

DEC 27 2022

# CERTIFIED SURVEY MAP No.

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

DATE: JULY 18, 2022  
DWG NO: 1634-1CSM.DWG

SURVEYED FOR:  
THE NILATARANGINI TRUST  
C/O ATTORNEY MARK RANDALL  
18529 CHEZIK RD  
BLUE RIVER, WI 53518

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

NW COR. SEC. 15, T8N, R2W  
3/4" REBAR FOUND.  
REF. TIES FD. AND VERIFIED.

(S 88°29'24" E)  
(S 88°50'17" E)  
(S 88°50'21" E)  
1317.79' (2705.25')  
2705.15'



\*REFER TO SHEET 2 FOR IMPORTANT NOTES REGARDING LOT 1.

1387.36'  
N1/4 COR. SEC. 15, T8N, R2W  
1" REBAR WITH 3" GRANT COUNTY ALUMINUM CAP FD.  
REF. TIES FD. AND VERIFIED.

NE1/4-NW1/4

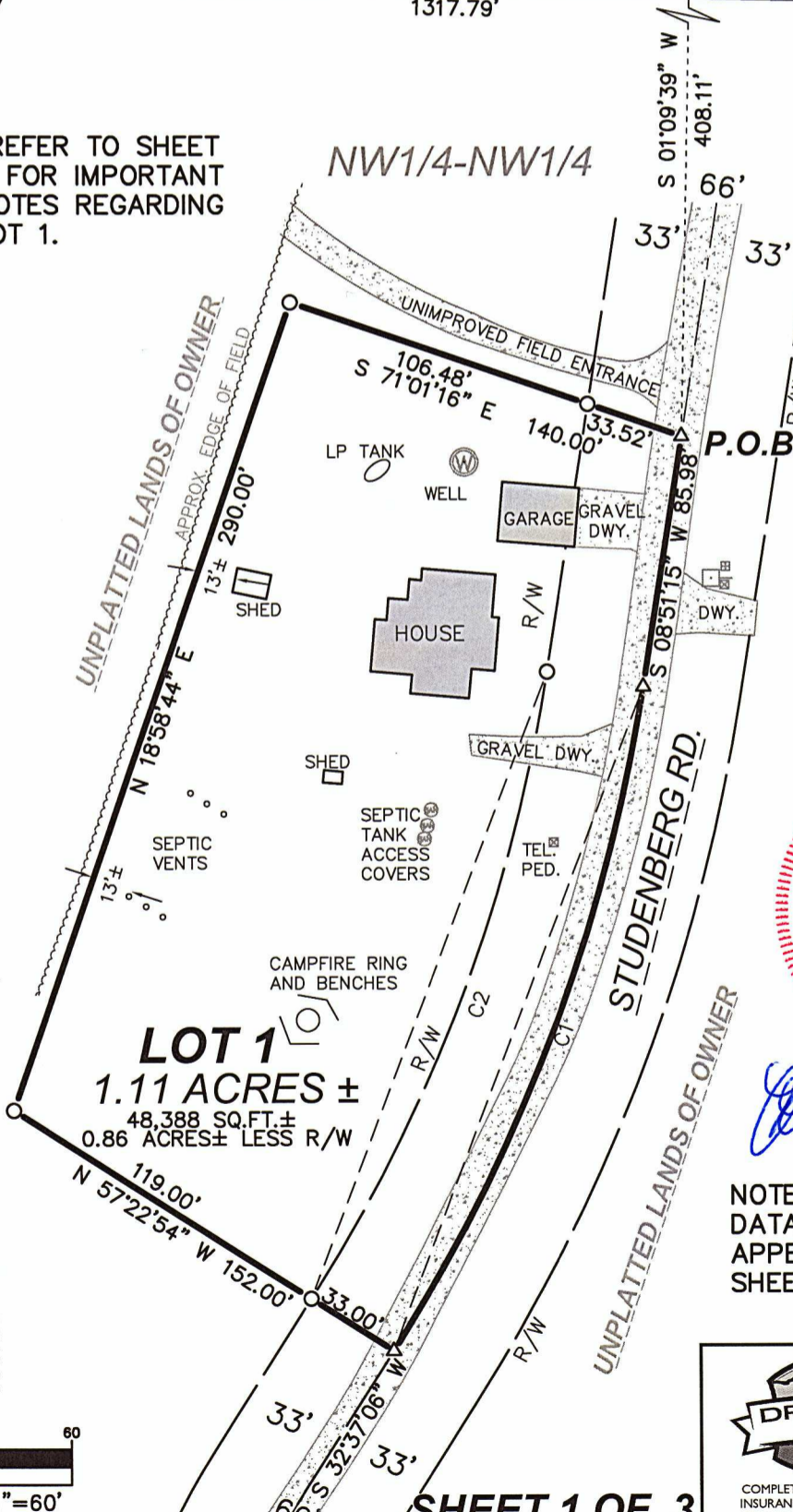
### LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING

- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- SET 3/4" X 24" LONG REBAR WT.=1.502 LBS/FT.
- SET 1/2" X 4" LONG COTTON GIN SPIKE.
- RECORDED AS
- UTILITY POLE
- UTILITY PEDESTALS

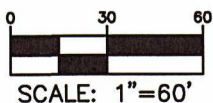
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, T8N, R2W, WHICH BEARS S 88°50'21" E BETWEEN MONUMENTED CORNERS ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM. NAD 83 DATUM, 2011 ADJ.

UNPLATTED LANDS OF OWNER  
APPROX. EDGE OF FIELD



*[Handwritten Signature]*  
7/18/2022

NOTES: CURVE DATA TABLE APPEARS ON SHEET 2.



COMPLETE REAL ESTATE BROKERAGE, INSURANCE & LAND SURVEYING FIRM

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

## CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	23°45'51"	586.00'	243.05'	241.31'	S 20°44'10.5" W	S 08°51'15" W	S 32°37'06" W
C2	23°45'51"	553.00'	229.36'	227.72'	S 20°44'10.5" W		

### \*IMPORTANT NOTES REGARDING LOT 1\*

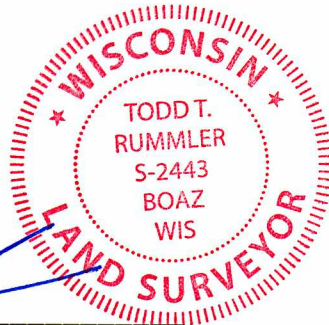
- 1.) NUMEROUS UTILITY STRUCTURES SUCH AS POLES, PEDESTALS, OVERHEAD AND UNDERGROUND CABLES, GUY ANCHORS, WARNING SIGNS, ETC. EXIST WITHIN, OR IN PROXIMITY TO THE LOTS ON THIS CSM. THESE UTILITY STRUCTURES MAY INDICATE THE PRESENCE OF ASSOCIATED RECORDED AND/OR PRESCRIPTIVE EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTY.
- 2.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON JUNE 29, 2022.
- 3.) THE RIGHT-OF-WAY WIDTH OF STUDENBERG ROAD IS PRESUMED TO BE 66 FEET WIDE AS PER WIS. STATS. 82.31(2)(A) AND EXISTS BY EASEMENT. THE LOCATIONS OF THE CENTERLINE AND RIGHT-OF-WAY LIMITS OF STUDENBERG ROAD WERE DETERMINED FROM THE ASPHALT ROADWAY SURFACE AS CURRENTLY TRAVELED.

### SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR – 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF GRANT COUNTY, AND AT THE DIRECTION OF MARK RANDALL, ATTORNEY FOR THE NILATARANGINI TRUST, LANDOWNER; I HAVE SURVEYED AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 15, T8N, R2W; THENCE S 88°50'21" E ON THE NORTH LINE OF THE NORTHWEST QUARTER, 1317.79'; THENCE S 01°09'39" W, 408.11' TO A POINT ON THE CENTERLINE OF STUDENBERG ROAD AND THE POINT OF BEGINNING; THENCE S 08°51'15" W ON SAID CENTERLINE, 85.98'; THENCE SOUTHWESTERLY, 243.05' ON THE ARC OF A 586.00' RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 23°45'51" AND A LONG CORD OF 241.31' THAT BEARS S 20°44'10.5" W TO THE LAST POINT ON THE CENTERLINE OF STUDENBERG ROAD; THENCE N 57°22'54" W, 152.00'; THENCE N 18°58'44" E, 290.00'; THENCE S 71°01'16" E, 140.00' TO THE POINT OF BEGINNING

PARCEL CONTAINS 1.11 ACRES (48,388 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: JULY 18, 2022



*[Handwritten Signature]*  
 TODD T. RUMMLER  
 PROFESSIONAL LAND SURVEYOR – 2443

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