

PLAT OF SURVEY

of

A PARCEL LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 236 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. 236 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, 901.98 ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE S82°03'27"E, 530.43 FEET ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 235, TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 236 AND THE POINT OF BEGINNING;

THENCE S82°03'27"E, 103.83 FEET ALONG A SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 236;

THENCE N48°33'59"W, 112.55 FEET;

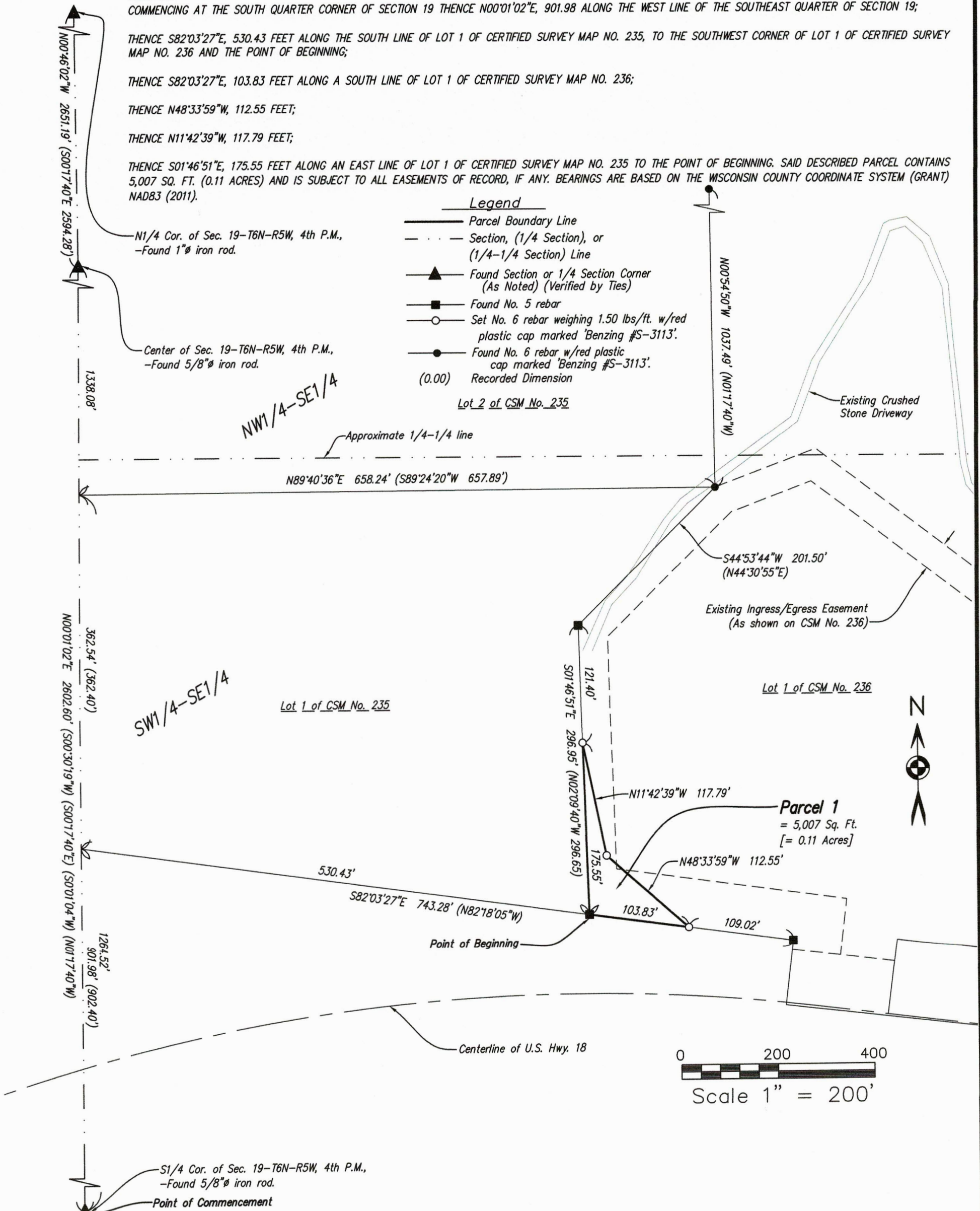
THENCE N11°42'39"W, 117.79 FEET;

THENCE S01°46'51"E, 175.55 FEET ALONG AN EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 235 TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 5,007 SQ. FT. (0.11 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

Lot 2 of CSM No. 235



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

Field Work Completed: June 29, 2026



July 10, 2026 Drawn By: SPL, IJC

Sheet No. 1 of 1