

49014

AUG 19 2022

PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN

SURVEY BY:

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

DATE: AUGUST 12, 2022

SURVEYED FOR:

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

DWG NO: 1634-1POS LEE.DWG

PARCEL B DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWN 8 NORTH, RANGE 2 WEST TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE 1" DIAMETER REBAR WITH 3" DIAMETER GRANT COUNTY ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SECTION 10, T8N, R2W.
THENCE N 32°02'13" W, 530.36' TO A 1" DIAMETER IRON PIPE AND THE POINT OF BEGINNING.
THENCE N 27°54'38" W, 337.36' TO A 1" DIAMETER IRON PIPE;
THENCE N 57°48'36" W, 247.35' TO A 1/2" DIAMETER COTTON GIN SPIKE ON THE CENTERLINE OF OLD C ROAD;
THENCE S 57°43'06" W ON THE CENTERLINE OF OLD C ROAD, 220.23' TO A 1/2" DIAMETER COTTON GIN SPIKE;
THENCE SOUTHWESTERLY, 278.73' ON THE ARC OF A 3037.00' RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 05°15'30" AND A LONG CHORD OF 278.63' THAT BEARS S 60°20'51" W TO A 1/2" DIAMETER COTTON GIN SPIKE AND LAST POINT ON SAID CENTERLINE;
THENCE S 27°01'24" E, 80.45' TO A 3/4" DIAMETER REBAR;
THENCE S 55°12'02" E, 60.37' TO A 3/4" DIAMETER REBAR;
THENCE S 77°38'36" E, 156.00' TO A 3/4" DIAMETER REBAR;
THENCE S 68°07'05" E, 191.00' TO A 3/4" DIAMETER REBAR;
THENCE S 79°54'25" E, 181.88' TO A 3/4" DIAMETER REBAR;
THENCE S 70°37'42" E, 63.09' TO A 3/4" DIAMETER REBAR;
THENCE N 57°46'15" E 167.00' TO THE POINT OF BEGINNING;
PARCEL CONTAINS 5.29 ACRES (230,431 SQ. FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

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 MAY BE 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.) THE PURPOSE OF THIS SURVEY IS TO DEFINE AND DESCRIBE AN AREA OF LAND THAT THE NILATARANGINI TRUST WILL BE CONVEYING TO ADJOINING LANDOWNERS RICHARD AND KANDEE LEE.

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



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

NW1/4-SW1/4

SE1/4-SW1/4

UNPLATTED LANDS OF
THE WIS. DEPT. OF NAT. RESOURCES
PARCEL No. 060-00063-0000

UNPLATTED LANDS OF
RICHARD AND KANDEE LEE
PARCEL No. 060-00068-0000
DOC. No. 786327

UNPLATTED LANDS OF
MARK E. AND KATHY K. RANDALL
PARCEL No. 060-00067-0000
DOC. No. 536835

UNPLATTED LANDS OF
THE NILATARANGINI TRUST
PARCEL No. 060-00066-0000
DOC. No. 534089

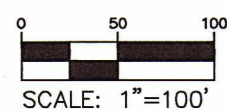
PARCEL B
5.29 ACRES ±
230,431 SQ.FT. ±

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND ON SHEET 1

- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- FD. 1" Ø IRON PIPE
- ▲ FD. 1/2" COTTON GIN 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 ln.ft.
- () RECORDED AS
- WIRE FENCE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T8N, R2W WHICH BEARS S 88°50'21" E ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM, NAD 83 DATUM, 2011 ADJ.



SW1/4-SW1/4

SW COR. SEC. 10, T8N, R2W
3/4" Ø REBAR. REF. TIES FD.
AND VERIFIED

1352.57'
S 88°50'21" E
(S 88°50'17" E)
(S 88°29'24" E)

1352.58'
2705.15'
(2705.25')

S1/4 COR. SEC. 10, T8N, R2W
1" Ø REBAR WITH 3" Ø GRANT COUNTY ALUMINUM CAP FD.
REF. TIES FD. AND VERIFIED

27128 US Hwy 14
Richland Center, WI 53581
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COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

NW1/4-SE1/4

SW1/4-SE1/4

STUDENBERG RD.

CHEZIK RD.

CURVE 1 DATA
Δ=05°15'30"
R=3037.00'
A=278.73'
CHD BRG.=S 60°20'51" W
CHD LEN.=278.63'

OLD C ROAD

POB
PARCEL B

UNIMPROVED FIELD ROAD

GATE