

PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY WISCONSIN.

DWG NO: 1634-1POS YEOMANS.DWG

DATE: AUGUST 12, 2022

SURVEY BY:

TODD T. RUMMLER, P.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581

SURVEYED FOR:

THE NILATARANGINI TRUST
C/O ATTORNEY MARK RANDALL
18529 CHEZIK ROAD
BLUE RIVER, WI 53518

N1/4 COR. SEC. 15, T8N, R2W 1" Ø REBAR
WITH 3" Ø GRANT COUNTY ALUMINUM CAP FD.
REF. TIES FD. AND VERIFIED.

PARCEL A DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE 1" DIAMETER IRON ROD WITH 3" DIAMETER ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SECTION 15, T8N, R2W
THENCE S 00°10'19" W, 1309.63' TO A 3/4" DIAMETER REBAR AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE POINT OF BEGINNING.
THENCE N 88°46'46" W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 533.25' TO A SURVEY SPIKE ON THE CENTERLINE OF STUDENBERG ROAD;
THENCE N 13°17'16" W ON THE CENTERLINE OF STUDENBERG ROAD, 12.88' TO A 1/2" DIAMETER COTTON GIN SPIKE AND LAST POINT ON SAID CENTERLINE;
THENCE S 88°38'37" E, 499.59';
THENCE N 41°53'26" W, 297.75' TO A 1" DIAMETER IRON PIPE;
THENCE N 62°37'22" W, 429.06' TO A 1" DIAMETER IRON PIPE;
THENCE S 42°52'28" W, 137.30' TO A 1/2" DIAMETER COTTON GIN SPIKE ON THE CENTERLINE OF STUDENBERG ROAD;
THENCE N 34°01'34" W ON SAID CENTERLINE, 11.26' TO A 1/2" DIAMETER COTTON GIN SPIKE;
THENCE NORTHWESTERLY, 195.70' ON THE ARC OF A 383.65' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 29°13'34" AND A LONG CHORD OF 193.58' THAT BEARS N 48°38'21" W TO A 1/2" DIAMETER COTTON GIN SPIKE;
THENCE NORTHWESTERLY, 12.48' ON THE ARC OF A 250.00' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 02°51'34" AND A LONG CHORD OF 12.48' THAT BEARS N 64°40'55" W TO A 1/2" DIAMETER COTTON GIN SPIKE AND LAST POINT ON SAID CENTERLINE;
THENCE N 29°34'58" E, 60.82' TO A 3/4" DIAMETER REBAR;
THENCE N 06°53'58" E, 109.74' TO A 3/4" DIAMETER REBAR;
THENCE N 69°50'24" E, 94.83' TO A 3/4" DIAMETER REBAR;
THENCE S 87°11'39" E, 481.91' TO A 3/4" DIAMETER REBAR;
THENCE S 40°45'41" E, 128.66' TO A 3/4" DIAMETER REBAR;
THENCE S 68°14'10" E, 84.50' TO A 3/4" DIAMETER REBAR;
THENCE S 27°34'38" E, 329.52' TO A 3/4" DIAMETER REBAR;
THENCE N 79°35'41" E, 321.73' TO A 3/4" DIAMETER REBAR;
THENCE N 37°45'37" E, 157.81' TO A 3/4" DIAMETER REBAR;
THENCE S 20°45'08" E, 244.97' TO A 3/4" DIAMETER REBAR;
THENCE S 66°00'43" W, 241.99' TO A 3/4" DIAMETER REBAR;
THENCE S 09°30'43" W, 83.89' TO A 3/4" DIAMETER REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE N 89°14'14" W, 320.80' TO THE POINT OF BEGINNING.
PARCEL CONTAINS 9.32 ACRES (406,005 SQ. FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

UNPLATTED LANDS OF
THE NILATARANGINI TRUST
PARCEL No. 060-00180-0000
DOC. No. 534089

NE1/4-NW1/4

PARCEL A
9.32 ACRES ±
406,005 SQ.FT. ±

UNPLATTED LANDS OF
RODNEY S. & KELLY YEOMANS
PARCEL No. 060-00180-0010
DOC. No. 786514

UNPLATTED LANDS OF
WESTLEY D. & ALEXIS L. STANEK
PARCEL No. 060-00180-0020

SURVEYOR'S NOTES:

- 1) THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PARCEL THAT ARE NOT SHOWN OR NOTED ON THIS PLAT.
- 2) FENCES WERE LOCATED AT THE LOCATIONS NOTED HEREON AND APPROXIMATE OFFSETS TO RECORD TITLE LINES ARE SHOWN OR NOTED FOR GENERAL INFORMATION. CLAIMS TO FENCE LINES MAY EXIST BY ADJOINING LANDOWNERS.
- 3) THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON JUNE 20, 2022.
- 4) THIS PARCEL CORNER FALLS IN A STREAM. THE IRON PIPE SET BY CORNELL IN 1997 IS GONE. A NEW MONUMENT WAS NOT SET AS IT WILL NOT HOLD POSITION.
- 5) THE CENTERLINE AND RIGHT-OF-WAY LIMITS OF STUDENBERG ROAD WERE DETERMINED FROM SURVEY MONUMENTATION FOUND IN THE AREA AND FROM THE ASPHALT ROADWAY SURFACE AS CURRENTLY TRAVELED. THE RIGHT-OF-WAY WIDTH OF STUDENBERG ROAD IS PRESUMED TO BE 66 FEET WIDE AS PER WIS. STATS. 8231(2) AND EXISTS BY EASEMENT.
- 6) TERRY CORNELL, S-1905 COMPLETED A BOUNDARY SURVEY OF PARCEL NO. 060-00180-0010 IN 1997. HOWEVER, MR CORNELL DID NOT COMPLETE A SECTION SUBDIVISION OF SECTION 15 IN ORDER TO DETERMINE THE LOCATION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER. INSTEAD, MR. CORNELL RELIED ON THE LOCATION OF THE FENCE LINE AND THIS RESULTED IN A STRIP OF LAND LYING SOUTH OF THE FENCE AND NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER THAT THE NILATARANGINI TRUST STILL HOLDS RECORD TITLE TO. THIS STRIP HAS NOW BEEN INCLUDED IN PARCEL A.
- 7) THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND DESCRIBE AN AREA OF LAND THAT THE NILATARANGINI TRUST WILL CONVEY TO ADJOINING LANDOWNERS RODNEY AND KELLY YEOMANS.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, T8N, R2W WHICH BEARS S 00°10'19" W ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM, NAD 83 DATUM, 2011 ADJ.

NW1/4-NE1/4

UNPLATTED LANDS OF
THE NILATARANGINI TRUST
PARCEL No. 060-00176-0000
DOC. No. 534089

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF ATTORNEY MARK RANDALL, AGENT FOR THE NILATARANGINI TRUST, LANDOWNER, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: AUGUST 12, 2022

LEGEND

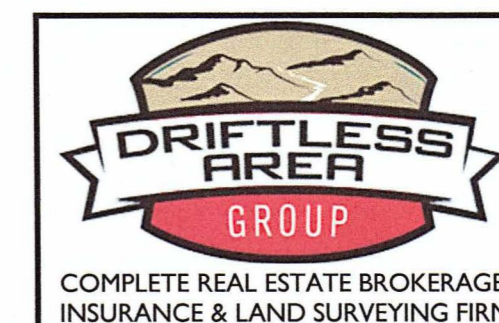
- THESE STANDARD SYMBOLS WILL BE FOUND ON SHEET 1
- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
 - FD. 1" Ø IRON PIPE
 - ▲ FD. SURVEY SPIKE
 - FD. 3/4" Ø REBAR
 - △ SET 1/2" Ø X 4" LONG COTTON GIN SPIKE
 - SET 3/4" Ø X 24" LONG REBAR wt.=1.502 lbs. per In.ft.
 - () RECORDED AS
 - WIRE FENCE
 - - - - WIRE FENCE REMANTS



TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC

made 2 revisions to description 2/24/2023

SW1/4-NE1/4



27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit! www.driftlessareallc.com

MAR 01 2023

REVISED 49013

49013

AUG 19 2022

N1/4 COR. SEC. 15, T8N, R2W 1" ϕ REBAR WITH 3" ϕ GRANT COUNTY ALUMINUM CAP FD. REF. TIES FD. AND VERIFIED.

PLAT OF SURVEY

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UNPLATTED LANDS OF
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NE 1/4-NW 1/4

PARCEL A
9.32 ACRES \pm
406,005 SQ.FT. \pm

UNPLATTED LANDS OF
RODNEY S. & KELLY YEOMANS
PARCEL No. 060-00180-0010
DOC. No. 786514

PLAT OF SURVEY BY CORNELL, S-1905
DATED FEB. 28, 1997

UNPLATTED LANDS OF
WESTLEY D. & ALEXIS L. STANEK
PARCEL No. 060-00180-0020

NW 1/4-NE 1/4
UNPLATTED LANDS OF
THE NILATARANGINI TRUST
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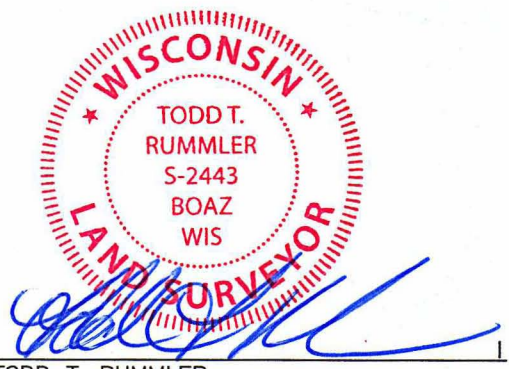
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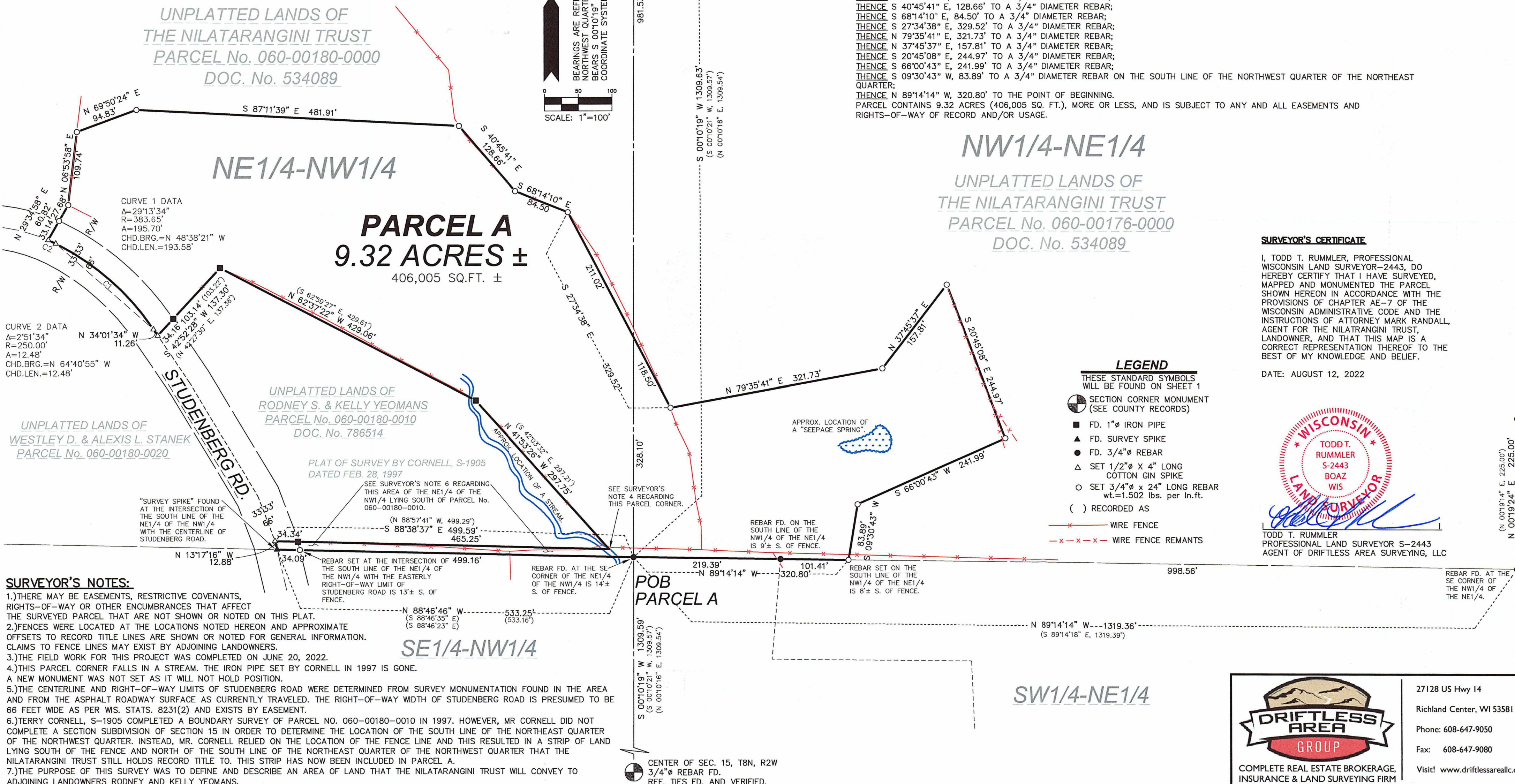
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SCALE: 1"=100'

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CENTER OF SEC. 15, T8N, R2W
3/4" ϕ REBAR FD.
REF. TIES FD. AND VERIFIED.

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COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM