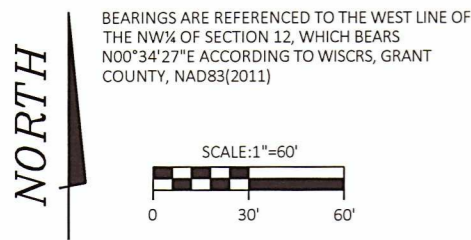


PLAT OF SURVEY

45100

ALL OF LOTS 4, 5, AND 6, BLOCK 160, ORIGINAL PLAT OF THE VILLAGE OF MUSCODA, AND PART OF A DISCONTINUED PORTION OF WAREHOUSE STREET BEING LOCATED IN THE SW¹/₄ OF THE NW¹/₄ OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, VILLAGE OF MUSCODA, GRANT COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW¹/₄ OF SECTION 12, WHICH BEARS N00°34'27"E ACCORDING TO WISCRS, GRANT COUNTY, NAD83(2011)

FIELD WORK COMPLETED: DECEMBER 9, 2020

SURVEYED FOR: KERRY JELLE
417 WAREHOUSE STREET
MUSCODA, WI 53573

JOB NUMBER: H94010

SURVEYED BY: WESLEY L. KRAEMER, P.L.S. S-3026
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNRISE DRIVE
SPRING GREEN, WI 53588

- LEGEND**
- FOUND 3/4" Ø IRON ROD
 - FOUND 1 1/2" Ø IRON PIPE
 - SET 3/4" Ø IRON ROD WEIGHING 1.502 LBS./LIN. FT. RECORDED AS
 - () CHAIN LINK FENCE

NOTE: THIS PLAT OF SURVEY SUPERCEDES A PLAT OF SURVEY BY SCOTT D. WARNER DATED DECEMBER 13, 2019

METES AND BOUNDS DESCRIPTION

ALL OF LOTS 4, 5, AND 6, BLOCK 160, ORIGINAL PLAT OF THE VILLAGE OF MUSCODA, AND PART OF A DISCONTINUED PORTION OF WAREHOUSE STREET BEING LOCATED IN THE SW¹/₄ OF THE NW¹/₄ OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, VILLAGE OF MUSCODA, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W¹/₂ CORNER OF SAID SECTION 12;

THENCE N00°34'27"E, 155.35 FEET ALONG THE WEST LINE OF THE SW¹/₄ OF THE NW¹/₄ OF SAID SECTION 12 TO THE NORTHWEST CORNER OF BLOCK 160 OF THE ORIGINAL PLAT OF THE VILLAGE OF MUSCODA;

THENCE N88°44'17"E, 163.54 FEET ALONG THE NORTH LINE OF SAID BLOCK 160 TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 160 AND THE POINT OF BEGINNING;

THENCE CONTINUING N88°44'17"E, 29.98 FEET ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD BLUE RIVER ROAD;

THENCE N54°48'05"E, 12.54 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF WAREHOUSE STREET PER RESOLUTION IN VOLUME 715, PAGES 64-68 (DOCUMENT 560885);

THENCE ALONG SAID SOUTH LINE OF WAREHOUSE STREET, N88°44'17"E, 109.86 FEET TO THE EXTENDED EAST LINE OF LOT 4 OF SAID BLOCK 160;

THENCE S00°53'39"E, 157.86 FEET ALONG SAID EXTENDED EAST LINE AND ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE S88°43'09"W, 150.64 FEET ALONG THE SOUTH LINE OF LOTS 4, 5, AND 6 OF SAID BLOCK 160 TO THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 160;

THENCE N00°43'18"W, 150.91 FEET ALONG THE WEST LINE OF SAID LOT 6 TO POINT OF BEGINNING.

PARCEL CONTAINS A TOTAL OF 0.54 ACRES (23,500 SQ.FT.) MORE OR LESS. PARCEL CONTAINS 0.53 ACRES (23,196 SQ.FT.) MORE OR LESS EXCLUDING OLD BLUE RIVER ROAD RIGHT OF WAY.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, WESLEY L. KRAEMER, PROFESSIONAL WISCONSIN LAND SURVEYOR S-2524, HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE PROVISIONS OF CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DECEMBER 9, 2020

Wes Kraemer

WESLEY L. KRAEMER
PROFESSIONAL LAND SURVEYOR, S-3026
JEWELL ASSOCIATES ENGINEERS, INC.

