

46056

# PLAT OF SURVEY

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Eric J. Schoot, Wisconsin Professional Land Surveyor #S-3149 hereby certify: that in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code, that under the direction of Karen Droessler Rouse, Representative of Owner, I have surveyed and mapped this Plat of Survey; that such Plat of Survey correctly represents all boundaries and easements of the land surveyed to the best of available evidence, my knowledge and belief; and that this land is located in part of the Southwest Quarter of the Southwest Quarter of Section 3 and part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 1 North, Range 2 West, Town of Jamestown, Grant County, Wisconsin.



Bearing are referenced to the Wisconsin County Reference System, Grant County. The South line of the SW 1/4 of Section 3 bears North 88 degrees 47 minutes seconds East.

### LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- ADJOINING PROPERTY LINE
- BUILDING LINE
- CONCRETE
- GRAVITY SANITARY CENTERLINE
- ABANDONED FORCE MAIN CENTERLINE
- NEW FORCE MAIN CENTERLINE
- FENCE LINE
- 7.5' PERPENDICULAR FROM CENTERLINE OF NEW FORCE MAIN LINE
- GOVERNMENT CORNER
- COMPUTED POSITION
- SANITARY MANHOLE LID
- VALVE

## EASEMENT DESCRIPTION

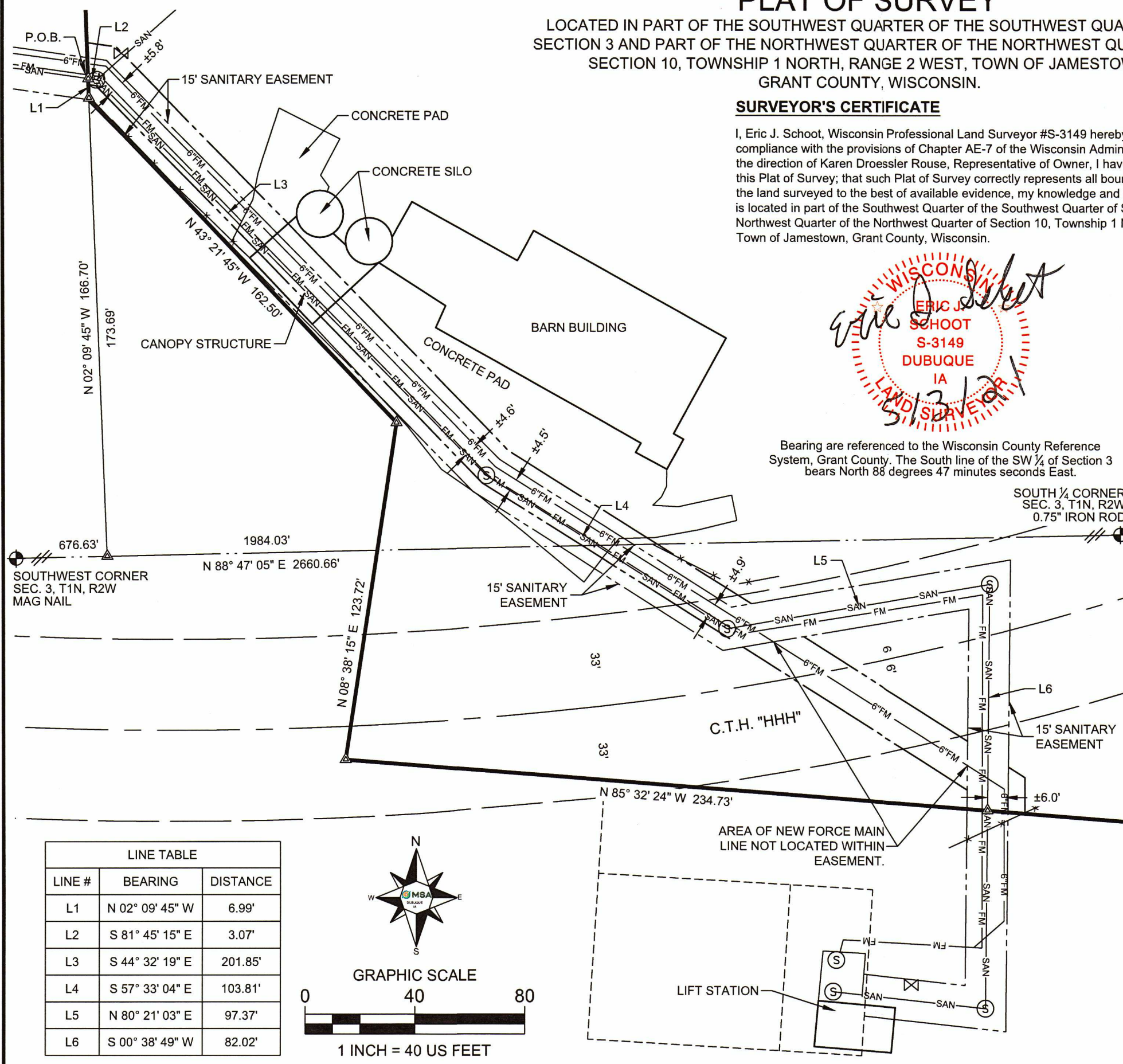
The sanitary easement shown on this survey is described in document number 401270 as follows: the Northwest Quarter of the Northwest Quarter of Section Ten and the Southwest Quarter of the Southwest Quarter of Section Three, all in Town One North, Range Two West of the 4th P.M. in Grant County, Wisconsin. Said sewer lines to be place on a line commencing at the sewage lift station site being purchased by the Grantee in the Southwest Quarter of the Southwest Quarter of said Section Ten, thence running Northeasterly through said tract to County Trunk Highway "H", thence Westerly along said highway 105 feet, thence Northerly thru said tract and Northerly, Northwesterly, and Westerly thru the Southwest Quarter of the Southwest Quarter of said Section Three to the town road running in a North and South direction along the Section line between Sections Three and Four, Town and Range aforesaid. Said easement for construction purposes to be no more than 50 feet wide and for maintenance and operation purpose to be no more than 15 feet wide.

The following is a centerline description to describe the location of the centerline of the existing gravity sewer line in relation to the United States Public Land Survey system as shown on this survey: Commencing at the Southwest corner of Section 3, Township 1 North, Range 2 West; thence North 88 degrees 47 minutes 05 seconds East along the South line of the Southwest Quarter of said Section 3 a distance of 676.63 feet; thence North 02 degrees 09 minutes 45 seconds west a distance of 173.69 feet to the centerline of the existing sanitary sewer and being the POINT OF BEGINNING. Thence South 81 degrees 45 minutes 15 seconds East along the centerline of the existing sanitary sewer a distance of 3.07 feet to a point; thence South 44 degrees 32 minutes 19 seconds East along the centerline of the existing sanitary sewer a distance of 201.85 feet to a point; thence South 57 degrees 33 minutes 04 seconds East along the centerline of the existing sanitary sewer a distance of 103.81 feet to a point; thence North 80 degrees 21 minutes 03 seconds East along the centerline of the existing sanitary sewer a distance of 97.37 feet to a point; thence South 00 degrees 38 minutes 49 seconds West along the centerline of the existing sanitary sewer a distance of 82.02 feet to the POINT OF TERMINUS.

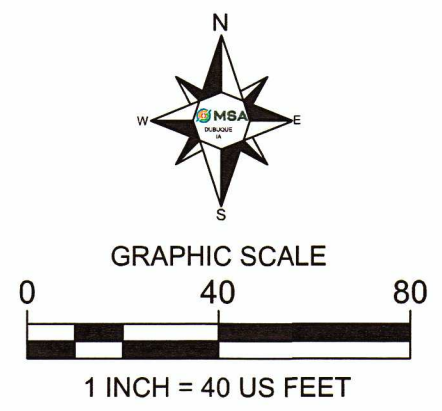
The above centerline description is not intended create an easement for the existing gravity sewer line.

## SURVEYOR'S NOTES

- The gravity sanitary centerline was located using the center of manhole structures lid cover. The surveyor did not physically locate the gravity sanitary centerline.
- The abandon force main centerline was not physically located in the field survey. It is shown on this survey by engineering plans as project number D19-139 produced by Delta 3 Engineering dated January 13, 2019.
- The new force main centerline was not physically located in the field survey. It is shown on this survey by engineering plans as project number D19-139 produced by Delta 3 Engineering dated January 13, 2019.
- Boundary line information is obtained from Plat of Survey for client by MSA Professional Services dated September 18, 2019.
- The total area that lies between the existing sanitary easement and the line that is 7.5 feet perpendicular to the new force main line 1,913 square feet or 0.044 acres.
- There is an error in the recorded easement document such as: lift station site being purchased by the Grantee in the "Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 10," thence. When in fact it should read "Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 3. There is also a possible patent ambiguity in the recorded easement document such as: "Said sewer lines" later in caption "Said easement for construction purpose to be no more than 50 feet wide and for maintenance and operation purposes to be no more than 15 feet wide. No terms were given on location and placement of easement. The easement shown on this survey is placed on the centerline of the gravity sewer line and 7.5 feet perpendicular on either side of gravity sewer line.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 02° 09' 45" W	6.99'
L2	S 81° 45' 15" E	3.07'
L3	S 44° 32' 19" E	201.85'
L4	S 57° 33' 04" E	103.81'
L5	N 80° 21' 03" E	97.37'
L6	S 00° 38' 49" W	82.02'



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
2/12/21	EJS	#	#	#	#
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**DROESSLER-KIELER SANITARY EASEMENT SURVEY**  
KAREN DROESSLER ROUSE, REPRESENTATIVE OF OWNER  
VILLAGE OF KIELER, GRANT COUNTY, WISCONSIN

PROJECT NO. 19918002  
**PLAT OF SURVEY**  
SHEET 1 OF 4