

# PLAT OF SURVEY

**BLOCK 16, SECOND PARK ADDITION TO THE VILLAGE OF BLUE RIVER LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, VILLAGE OF BLUE RIVER, GRANT COUNTY, WISCONSIN**

PREPARED BY: JAY P. ADAMS, PLS  
TEAM ENGINEERING, INC.  
210 GUARD ST  
WAUZEKA, WI 53826

PREPARED FOR: REBECCA ANN BROWN  
601 SOUTH PARK ST  
BLUE RIVER, WI 53518

NORTHEAST CORNER  
SECTION 11, T8N, R2W  
3/4" IRON ROD AND REFERENCE  
TIES FOUND

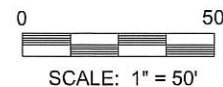
BLOCK 18  
SECOND PARK ADDITION

BLOCK 17  
SECOND PARK ADDITION

RIVER STREET

RIVER STREET (VACATED)

BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NORTHEAST QUARTER OF  
SECTION 11, T8N, R2W DETERMINED TO  
BEAR S00°10'10"E AS DERIVED FROM THE  
WISCONSIN COORDINATE REFERENCE  
SYSTEM, GRANT COUNTY, NAD 83 (2011).



### LEGEND

- GRANT COUNTY PLSS CORNER (MONUMENT AS NOTED)
- SET 3/4" X 24" REBAR w/CAP (WEIGHT = 1.50 LBS/FT)
- FOUND 5/8" IRON ROD
- ( ) RECORDED AS
- RIGHT OF WAY
- EDGE OF TRAVELED WAY
- CENTERLINE

BLOCK 19  
SECOND PARK ADDITION

COUMBE STREET

**PARCEL "B"**

1.07 ACRES  
(46,453 S.F. +/-)

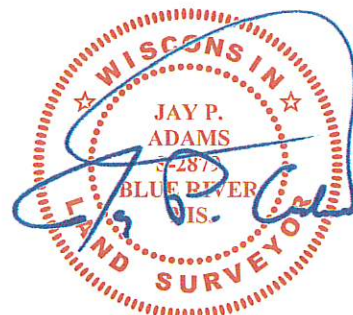
**PARCEL "A"**

0.27 ACRES  
(11,597 S.F. +/-)

PLAT OF SURVEY  
BY  
PAUL BRASHAW  
DATED DECEMBER 29, 1983

### SURVEYOR'S NOTES

1. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
2. FENCE LINES AND OTHER IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
3. VILLAGE RECORDS SHOW THAT THE ALLEY LOCATED IN BLOCK 16 TO BE VACATED ALONG WITH THE EAST 170 FEET OF RIVER STREET AND MARTHA STREET LYING NORTH OF PARK STREET.
4. IT IS THE INTENT OF THIS SURVEY TO ONLY MAP THE LOTS AND VACATED ALLEY LOCATED IN BLOCK 16. REVERSION RIGHTS OF MARTHA STREET AND RIVER STREET ARE INTENDED TO BE RETAINED IN FULL BY THE OWNERS. FUTURE REVERSION RIGHTS TO COUMBE STREET ARE TO BE GRANTED WITH PARCEL "B."



23 FEBRUARY 2018

BLOCK 20  
SECOND PARK ADDITION

BLOCK 15  
SECOND PARK ADDITION

PARK STREET

MARTHA STREET (VACATED)

EAST 1/4 CORNER  
SECTION 11, T8N, R2W  
PK NAIL AND REFERENCE TIES  
FOUND



210 GUARD ST  
WAUZEKA, WI 53826  
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WWW.TEAMENGINC.COM

41035

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**LEGAL DESCRIPTION: PARCEL "A"**

A PARCEL OF LAND LOCATED IN BLOCK 16, SECOND PARK ADDITION TO THE VILLAGE OF BLUE RIVER LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, VILLAGE OF BLUE RIVER, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;  
THENCE S00°10'10"E, 293.20 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER;  
THENCE S89°49'53"W, 1940.36 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 16 AND THE POINT OF BEGINNING;

THENCE S00°17'08"W, 100.15 FEET ALONG THE EAST LINE OF BLOCK 16 TO THE SOUTHEAST CORNER OF LOT 4;  
THENCE S89°50'15"W, 115.83 FEET ALONG THE SOUTH LINE OF LOT 4 PROJECTED TO THE CENTER OF THE VACATED ALLEY OF BLOCK 16;  
THENCE N00°16'53"E, 100.08 FEET ALONG THE CENTER OF SAID VACATED ALLEY TO THE NORTH LINE OF BLOCK 16;  
THENCE N89°48'20"E, 115.84 FEET ALONG THE NORTH LINE OF BLOCK 16 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.27 ACRES, MORE OR LESS TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

**LEGAL DESCRIPTION: PARCEL "B"**

A PARCEL OF LAND LOCATED IN BLOCK 16, SECOND PARK ADDITION TO THE VILLAGE OF BLUE RIVER LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, VILLAGE OF BLUE RIVER, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;  
THENCE S00°10'10"E, 293.20 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER;  
THENCE S89°49'53"W, 1940.36 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 16;  
THENCE S00°17'08"W, 100.15 FEET ALONG THE EAST LINE OF BLOCK 16 TO THE SOUTHEAST CORNER OF LOT 4 AND THE POINT OF BEGINNING;

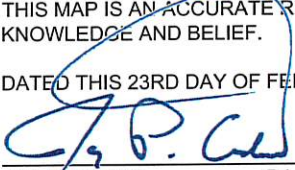
THENCE CONTINUING S00°17'08"W, 150.22 FEET ALONG THE EAST LINE OF BLOCK 16 TO THE SOUTHEAST CORNER OF BLOCK 16;  
THENCE S89°53'01"W, 231.85 FEET ALONG THE SOUTH LINE OF BLOCK 16 TO THE SOUTHWEST CORNER OF BLOCK 16;  
THENCE N00°12'51"E, 250.05 FEET ALONG THE WEST LINE OF BLOCK 16 TO THE NORTHWEST CORNER OF BLOCK 16;  
THENCE N89°48'20"E, 116.32 FEET ALONG THE NORTH LINE OF BLOCK 16 TO THE CENTER OF THE VACATED ALLEY OF BLOCK 16;  
THENCE S00°16'53"W, 100.08 FEET ALONG THE CENTER OF SAID VACATED ALLEY TO THE PROJECTED SOUTH LINE OF LOT 4;  
THENCE N89°50'15"E, 115.83 FEET ALONG THE PROJECTED SOUTH LINE OF AND SOUTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

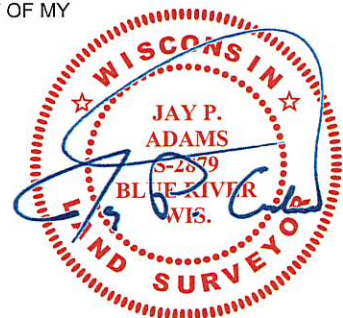
SAID PARCEL CONTAINS 1.07 ACRES, MORE OR LESS TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

**SURVEYOR'S CERTIFICATE**

I, JAY P. ADAMS, PROFESSIONAL LAND SURVEYOR, S-2879, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND UNDER THE DIRECTION OF REBECCA ANN BROWN AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 23RD DAY OF FEBRUARY, 2018.

  
\_\_\_\_\_  
JAY P. ADAMS P.L.S. S-2879



**23 FEBRUARY 2018**