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46016

By Land Information Office at 8:53 am, Jan 15, 2021

# PLAT OF SURVEY

BUYER: ERIN KENNEDY  
3078 KRESS LANE  
POTOSI, WI 53820

SELLER: MARILYN HENDRICKS

## PARCEL DESCRIPTION:

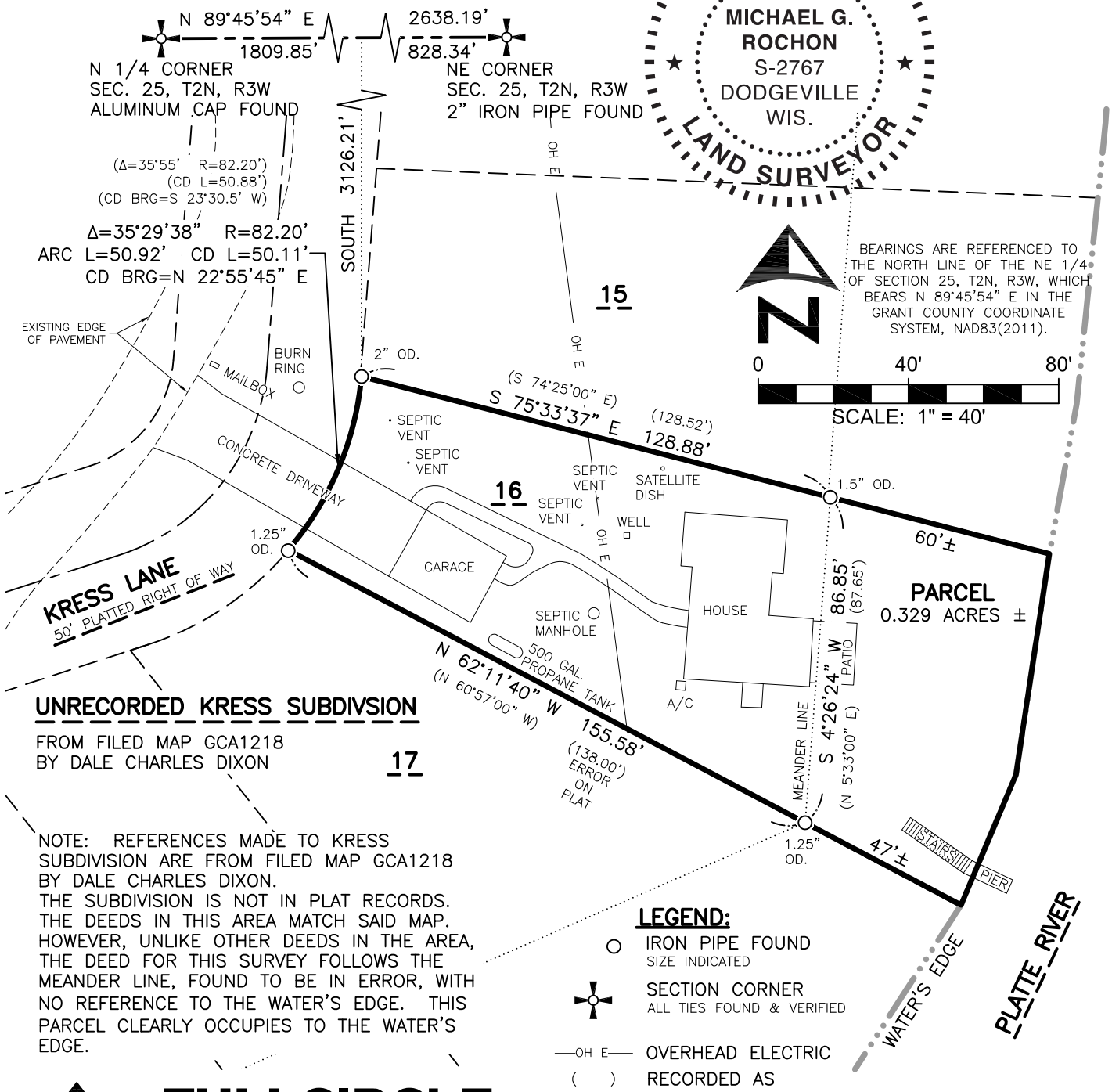
Being Lot 16 of unrecorded Kress Subdivision from filed map GCA1218 by Dale Charles Dixon, located in Government Lot 4 in the NE 1/4 of the SE 1/4 of Section 25, T2N, R3W, Town of Potosi, Grant County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 25;  
thence N 89°45'54" E, 1809.85' along the north line of the NE 1/4;  
thence SOUTH, 3126.21' to the POINT OF BEGINNING and the beginning of a traverse around said Lot 16;  
thence S 75°33'37" E, 128.88' to a meander point lying N 75°33'37" W, 60', more or less, from the west edge of the Platte River;  
thence S 4°26'24" W, 86.85' along the meander line to a point lying N 62°11'40" W, 47', more or less, from the west edge of the Platte River;  
thence N 62°11'40" W, 155.58' to the beginning of a curve, concave to the northwest, having a central angle of 35°29'38", a radius of 82.20', and whose long chord bears N 22°55'45" E, 50.11';  
thence along the arc of said curve 50.92' to the POINT OF BEGINNING; including the area east of the meander line and west of the Platte River;  
containing 0.329 acres, more or less.  
Parcel is subject to any easements of record and/or usage.

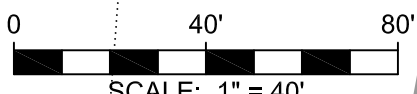
## SURVEYOR'S CERTIFICATE:

I have surveyed the above-described property and the map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any, and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

*Michael G. Rochon* 12/7/2020  
Michael G. Rochon, PLS No. S-2767 Date



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 25, T2N, R3W, WHICH BEARS N 89°45'54" E IN THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).



SCALE: 1" = 40'

**UNRECORDED KRESS SUBDIVISION**  
FROM FILED MAP GCA1218  
BY DALE CHARLES DIXON

NOTE: REFERENCES MADE TO KRESS SUBDIVISION ARE FROM FILED MAP GCA1218 BY DALE CHARLES DIXON. THE SUBDIVISION IS NOT IN PLAT RECORDS. THE DEEDS IN THIS AREA MATCH SAID MAP. HOWEVER, UNLIKE OTHER DEEDS IN THE AREA, THE DEED FOR THIS SURVEY FOLLOWS THE MEANDER LINE, FOUND TO BE IN ERROR, WITH NO REFERENCE TO THE WATER'S EDGE. THIS PARCEL CLEARLY OCCUPIES TO THE WATER'S EDGE.

### LEGEND:

- IRON PIPE FOUND  
SIZE INDICATED
- ✦ SECTION CORNER  
ALL TIES FOUND & VERIFIED
- OH E— OVERHEAD ELECTRIC
- ( ) RECORDED AS



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SHEET 1 OF 1  
JOB ID: 2011181B  
FIELD CREW: MGR