Completed: May 28, 2026



July 10, 2026 Drawn By: IJC, SPL
Sheet No. 1 of 1

Notes

- A full and current title search was not provided prior to survey.
- All easements of record may not be shown on this Retracement Plat of Survey.
- 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).
- Parcel May be Subject to Access Control as Shown on Wisconsin D.O.T. Right-of-Way Project Number 1660-02-21.
- All Existing Driveways/Trails May Not be Shown on this Retracement Plat of Survey.