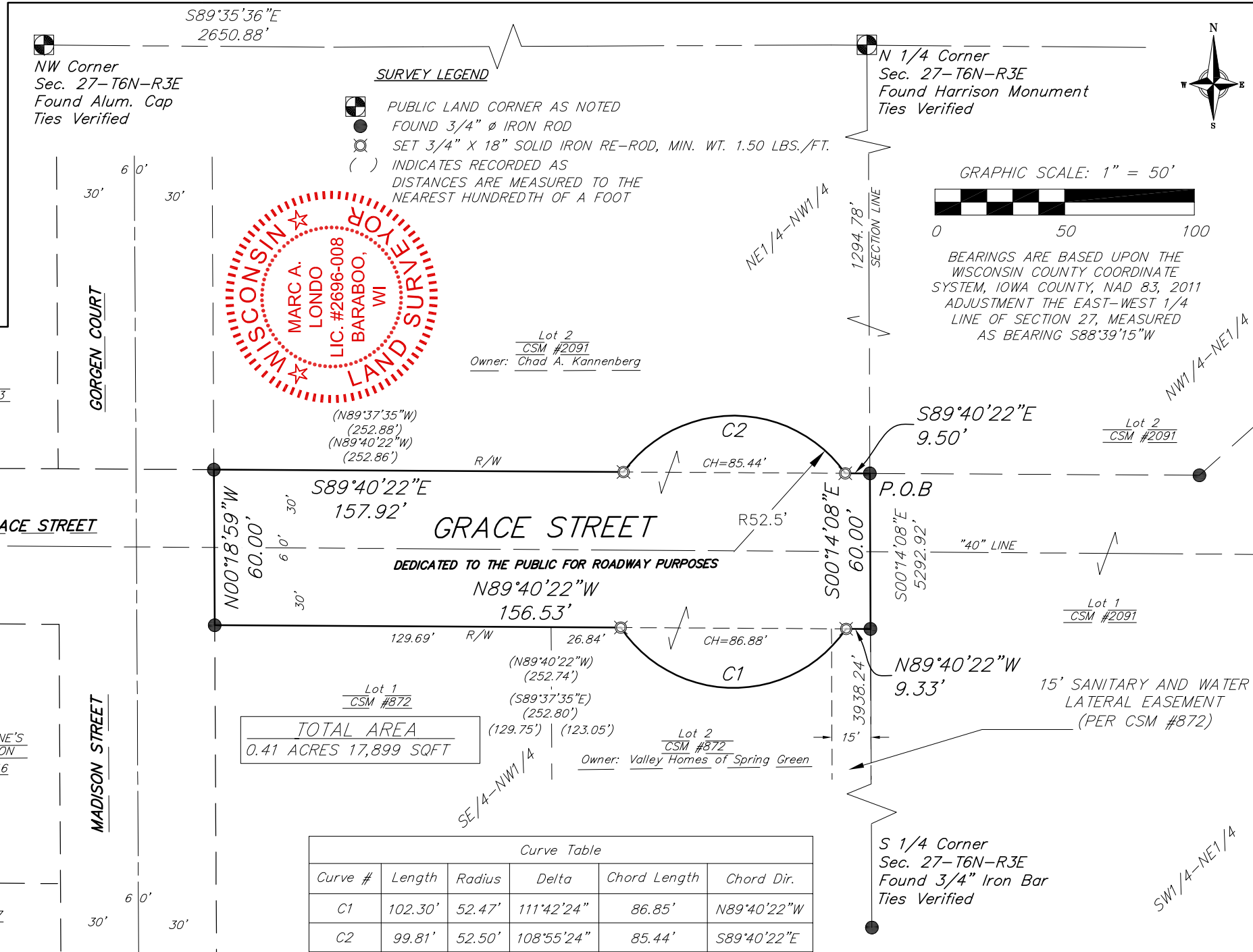


CERTIFIED SURVEY MAP No.

PART OF LOT 2 CSM #872 AND PART OF LOT 2 CSM #2091, LOCATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN



SHEET 1 OF 3

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SURVEYED FOR:
Brian Fritz
JNB Dodgeville Family
1621 Progressive
Parkway
Platteville, WI 53818

Job #: 230363
Date: 02/10/25
Rev:
Drafted By: iall
Checked By: xxxx

vierbicher
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CERTIFIED SURVEY MAP No. _____

PART OF LOT 2 CSM #872 AND PART OF LOT 2 CSM #2091, LOCATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Dodgeville, and under the direction of Brian Fritz, owner of JNB Dodgeville Family, LP, I have surveyed, divided, mapped and dedicated this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the City of Dodgeville, Iowa County, Wisconsin, containing 0.41 acres of land and described as follows:

Lands described in CSM #872 and CSM #2091, located in part of the East Half of the Northwest Quarter of Section 27, T6N, R3E, City of Dodgeville, Iowa County Wisconsin

Commencing at a found Harrison Monument at the North Quarter Corner of Section 27, T6N, R3E;
Thence, S00°14'08"W, along the East line of the Northwest Quarter of said Section 27, 1294.63 feet, to a found 3/4" diameter iron rod at the Point of Beginning (P.O.B.) of this description;

Thence, S00°14'08"E, 60.00 feet to a found 3/4" diameter iron rod at the northeast corner of Lot 2 CSM #872;
Thence, N89°40'22"W, 9.33 feet, to a set 3/4" diameter iron rod and the beginning of a non tangent curve concave to the north;
Thence, 102.32 feet along said non tangent curve concave to the north, having a radius of 52.50 feet and an included angle of 111°39'56"; (a chord of 86.88 feet which bears N89°40'22"W)(C1), to a set 3/4" diameter iron rod at the end of said curve;
Thence, N89°40'22"W, 156.53 feet to a found 3/4" diameter iron rod and the northwest corner of Lot 1 CSM #872 and the east right of way of Madison Street;
Thence, N00°18'59"W, 60.00 feet along the east right of way line of Madison Street, 60.00 feet, to a found 3/4" diameter iron rod at the southeast corner of the right of way of Gorgen Street and the southwest corner of Lot 2 CSM #2091;
Thence, N89°40'22"E, along the south line of Lot 2 CSM #2091, 157.92 feet to a set 3/4" diameter iron rod and the beginning of a non tangent curve concave to the south;
Thence, 99.91 feet along said non tangent curve concave to the south, having a radius of 52.50 feet and an included angle of 108°55'24"; (a chord of 85.44 feet which bears S89°40'22"E)(C2), to a set 3/4" diameter iron rod at the end of said curve;
Thence, N89°40'22"E, 9.50 feet to the Point of Beginning.

Certified Survey Map contains 0.41 Ac., 17,899 Sq. Ft. and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696 _____ Date
Vierbicher Associates, Inc



R:\JNB\230363 - Dodgeville\CADD\JNB - Dodgeville - CSM Cur-De-Sec.dwg by: kll 10 Feb 2025 - 3:19p

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Job #: 230363
Date: 02/10/25
Rev:
Drafted By: ialj
Checked By: mlon

SURVEYED FOR:
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SHEET
2 OF 3

