

PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWN 7 NORTH, RANGE 4 WEST, TOWN OF WOODMAN, GRANT COUNTY, WI.

DATE: JUNE 22, 2020
DWG NO: 1549-1POS.DWG

SURVEYED FOR:
CHARLES AND DONNA KING
P.O. BOX 145
BOSCOBEL, WI 53805

SURVEY BY:
TODD T. RUMMLER P.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581

W1/4 CORNER OF SECTION 7, T7N, R3W, 1" IRON PIPE FOUND IN SLOUGH.

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

(51 LINKS)
S 00°21'41" E
33.70'

SURVEYOR'S NOTES:

- 1.) THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PARCEL THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THE SURVEYOR DID NOT COMPLETE, NOR WAS HE PROVIDED WITH, A COMPREHENSIVE TITLE SEARCH FOR THE SURVEYED PROPERTY AS PART OF THE SCOPE OF THIS PROJECT.
- 2.) THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON MAY 26, 2020.
- 3.) THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND DESCRIBE AN AREA OF LAND THAT THE LANDOWNERS, CHARLES AND DONNA KING, PROPOSE TO CONVEY TO A NEW OWNER.
- 4.) THE RIGHT-OF-WAY LIMITS OF STH 133 WERE DETERMINED FROM THE INFORMATION SHOWN ON THE "PLAT OF RIGHT OF WAY REQUIRED - PROJECT T O 335(1)", RIGHT OF WAY POSTS FOUND IN AREA AND THE PHYSICAL LOCATION OF THE ROADWAY CENTERLINE. THE STH 133 RIGHT OF WAY EXISTS BY EASEMENT.

NE1/4-SE1/4

UNPLATTED LANDS OF WI DNR

LEGEND

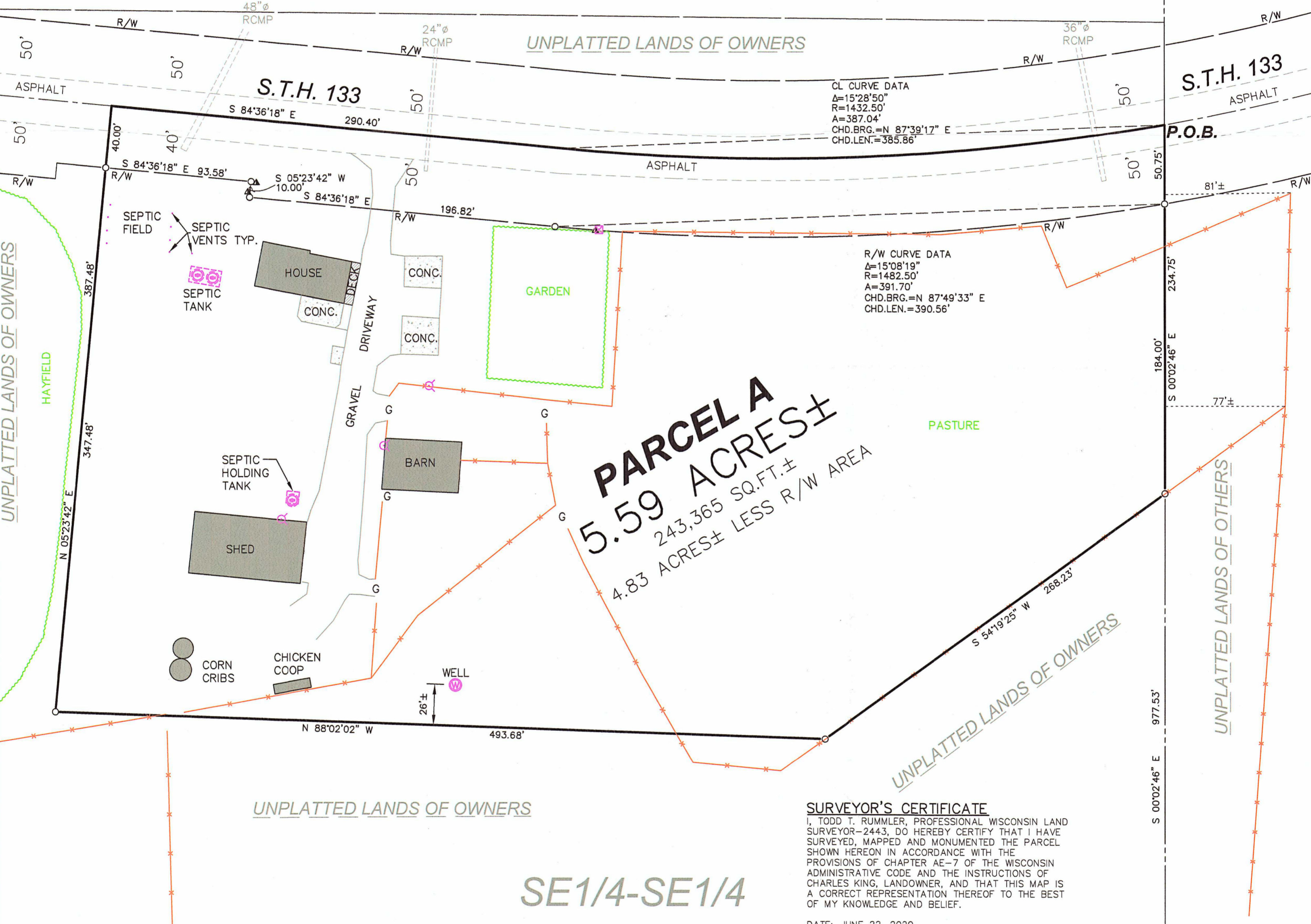
THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET

- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- FD. 1-1/2" STEEL "CHANNEL" R/W POST
- SET 3/4" x 24" LONG REBAR wt.=1.502 lbs. per ln.ft.
- FROSTPROOF HYDRANT
- UTY. PED
- WIRE FENCE
- EXISTING GATE
- RECORDED AS

E1/4 CORNER OF SECTION 12, T7N, R4W, 1-1/2" x 120" LONG SCHEDULE 40 GALVANIZED WATER PIPE DRIVEN TO REFUSAL IN SLOUGH. REFERENCE TIES SET AND TIE SHEET PREPARED.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T7N, R4W, WHICH BEARS S 00°02'46" E ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM. NAD 83 DATUM, 2011 ADJ.

SCALE: 1"=50'

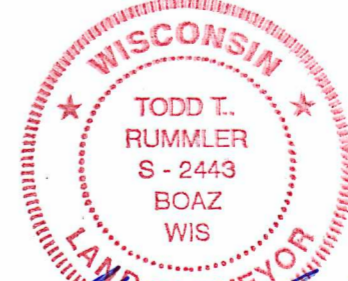


PARCEL A
5.59 ACRES±
243,365 SQ.FT.±
4.83 ACRES± LESS R/W AREA

SURVEYOR'S CERTIFICATE

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

DATE: JUNE 22, 2020



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

SW CORNER OF SECTION 7, T7N, R3W, 1" IRON PIPE FOUND AND VERIFIED.

(48 LINKS)
S 00°37'27" E
(31.68')
S 00°11'57" W
31.79'

SE CORNER OF SECTION 12, T7N, R4W, 1" IRON REBAR FOUND. REF. TIES FD. AND VERIFIED.

Parcel A Description

Part of the Southeast Quarter of the Southeast Quarter of Section 12, Town 7 North, Range 4 West, Town of Woodman, Grant County, Wisconsin, being more fully described as follows:

Commencing at the 1-1/2" diameter galvanized iron pipe at the East Quarter Corner of Section 12, T9N, R4W;

Thence S 00°02'46" E on the east line of the Southeast Quarter, 1375.01 feet to the centerline of S.T.H. 133 and the Point of Beginning;

Thence continuing S 00°02'46" E on said east line, 234.75 feet to a 3/4" diameter rebar;

Thence S 54°19'25" W, 268.23 feet to a 3/4" diameter rebar;

Thence N 88°02'02" W, 493.68 feet to a 3/4" diameter rebar;

Thence N 05°23'42" E, 387.48 feet to the centerline of S.T.H. 133;

Thence S 84°36'18" E on the centerline of S.T.H. 133, 290.40 feet;

Thence easterly, 387.04 feet on the arc of a 1432.50 foot radius curve to the left, making a central angle of 15°28'50" and a long chord of 385.86 feet that bears N 87°39'17" E to the Point of Beginning.

Parcel contains 5.59 acres (243,365 sq.ft.), more or less, and is subject to any and all easements and rights-of-way of record and/or usage.

COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit! www.driftlessareallc.com