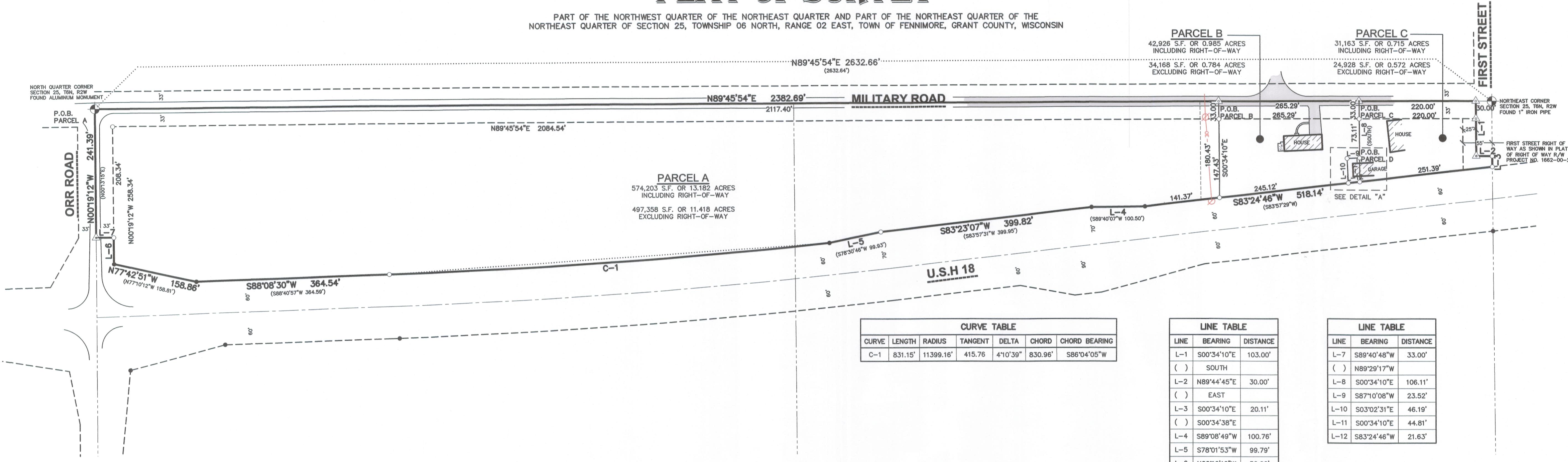


PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 06 NORTH, RANGE 02 EAST, TOWN OF FENNIMORE, GRANT COUNTY, WISCONSIN



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C-1	831.15'	11399.16'	415.76'	4°10'39"	830.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°34'10"E	103.00'
()	SOUTH	
L-2	N89°44'45"E	30.00'
()	EAST	
L-3	S00°34'10"E	20.11'
()	S00°34'38"E	
L-4	S89°08'49"W	100.76'
L-5	S78°01'53"W	99.79'
L-6	N00°19'12"W	50.00'
()	N00°13'15"E	

LINE TABLE		
LINE	BEARING	DISTANCE
L-7	S89°40'48"W	33.00'
()	N89°29'17"W	
L-8	S00°34'10"E	106.11'
L-9	S87°10'08"W	23.52'
L-10	S03°02'31"E	46.19'
L-11	S00°34'10"E	44.81'
L-12	S83°24'46"W	21.63'

- LEGEND**
- △ MAG NAIL SET
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - POWER POLE W/GUY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - OVERHEAD ELECTRIC DISTRIBUTION
 - BUILDING
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

LEGAL DESCRIPTION (AS SURVEYED)

PARCEL A:
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 25, T06N, R02W, TOWN OF FENNIMORE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 2,117.40 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 180.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18; THENCE SOUTH 83 DEGREES 24 MINUTES 46 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 141.37 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 49 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 100.76 FEET; THENCE SOUTH 83 DEGREES 23 MINUTES 07 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 399.82 FEET; THENCE SOUTH 78 DEGREES 04 MINUTES 05 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 99.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY, 831.15 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,399.16 FEET, THE CHORD BEARS SOUTH 86 DEGREES 04 MINUTES 05 SECONDS WEST, 830.96 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 364.54 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 158.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORR ROAD; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF ORR ROAD, 50.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 48 SECONDS WEST, 33.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25, AFORSAID; THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25, AFORSAID, 241.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 574,203 SQUARE FEET OR 13.182 ACRES INCLUDING THE RIGHT-OF-WAY; PARCEL CONTAINS 497,358 SQUARE FEET OR 11.418 ACRES EXCLUDING THE RIGHT-OF-WAY. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY AND WESTERLY 33 FEET, FOR ROAD PURPOSES.

TAX KEY NUMBER: 016-00564-0000

PARCEL B:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T06N, R02W, TOWN OF FENNIMORE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 2,117.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 285.29 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 106.11 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 08 SECONDS WEST, 23.52 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 31 SECONDS EAST, 46.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18; THENCE SOUTH 83 DEGREES 24 MINUTES 46 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 245.12 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST, 180.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42,926 SQUARE FEET OR 0.985 ACRES INCLUDING THE RIGHT-OF-WAY; PARCEL CONTAINS 34,168 SQUARE FEET OR 0.784 ACRES EXCLUDING THE RIGHT-OF-WAY. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET, FOR ROAD PURPOSES.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 2589 MILITARY ROAD, FENNIMORE, WI
TAX KEY NUMBER: 016-00566-0000

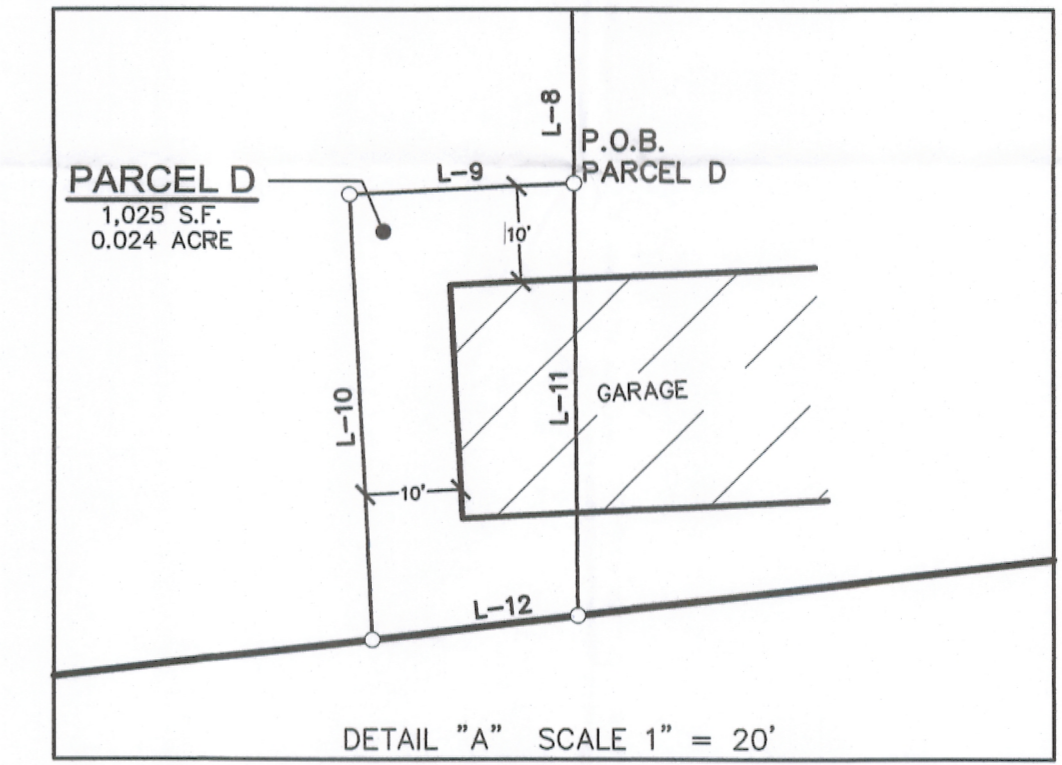
PARCEL C:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T06N, R02W, TOWN OF FENNIMORE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 2,117.40 FEET; THENCE CONTINUING NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 285.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 220.00 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 103.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, 30.00 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SECTION 25, AFORSAID, 20.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18; THENCE SOUTH 83 DEGREES 24 MINUTES 46 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18, 273.02 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 31 SECONDS WEST, 46.19 FEET; THENCE NORTH 87 DEGREES 10 MINUTES 08 SECONDS EAST, 23.52 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST, 106.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 31,163 SQUARE FEET OR 0.715 ACRES INCLUDING THE RIGHT-OF-WAY; PARCEL CONTAINS 24,928 SQUARE FEET OR 0.572 ACRES EXCLUDING THE RIGHT-OF-WAY. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET, FOR ROAD PURPOSES.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 12895 FIRST STREET, FENNIMORE, WI
TAX KEY NUMBER: 016-00563-0000

PARCEL D:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T06N, R02W, TOWN OF FENNIMORE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 2,117.40 FEET; THENCE CONTINUING NORTH 89 DEGREES 45 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SECTION 25, AFORSAID, 285.29 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 106.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 34 MINUTES 10 SECONDS EAST, 106.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18; THENCE SOUTH 83 DEGREES 24 MINUTES 46 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 21.63 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 31 SECONDS WEST, 46.19 FEET; THENCE NORTH 87 DEGREES 10 MINUTES 08 SECONDS EAST, 23.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,025 SQUARE FEET OR 0.024 ACRES.



- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON FEBRUARY 17, 2018.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (GRANT COUNTY), THE NORTH LINE OF SECTION 25, T6N, R2W BEARS N89°45'54"E.
 - THE PURPOSE FOR ADJUSTING THE LOT LINE BETWEEN PARCELS A AND B IS TO SEPARATE THE AGRICULTURAL FIELDS ON PARCEL A FROM THE RESIDENCE ON PARCEL B.
 - THE PURPOSE FOR ADJUSTING THE LOT LINES BETWEEN PARCELS B AND C IS TO FIX THE ISSUE OF THE ENCRoACHING GARAGE, AS DEFINED BY PARCEL D.
 - AS SURVEYED PARCEL B LEGAL DESCRIPTION EXCLUDES PARCEL D. AS SURVEYED PARCEL C LEGAL DESCRIPTION INCLUDES PARCEL D.

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL 1 (INCLUDES AS SURVEYED PARCELS A, B, AND D):
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, T6N, R2W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, LYING NORTH OF US HIGHWAY NO. 18.
EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE WEST 30 FEET; THENCE SOUTH 103 FEET; THENCE EAST 30 FEET; THENCE NORTH 103 FEET TO THE PLACE OF BEGINNING.
ALSO EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 25; THENCE WEST 220 FEET ALONG THE CENTERLINE OF OLD U.S. HIGHWAY NO. 18, NOW A TOWN ROAD; THENCE SOUTH APPROXIMATELY 200 FEET TO THE CENTER OF NEW U.S. HIGHWAY NO. 18; THENCE EASTERLY ALONG THE CENTER OF NEW U.S. HIGHWAY NO. 18 TO THE TOWN LINE; THENCE NORTH ON THE TOWN LINE APPROXIMATELY 74 FEET TO A POINT 103 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 25; THENCE WEST 30 FEET; THENCE NORTH 103 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT THAT PARCEL OF LAND CONVEYED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GRANT COUNTY, WISCONSIN, IN VOLUME 664 OF RECORDS, PAGE 699, AS DOCUMENT NO. 535321.
FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 2589 MILITARY ROAD, FENNIMORE, WI
TAX KEY NUMBER: 016-00564-0000, 016-00566-0000, AND 016-00568-0000

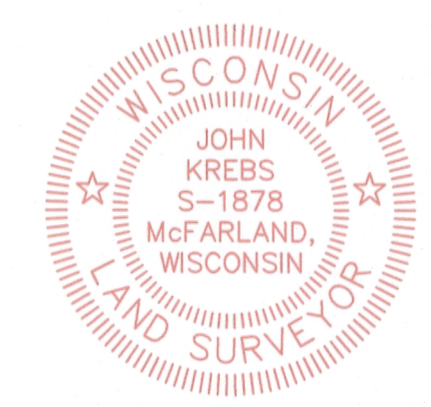
PARCEL 2 (INCLUDES AS SURVEYED PARCEL C):
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, T6N, R2W OF THE P.M., IN GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SECTION 25, T6N, R2W OF THE 4TH P.M., IN GRANT COUNTY, WISCONSIN; THENCE WEST 220 FEET ALONG THE CENTERLINE OF OLD HIGHWAY 18, NOW A TOWN ROAD; THENCE SOUTH APPROXIMATELY 200 FEET TO THE CENTER OF NEW HIGHWAY 18; THENCE EASTERLY ALONG THE CENTER OF NEW HIGHWAY 18 TO THE TOWN LINE; THENCE NORTH ON THE TOWN LINE APPROXIMATELY 74 FEET TO A POINT 103 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25; THENCE WEST 30 FEET; THENCE NORTH 103 FEET TO THE PLACE OF BEGINNING.
FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 12895 FIRST STREET, FENNIMORE, WI
TAX KEY NUMBER: 016-00563-0000

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

John Krebs
JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

3/30/18
DATE



CREATE THE VISION TELL THE ST0

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

MIKE AND JANICE KELL

CLIENT ADDRESS:

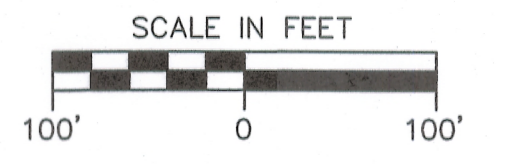
1355 US HWY 18
FENNIMORE, WI 53809

PROJECT:

LOT LINE ADJUSTMENT

PROJECT LOCATION:

TOWN OF FENNIMORE
GRANT COUNTY, WI



Design/Drawn: ZL
Approved:

SHEET TITLE:
PLAT OF SURVEY

MAP NO: D-#
SHEET NUMBER:

1 OF 1

JSD PROJECT NO: