

RECEIVED

46022

By Land Information Office at 8:19 am, Feb 12, 2021

PLAT OF SURVEY

BUYER: MATT STADER
3096 KRESS LANE
POTOSI, WI 53820

SELLER: MICHAEL STADER

PARCEL DESCRIPTION:

Being Lot 12 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, 1904.01' along the north line of the NE 1/4;
thence SOUTH, 2856.28' to the POINT OF BEGINNING and the beginning of a traverse around said Lot 12 and a meander point lying S 58°24'01" W, 79', more or less, from the west edge of the Platte River;
thence S 35°40'52" E, 83.85' along the meander line to a point lying S 71°39'01" W, 62', more or less, from the west edge of the Platte River; thence S 71°39'01" W, 154.38' to the beginning of a curve, concave to the southwest, having a central angle of 36°52'32", a radius of 80.60', and whose long chord bears N 50°26'55" W, 50.98'; thence along the arc of said curve 51.87'; thence N 58°24'01" E, 160.78' to the POINT OF BEGINNING; including the area east of the meander line and west of the Platte River;
containing 0.387 acres, more or less.

Parcel is subject to any easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

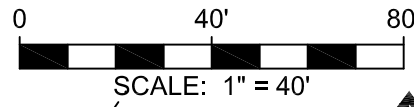
I have surveyed the above-described property and the map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any, and that 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.



LEGEND:

- 2" OD. IRON PIPE FOUND
- SECTION CORNER
ALL TIES FOUND & VERIFIED
- OVERHEAD ELECTRIC
- RECORDED AS

Michael G. Rochon 2/8/2021
Michael G. Rochon, PLS No. S-2767 Date



N 89°45'54" E 1904.01'
N 1/4 CORNER SEC. 25, T2N, R3W
ALUMINUM CAP FOUND

2638.19'
734.18'
NE CORNER SEC. 25, T2N, R3W
2" IRON PIPE FOUND

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).

($\Delta=36^\circ39'$ R=80.60')
(ARC L=51.56' CD L=50.68')
(CD BRG=S 49°25.5' W)
 $\Delta=36^\circ52'32''$ R=80.60'
ARC L=51.87' CD L=50.98'
CD BRG=N 50°26'55" W

11
(S 59°39' W)
N 58°24'01" E 160.78'

12

KRESS LANE
50' PLATTED RIGHT OF WAY

13
S 71°39'01" W 154.38'
(N 72°54' E)
(154.42' PLAT)
(152.42' DEED)

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.



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SHEET 1 OF 1
JOB ID: 2011182B
FIELD CREW: MGR