

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lot 4 of CSM #294 and part of the NE 1/4 of the NE 1/4 of Section 28, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

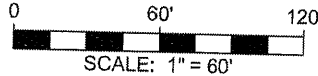
FOR: 1206 N BEQUETTE ST LLC
3725 REYNOLDS RD
DODGEVILLE, WI 53533

LEGEND:

- 3/4" X 24" X 1.5LB./LF. REBAR SET
- 2" OD. IRON PIPE FOUND
- ▲ 3/4" REBAR FOUND
- MAG NAIL FOUND
- △ 5/8" REBAR FOUND
- ⊙ 1-1/4" OD. IRON PIPE FOUND
- REFERENCE POINT
- () RECORDED AS
- ✚ SECTION CORNER
ALL TIES FOUND & VERIFIED
- OVERHEAD ELECTRIC
- UNDERGROUND SANITARY SEWER

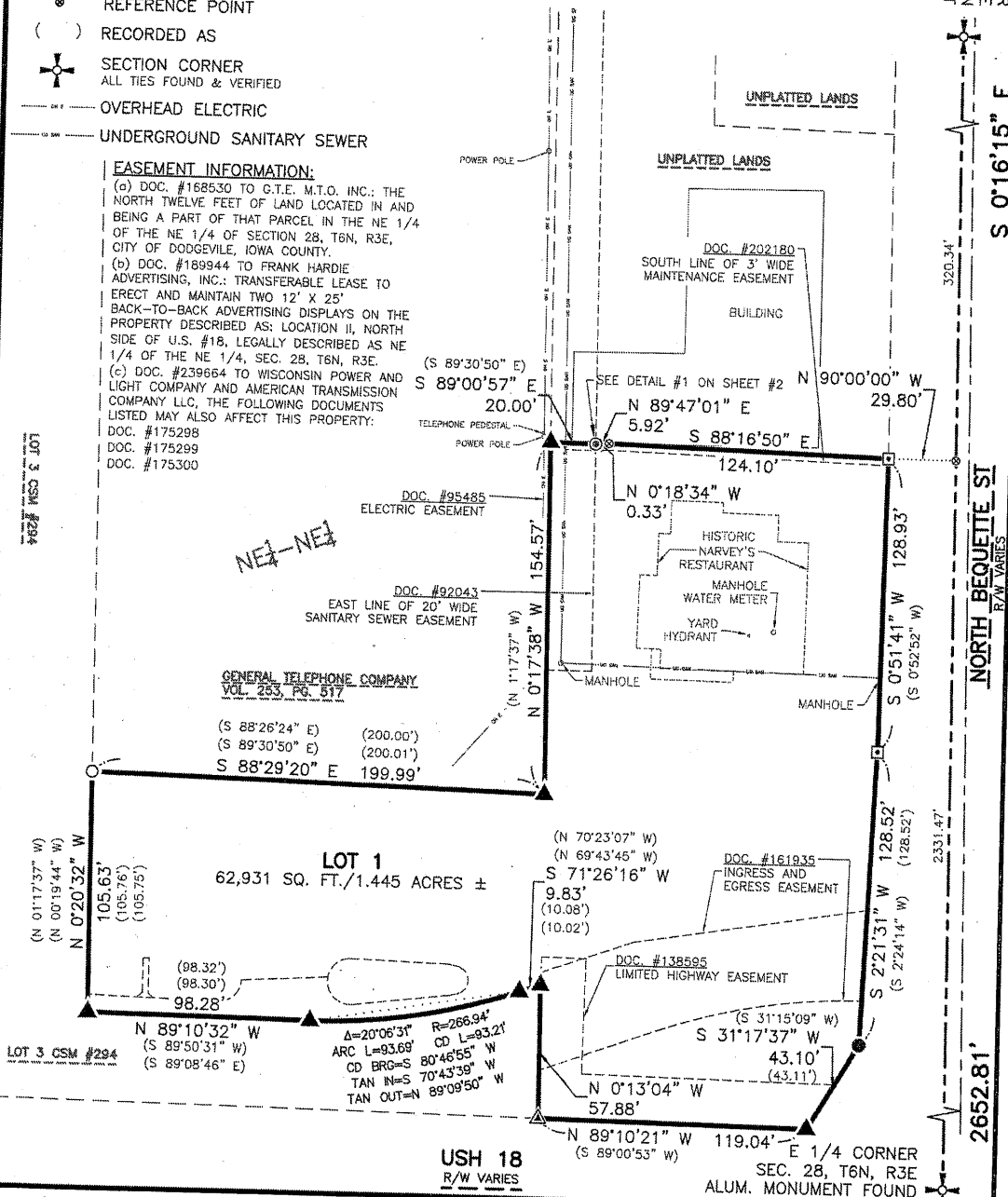


BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 28, T6N, R3E, WHICH BEARS S 0°16'15" E IN THE IOWA COUNTY COORDINATE SYSTEM, NAD83(2011).



EASEMENT INFORMATION:

- (a) DOC. #168530 TO G.T.E. M.T.O. INC.: THE NORTH TWELVE FEET OF LAND LOCATED IN AND BEING A PART OF THAT PARCEL IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY.
- (b) DOC. #189944 TO FRANK HARDIE ADVERTISING, INC.: TRANSFERABLE LEASE TO ERECT AND MAINTAIN TWO 12' X 25' BACK-TO-BACK ADVERTISING DISPLAYS ON THE PROPERTY DESCRIBED AS: LOCATION II, NORTH SIDE OF U.S. #18, LEGALLY DESCRIBED AS NE 1/4 OF THE NE 1/4, SEC. 28, T6N, R3E.
- (c) DOC. #239664 TO WISCONSIN POWER AND LIGHT COMPANY AND AMERICAN TRANSMISSION COMPANY LLC, THE FOLLOWING DOCUMENTS LISTED MAY ALSO AFFECT THIS PROPERTY:
DOC. #175298
DOC. #175299
DOC. #175300



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 2304051C
FIELD CREW: MGR BWJ

PRELIMINARY 8/22/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lot 4 of CSM #294 and part of the NE 1/4 of the NE 1/4 of Section 28, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

FOR: 1206 N BEQUETTE ST LLC
3725 REYNOLDS RD
DODGEVILLE, WI 53533

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

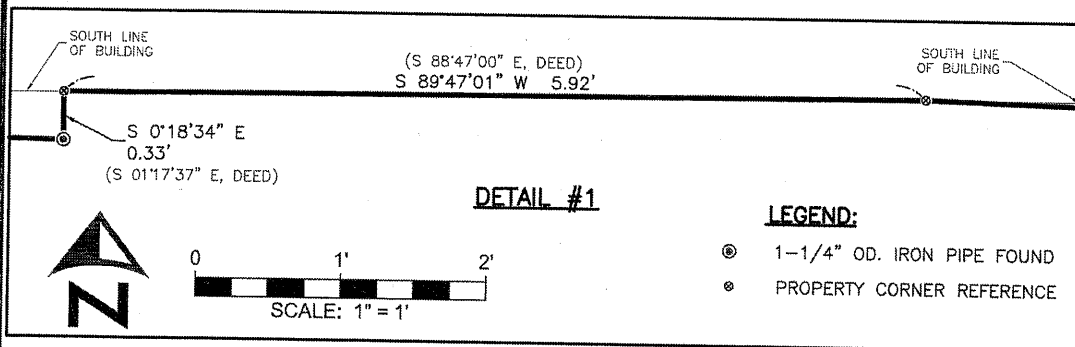
Being Lot 4 of CSM #294 and part of the NE of the NE 1/4 of Section 28, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the NE corner of said section 28;
thence S 0°16'15" E, 320.34' along the east line of the NE 1/4;
thence N 90°00'00" W, 29.80' to the POINT OF BEGINNING;
thence S 0°51'41" W, 128.93' along the westerly right of way of North Bequette Street;
thence S 2°21'31" W, 128.52' along the westerly right of way of North Bequette Street;
thence S 31°17'37" W, 43.10' along the westerly right of way of North Bequette Street;
thence N 89°10'21" W, 119.04' along the northerly right of way of USH. 18;
thence N 0°13'04" W, 57.88' along Lot 3 of CSM #294;
thence S 71°26'16" W, 9.83' along Lot 3 of CSM #294 to the beginning of a curve, concave to the northwest, having a central angle of 20°06'31", a radius of 266.94', and whose long chord bears S 80°46'55" W, 93.21';
thence 93.69' along the arc of said curve and along Lot 3 of CSM #294;
thence N 89°10'32" W, 98.28' along Lot 3 of CSM #294;
thence N 0°20'32" W, 105.63' along Lot 3 of CSM #294;
thence S 88°29'20" E, 199.99';
thence N 0°17'38" W, 154.57';
thence S 89°00'57" E, 20.00';
thence N 0°18'34" W, 0.33';
thence N 89°47'01" E, 5.92';
thence S 88°16'50" E, 124.10' to the POINT OF BEGINNING;
containing 62,931 square feet or 1.445 acres, more or less.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767

Date



CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

CITY OF DOGEVILLE

The City of Dodgeville hereby accepts this CSM for recording.

Received for recording this ____ day of _____, 2025 at ____ o'clock ____M, and recorded in Volume ____ of Certified Survey Maps, on Page(s) ____.

Lauree Aulik - Clerk/Treasurer Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



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SHEET 2 OF 2
JOB ID: 2304051C
FIELD CREW: MGR BWJ