

PLAT OF SURVEY JEFFERSON STREET

NOT CONSTRUCTED

(66)



OF PART OF LOT 8, AND LOT 9 AND LOT 10, OF BLOCK 198 OF THE VACATED PORTION OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN.

DATE: NOVEMBER 6, 2009
 DWG NO: 1134-1 POS1.DWG

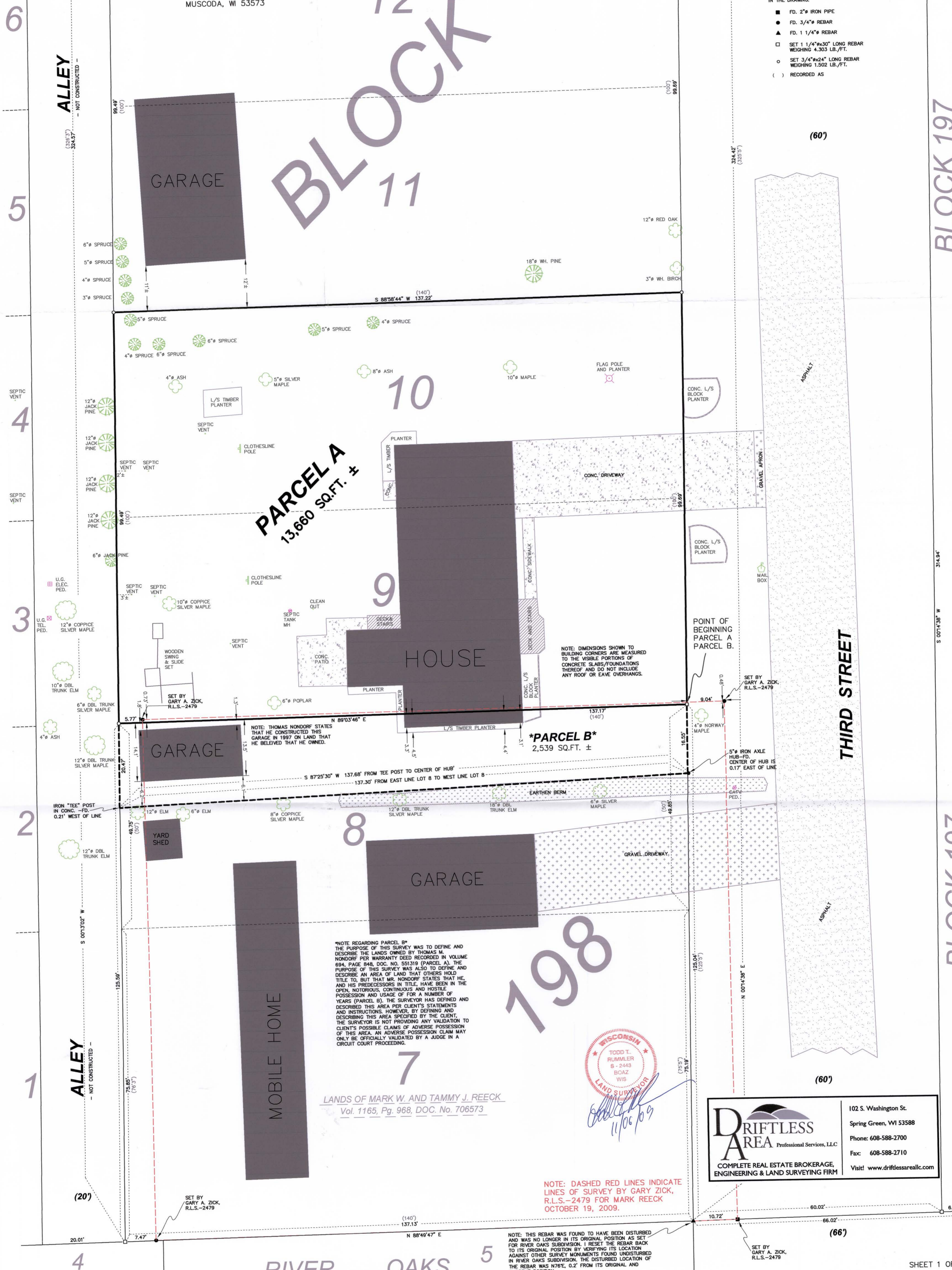
SURVEY BY: TODD T. RUMMLER, R.L.S.-2443
 AGENT OF DRIFTLESS AREA SURVEYING LLC
 102 S. WASHINGTON ST.
 SPRING GREEN, WI 53588

SURVEYED FOR: THOMAS M. NONDORF
 18635 S. THIRD STREET
 MUSCODA, WI 53573

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FD. 2" IRON PIPE
- FD. 3/4" REBAR
- ▲ FD. 1 1/4" REBAR
- SET 1 1/4"x30" LONG REBAR WEIGHING 4.303 LB./FT.
- SET 3/4"x24" LONG REBAR WEIGHING 1.502 LB./FT.
- () RECORDED AS



PARCEL A
 13,660 SQ.FT. ±

PARCEL B
 2,539 SQ.FT. ±

NOTE REGARDING PARCEL B
 THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND DESCRIBE THE LANDS OWNED BY THOMAS M. NONDORF PER WARRANTY DEED RECORDED IN VOLUME 694, PAGE 848, DOC. NO. 551319 (PARCEL A). THE PURPOSE OF THIS SURVEY WAS ALSO TO DEFINE AND DESCRIBE AN AREA OF LAND THAT OTHERS HOLD TITLE TO, BUT THAT MR. NONDORF STATES THAT HE, AND HIS PREDECESSORS IN TITLE, HAVE BEEN IN THE OPEN, NOTORIOUS, CONTINUOUS AND HOSTILE POSSESSION AND USAGE OF FOR A NUMBER OF YEARS (PARCEL B). THE SURVEYOR HAS DEFINED AND DESCRIBED THIS AREA SPECIFIED BY THE CLIENT. THE SURVEYOR IS NOT PROVIDING ANY VALIDATION TO CLIENT'S POSSIBLE CLAIMS OF ADVERSE POSSESSION OF THIS AREA. AN ADVERSE POSSESSION CLAIM MAY ONLY BE OFFICIALLY VALIDATED BY A JUDGE IN A CIRCUIT COURT PROCEEDING.

LANDS OF MARK W. AND TAMMY J. REECK
 Vol. 1165, Pg. 968, DOC. No. 706573

NOTE: DASHED RED LINES INDICATE LINES OF SURVEY BY GARY ZICK, R.L.S.-2479 FOR MARK REECK OCTOBER 19, 2009.

NOTE: THIS REBAR WAS FOUND TO HAVE BEEN DISTURBED AND WAS NO LONGER IN ITS ORIGINAL POSITION AS SET FOR RIVER OAKS SUBDIVISION. I RESET THE REBAR BACK TO ITS ORIGINAL POSITION BY VERIFYING ITS LOCATION AGAINST OTHER SURVEY MONUMENTS FOUND UNDISTURBED IN RIVER OAKS SUBDIVISION. THE DISTURBED LOCATION OF THE REBAR WAS N76°E, 0.2' FROM ITS ORIGINAL AND CURRENT POSITION.

DRIFTLESS AREA Professional Services, LLC
 COMPLETE REAL ESTATE BROKERAGE, ENGINEERING & LAND SURVEYING FIRM

102 S. Washington St.
 Spring Green, WI 53588
 Phone: 608-588-2700
 Fax: 608-588-2710
 Visit: www.driftlessareallc.com

BLOCK 197

S 0014'38" W

BLOCK 197

PLAT OF SURVEY

OF PART OF LOT 8, AND LOT 9 AND LOT 10, OF BLOCK 198 OF THE VACATED PORTION OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WI.

DATE: NOVEMBER 6, 2009

DWG NO: 1134-1 POS2.DWG

SURVEYED FOR: THOMAS M. NONDORF
18635 S. THIRD STREET
MUSCODA, WI 53573

SURVEY BY: TODD T. RUMMLER, R.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING LLC
102 S. WASHINGTON ST.
SPRING GREEN, WI 53588

PARCEL A DESCRIPTION

LOT 9 AND LOT 10 OF BLOCK 198 OF THE VACATED PORTION OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3/4" DIAMETER REBAR AT THE SOUTH QUARTER CORNER OF SECTION 12, T8N, R1W; THENCE N001512"E, 1317.71' TO A 3/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S884947"W ON THE SOUTH LINE THEREOF, 326.55' TO A 1 1/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF BLOCK 198; THENCE N001438"E, 125.04' TO A 3/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF LOT 9 AND THE POINT OF BEGINNING; THENCE CONTINUING N001438"E, 99.69' TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF LOT 10; THENCE S883584"W, 137.22' TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF LOT 10; THENCE S001302"W, 99.49' TO A 3/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF LOT 9; THENCE N890346"E, 137.17' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 13,660 SQ.FT. MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

PARCEL B DESCRIPTION

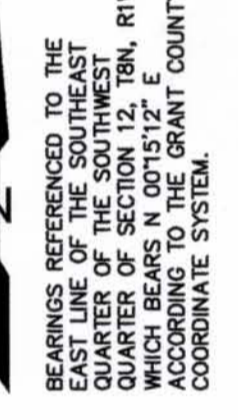
PART OF LOT 8 OF BLOCK 198 OF THE VACATED PORTION OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3/4" DIAMETER REBAR AT THE SOUTH QUARTER CORNER OF SECTION 12, T8N, R1W; THENCE N001512"E, 1317.71' TO A 3/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S884947"W ON THE SOUTH LINE THEREOF, 326.55' TO A 1 1/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF BLOCK 198; THENCE N001438"E, 125.04' TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF LOT 9 AND THE POINT OF BEGINNING; THENCE S001302"W, 16.55' THENCE S872530"W, 137.22' TO THE WEST LINE OF LOT 8; THENCE N001302"E, 20.47' TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF LOT 8; THENCE N890346"E, 137.17' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,539 SQ.FT. MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

LEGEND

- FD. SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- FD. MASONRY NAIL IN PAVEMENT
- FD. 2" IRON PIPE
- FD. 3/4" REBAR
- FD. 1 1/4" REBAR
- SET 1 1/4"x30" LONG REBAR WEIGHING 4.303 LB./FT.
- SET 3/4"x24" LONG REBAR WEIGHING 1.502 LB./FT.
- RECORDED AS



SURVEYOR'S NOTES

THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A TITLE SEARCH FOR THIS PROPERTY. A TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS PROJECT, SO THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PROPERTY THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE RESEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS PROJECT.

THIS PORTION OF THE ORIGINAL PLAT OF MUSCODA HAS BEEN VACATED. HOWEVER, LANDOWNERS WITHIN THIS AREA HAVE APPARENTLY NOT ACQUIRED THE PREVIOUSLY DEDICATED STREET AREAS THROUGH REVERSIONARY RIGHTS NORMALLY ASSOCIATED WITH THE VACATION PROCESS. IN GENERAL, THE LANDOWNERS IN THIS AREA ARE NOT BEING TAXED ON STREET AREAS ADJOINING THE PLATTED LOTS.

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, REGISTERED WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCELS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF THOMAS M. NONDORF, LANDOWNER, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

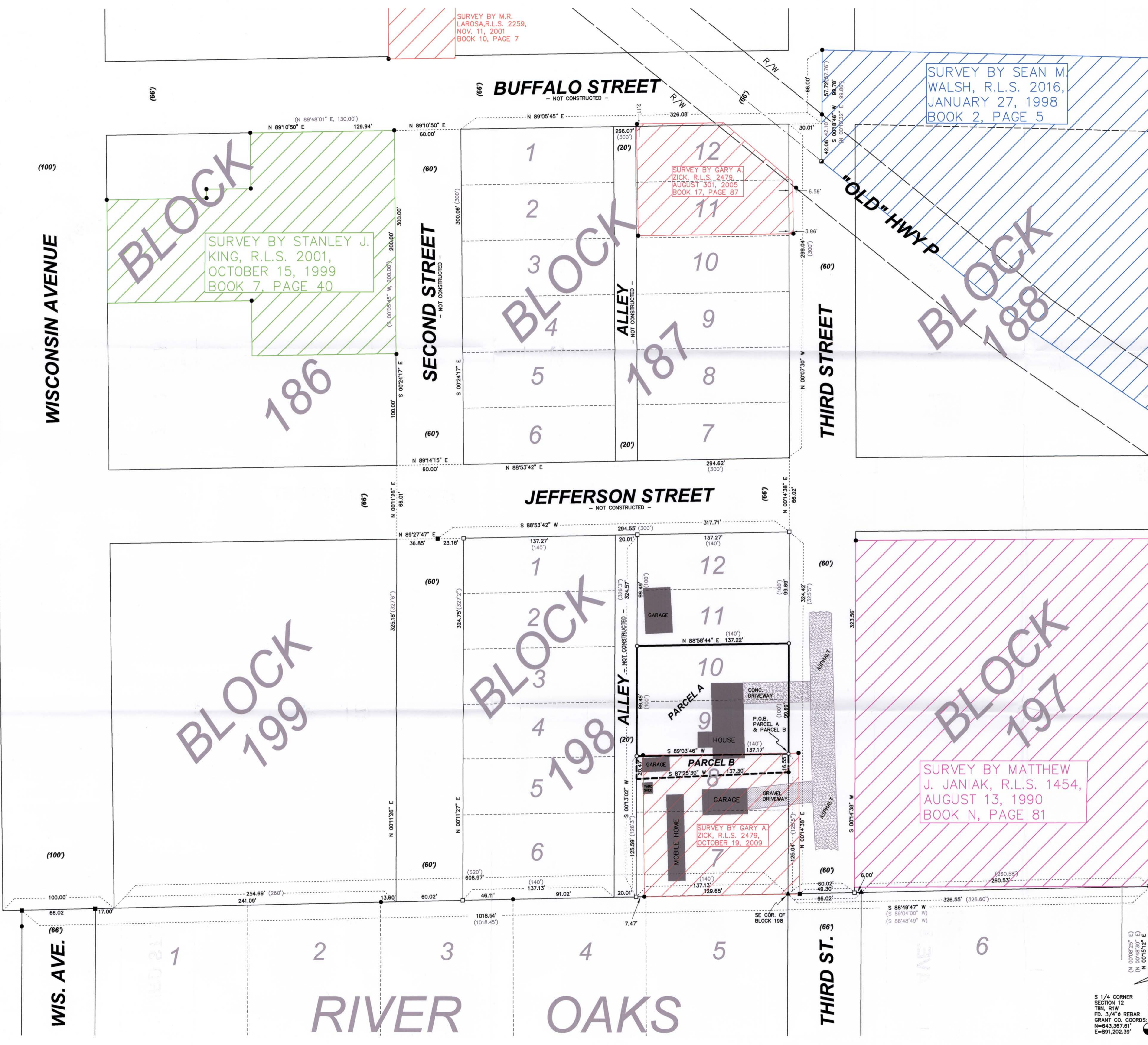
DATE: NOVEMBER 6, 2009

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

DRIFTLESS AREA
Professional Services, LLC
COMPLETE REAL ESTATE BROKERAGE,
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Phone: 608-588-2700
Fax: 608-588-2710
Visit: www.driftlessrealc.com

S 1/4 CORNER SECTION 12 T8N, R1W FD. 3/4" REBAR GRANT CO. COORDS: N=643,367.61 S=891,202.39'



SURVEY BY M.R. LAROSA, R.L.S. 2259, NOV. 11, 2001, BOOK 10, PAGE 7

SURVEY BY SEAN M. WALSH, R.L.S. 2016, JANUARY 27, 1998, BOOK 2, PAGE 5

SURVEY BY GARY A. ZICK, R.L.S. 2479, AUGUST 30, 2005, BOOK 17, PAGE 87

SURVEY BY STANLEY J. KING, R.L.S. 2001, OCTOBER 15, 1999, BOOK 7, PAGE 40

SURVEY BY MATTHEW J. JANIAK, R.L.S. 1454, AUGUST 13, 1990, BOOK N, PAGE 81

SURVEY BY GARY A. ZICK, R.L.S. 2479, OCTOBER 19, 2009