

REVISED

JUL 06 2023

46082

PLAT OF SURVEY

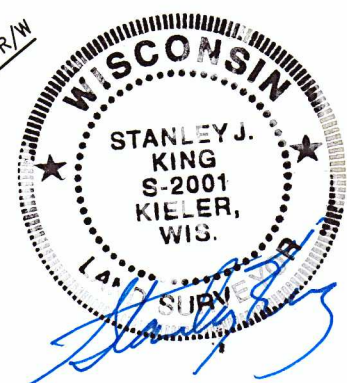
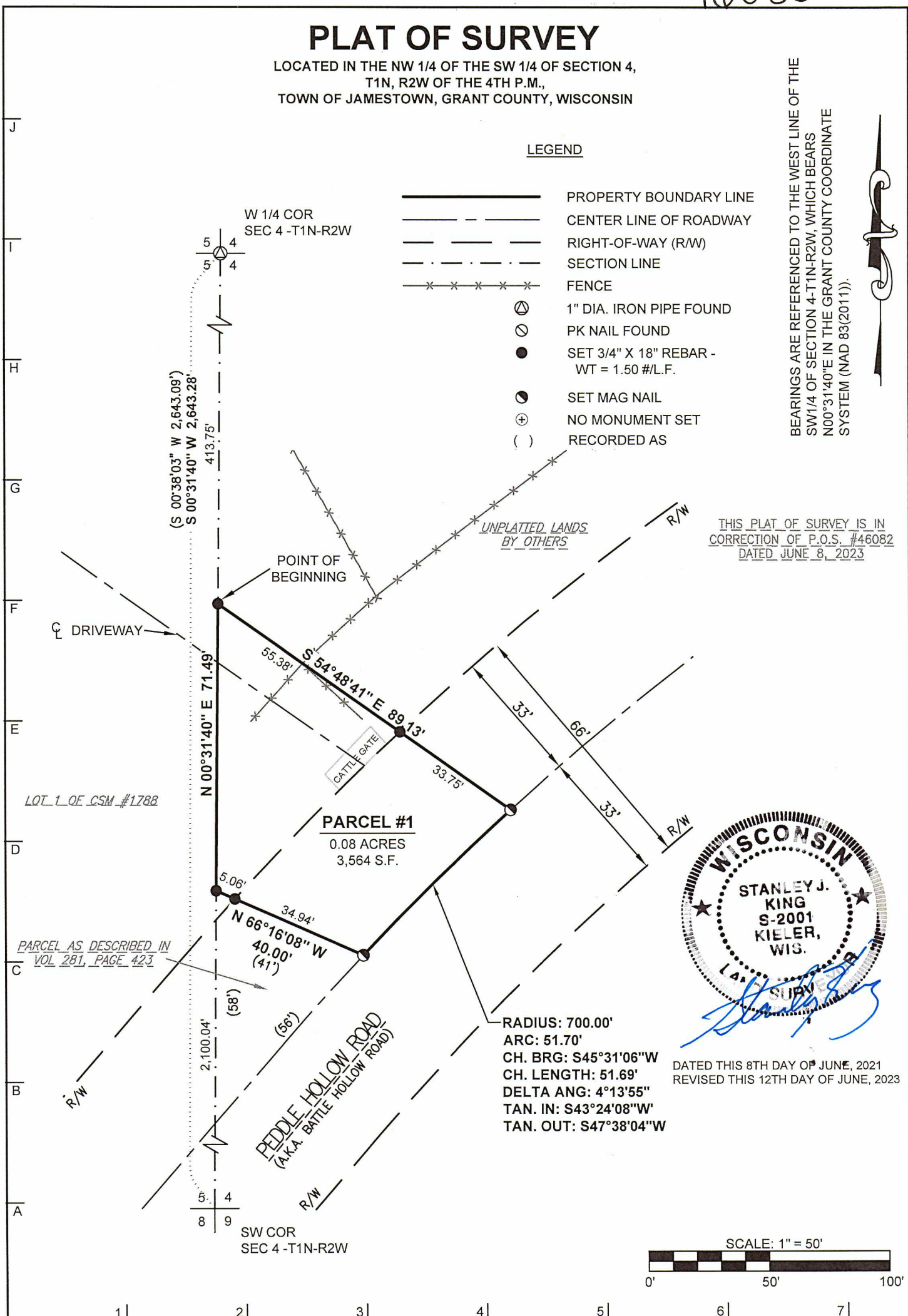
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 4,
T1N, R2W OF THE 4TH P.M.,
TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN

LEGEND

- PROPERTY BOUNDARY LINE
- CENTER LINE OF ROADWAY
- RIGHT-OF-WAY (R/W)
- SECTION LINE
- FENCE
- 1" DIA. IRON PIPE FOUND
- PK NAIL FOUND
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- SET MAG NAIL
- NO MONUMENT SET
- RECORDED AS

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW1/4 OF SECTION 4-T1N-R2W, WHICH BEARS N00°31'40"E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).

THIS PLAT OF SURVEY IS IN CORRECTION OF P.O.S. #46082 DATED JUNE 8, 2023



DATED THIS 8TH DAY OF JUNE, 2021
REVISED THIS 12TH DAY OF JUNE, 2023

DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • ARCHITECTURE
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818
PHONE: (608) 348-5355

FOR: IACOBUCCI WISCONSIN PROPERTIES LLC
C/O MARK IACOBUCCI
204 NAPOLI CT.
CHESAPEAKE, VA 23322

DELTA 3 PROJECT NO.: D21-070
DATA LOCATION: D21-070 Iacobucci Pin Locate\Survey\CAD\Existing

DATE(S) OF FIELDWORK: 04/16/2021
FIELD CREW: J. SEWELL
DRAWN BY: J. SEWELL
REVIEWED BY: D. DREESSENS

SHEET 1 OF 2

JUL 06 2023

46082

PLAT OF SURVEY

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 4,
T1N, R2W OF THE 4TH P.M.,
TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN

DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWN ONE NORTH (T1N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, GRANT COUNTY, WISCONSIN, CONTAINING 0.08 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION FOUR (4);

THENCE SOUTH 00°31'40" WEST 413.75 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FOUR (4) AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1788 TO THE POINT OF BEGINNING;

H THENCE SOUTH 54°48'41" EAST 89.13 FEET TO THE CENTERLINE OF PEDDLE HOLLOW ROAD;

THENCE 51.70 FEET ALONG SAID CENTERLINE ON AN ARC OF A CURVE CONCAVE SOUTHEASTERLY CONTAINING A RADIUS OF 700.00 FEET, AN INTERIOR ANGLE OF 4°13'55", AND A CHORD BEARING AND DISTANCE OF S 45°31'06" W 51.69 FEET;

THENCE NORTH 66°16'08" WEST 40.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FOUR (4) AND THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 1788;

G THENCE NORTH 00°31'40" EAST 71.49 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION FOUR (4) AND THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 1788 TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

D THAT THE ABOVE DESCRIPTION WAS SURVEYED, MAPPED, AND MONUMENTED AS SHOWN ON THIS PLAT BY ME OR UNDER MY DIRECT SUPERVISION.

THAT THIS SURVEY WAS PREPARED UNDER THE INSTRUCTIONS OF MARK IACOBUCCI.

THAT THIS SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATIVE THEREOF.

DATED THIS EIGHTH DAY OF, JUNE, 2021.

REVISED THIS 12TH DAY OF JUNE, 2023


STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ



SURVEYOR'S NOTES:

A SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE, EXCEPT AS SPECIFICALLY SHOWN ON THIS CERTIFIED SURVEY MAP. NO DISTANCE SHOULD BE ASSUMED BY SCALING. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED. NO REPRESENTATION AS TO OWNERSHIP, USE OR POSSESSION, SHOULD BE HEREON IMPLIED. REFER TO ABSTRACT, TITLE, OR LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTION, EASEMENTS, OR BUILDING SETBACK LINES. NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

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FOR: IACOBUCCI WISCONSIN PROPERTIES LLC
C/O MARK IACOBUCCI
204 NAPOLI CT.
CHESAPEAKE, VA 23322

DATE(S) OF FIELDWORK: 04/16/2021
FIELD CREW: J. SEWELL
DRAWN BY: J. SEWELL
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D21-070
DATA LOCATION: D21-070 Iacobucci Pin Locate\Survey\CAD\Existing

Received 6/11/2021

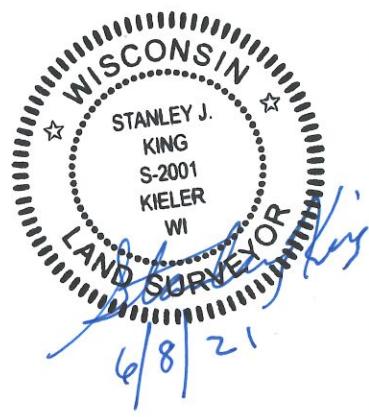
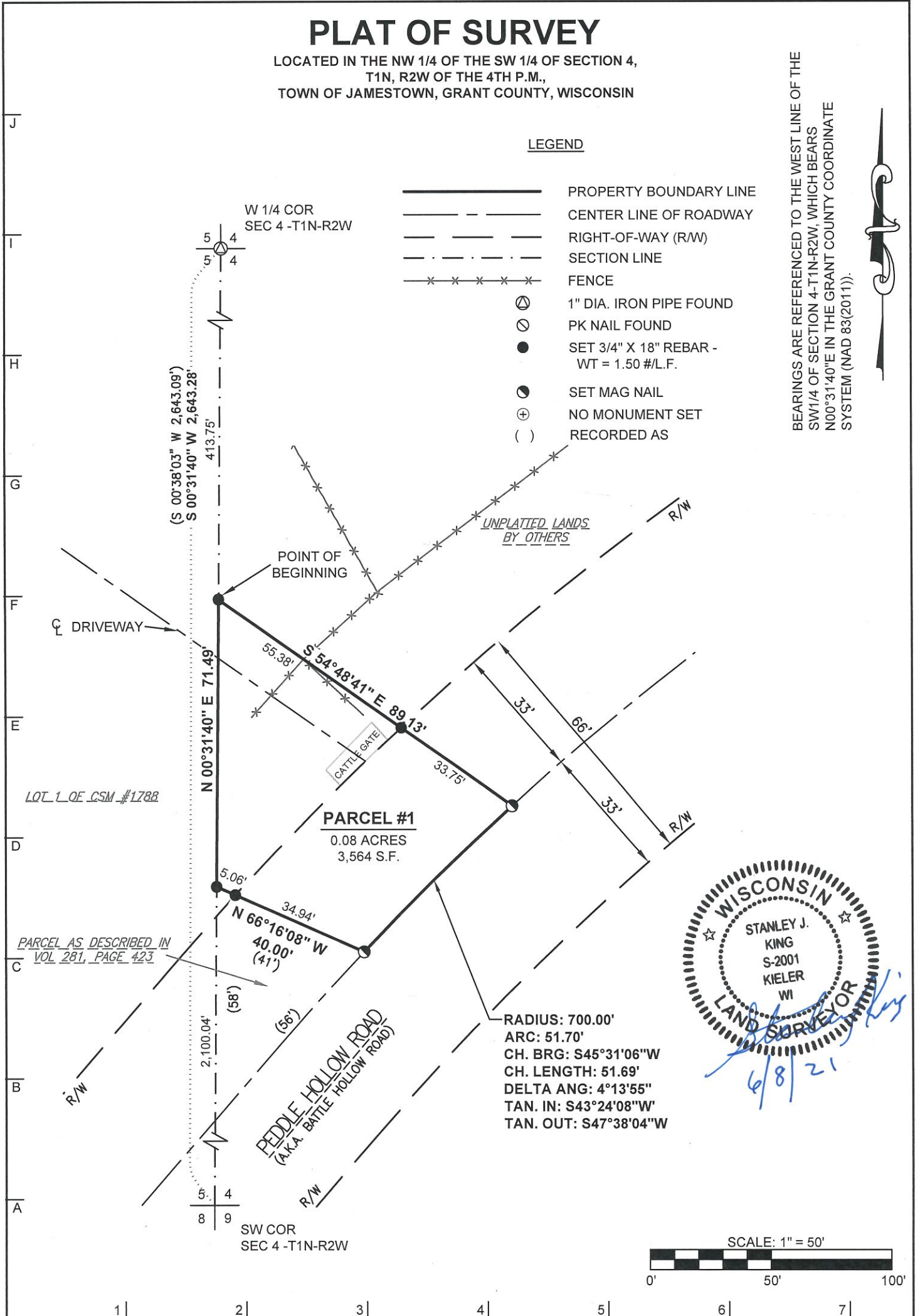
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FIELD CREW: J. SEWELL
DRAWN BY: J. SEWELL
REVIEWED BY: D. DREESSENS

SHEET 1 OF 2

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