

41023

FEB 20 2018

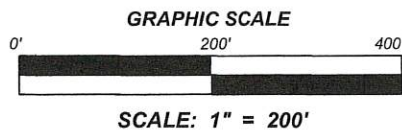
GRANT COUNTY PLAT OF SURVEY

BEING PART OF GRANT COUNTY CERTIFIED SURVEY MAP #54 AND CSM #268, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN.

POINT OF COMMENCEMENT
NORTH QUARTER CORNER SECTION 10, T8N, R1W
2.2" OD IRON PIPE FOUND
BURIED 30" +/-
TIES IN GOOD CONDITION
PER GOVT CORNER RECORD

SURVEY PREPARED FOR:
MR. CAMERON WILLIAMS
5752 CAURITE AVE.
FRESNO CA 93727

SURVEY PREPARED BY:
SEAN M WALSH, PLS 2016
WALSH SURVEYING - MAPPING
GEOMATICS, LLC PO BOX 486, RICHLAND CENTER, WI 53581
608-383-1501 (O) 608-347-9307 (M)



BASIS OF BEARINGS AND ORIENTATION:
GRANT COUNTY COORDINATES
NAD 83 (2011) NORTH LINE OF THE
NORTHWEST QUARTER SECTION 10,
T8N, R1W DETERMINED TO BEAR
S89°26'58"E



SURVEYORS CERTIFICATE

I, SEAN M. WALSH, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2016 DO HEREBY CERTIFY:

THAT I HAVE MADE THIS SURVEY AT THE DIRECTION OF MR. ED RYAN, OWNER OF THE LANDS SURVEYED HERE.

THAT I HAVE MADE THIS SURVEY IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER A-ET OF THE WISCONSIN ADMINISTRATIVE CODE;

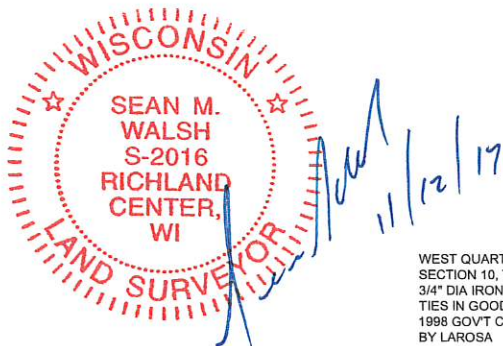
THAT THE INFORMATION CONTAINED HEREON IS CORRECT AND TRUE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

LEGEND:

- ⊗ --- INDICATES 1.2" OD IRON PIPE FOUND
- --- INDICATES 3/4" DIA IRON ROD FOUND
- --- INDICATES 3/4" X 18" IRON REBAR, WEIGHT 1.5 LBS/FT PLACED BY THIS SURVEY
- (000.00) --- DIMENSIONS IN PARENTHESIS ARE AS PREVIOUSLY RECORDED / DESCRIBED

NOTE:

PARCEL B REPRESENTS THE AREA OF OVERLAP BETWEEN CSM 268 AND A TRACT DESCRIBED IN DOCUMENT NUMBER 608454.



WEST QUARTER CORNER SECTION 10, T8N, R1W
3/4" DIA IRON REBAR FOUND
TIES IN GOOD CONDITION PER
1998 GOVT CORNER RECORD
BY LAROSA

SOUTH QUARTER CORNER SECTION 10, T8N, R1W
3/4" DIA IRON REBAR FOUND
TIES IN GOOD CONDITION PER
GOVT CORNER RECORD

NORTHWEST CORNER SECTION 10, T8N, R1W
2.2" OD IRON PIPE FOUND
TIES IN GOOD CONDITION
PER GOVT CORNER RECORD

NORTHWEST CORNER CSM 54

S 89°24'20" W 1886.10'

NORTH LINE OF NW 1/4
S 89°26'58" E 2623.86'

N 89°26'58" W 590.53'

S 00°34'07" W 126.51'

N 89°26'52" E 343.05'
280.35' POINT OF BEGINNING

PINE ROAD

PARCEL "A"
VACANT
TOTAL AREA
252,032 SQ. FT.
5.7859 ACRES
NET AREA
5.57 ACRES
EXCLUDING R/W

PARCEL "B"
VACANT
TOTAL AREA
67,783 SQ. FT.
1.5561 ACRES
NET AREA
1.51 ACRES
EXCLUDING R/W

N 02°02'19" E 924.83'
(S 01°29'10" W 924.88')

S 01°49'47" W 929.63'
(1154.53')

S 00°34'07" W 930.44'
(SOUTH 929.95')

283.58'
N 89°35'44" W 366.70'
(S 89°46' W 366.88')

83.12'
SOUTHEAST CORNER TRACT 11

WEST LINE OF NW 1/4
S 00°04'04" E 2642.12'

APROX 1/16 LINE

SW 1/4 - NW 1/4

SOUTHWEST CORNER CSM 54

APROX 1/16 LINE

GRANT COUNTY CSM 54
TRACT 2 NIELSEN SURVEY
BY HOMER RALPH 1972

GRANT COUNTY CSM 54
TRACT 1 NIELSEN SURVEY
BY HOMER RALPH 1972
SE 1/4 - NW 1/4

SOUTHWEST CORNER CSM 268

NORTH / SOUTH 1/4 LINE
S 00°10'10" E 5269.62'

DESCRIPTION FOR CAMERON WILLIAMS

Parcel "A"

All that part of Grant County Certified Survey Map number 54, located in part of the northeast quarter of the northwest quarter of Section 10, Township 8 North, Range 1 West, Town of Muscoda, Grant County, Wisconsin described as follows:

Commencing at the north quarter corner of said section 10;
Thence North 89°26'58" West, along the north line of said northwest quarter, 590.53 feet;
Thence South 00°34'07" West, 126.51 feet to a point on the centerline of pine road, being the northeast corner of Grant County Certified Survey Map #54;
Thence South 89°26'52" West, along said centerline and north line, 62.70 feet to the northwest corner of Grant County Certified Survey Map 268 and the point of beginning of the parcel of land hereinafter described;
Thence South 01°49'47" West, along the west line of said CSM 268, a distance of 929.63 feet to the south line of a tract of land described in Document number 608454;
Thence North 89°35'44" West, along said south line, 283.58 feet to the southwest corner of said tract of land;
Thence North 02°02'19" East, 924.83 feet to a point on the centerline of Pine Road;
Thence North 89°26'52" East, along said centerline, 280.35 feet;

DESCRIPTION FOR CAMERON WILLIAMS

Parcel "B"

All that part of Grant County Certified Survey Map number 54 and part of Grant County Certified Survey Map 268, all located in part of the Northeast quarter of the Northwest quarter of Section 10, Township 8 North, Range 1 West, Town of Muscoda, Grant County, Wisconsin described as follows:

Commencing at the North Quarter corner of said section 10;
Thence North 89°26'58" West, along the north line of said northwest quarter, 590.53 feet;
Thence South 00°34'07" West, 126.51 feet to a point on the centerline of pine road, being the northeast corner of Grant County Certified Survey Map #54 and the point of beginning of the tract of land hereinafter described;
Thence South 00°34'07" West, along the east line of Grant County Certified Survey Map 54, a distance of 930.44 feet to the southeast corner of a tract of land described in Document number 608454;
Thence North 89°35'4" West, along the south line of said tract of land, 83.12 feet to a point on the west line of Grant County Certified Survey Map 268;
Thence North 01°49'47" East, along said east line, 929.63 feet to a point on the centerline of Pine Road;
Thence North 89°26'52" East, 62.70 feet to the point of beginning.

