

42019

PLAT OF SURVEY

LOCATED IN
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12,
TOWNSHIP 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN

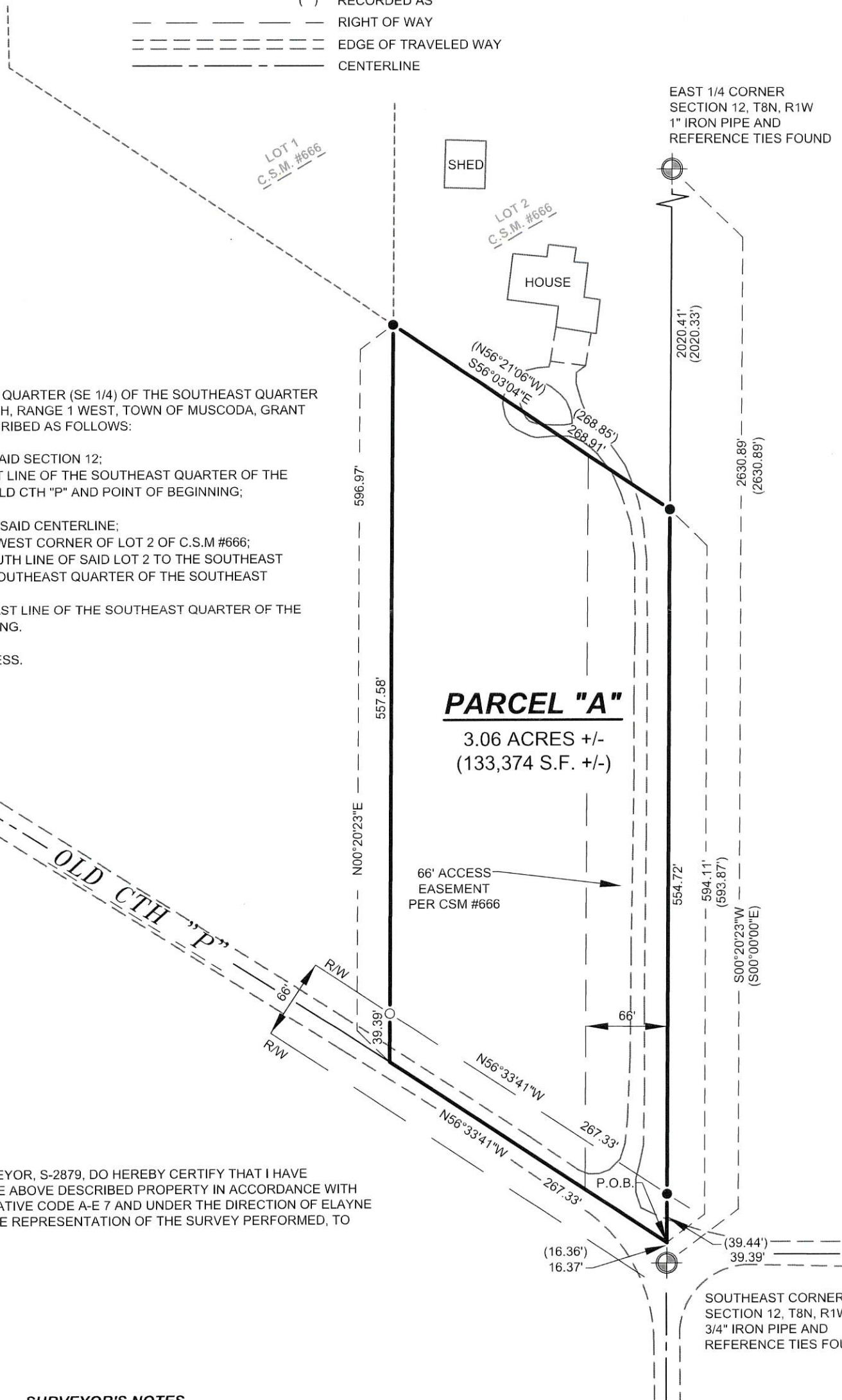
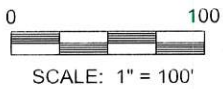
PREPARED BY: JAY P. ADAMS, PLS
TEAM ENGINEERING, INC.
210 GUARD ST
WAUZEKA, WI 53826

PREPARED FOR: ELAYNE CARLEY
225 NORTH STREET
CAZENOVIA, WI 53924

LEGEND

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

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T8N, R1W DETERMINED TO BEAR S00°20'23"W AS DERIVED FROM THE WISCONSIN COORDINATE REFERENCE SYSTEM, GRANT COUNTY, NAD 83 (2011).



LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, ALL IN TOWNSHIP 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE N00°20'23"E, 16.37 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE CENTERLINE OF OLD CTH "P" AND POINT OF BEGINNING;

THENCE N56°33'41"W, 267.33 FEET ALONG SAID CENTERLINE;
THENCE N00°20'23"E, 596.97 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF C.S.M #666;
THENCE S56°03'04"E, 268.91 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°20'23"W, 594.11 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.06 ACRES, MORE OR LESS.

PARCEL "A"

3.06 ACRES +/-
(133,374 S.F. +/-)



2 AUGUST 2018

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 ELAYNE CARLEY AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 2ND DAY OF AUGUST, 2018.

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

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. IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
3. RIGHT OF WAY FOR OLD CTH "P" IS BASED ON THE CENTERLINE OF THE EXISTING TRAVELED WAY AND FOUND MONUMENTATION.