

# PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 7 NORTH, RANGE 3 WEST, TOWN OF MARION, GRANT COUNTY, WISCONSIN.

DATE: FEBRUARY 9, 2023 SURVEYED FOR: DALE F. AND ANITA J. LACOURSIERE  
DWG NO: 1645-IPOS.DWG 605 N. NINE MOUND ROAD  
VERONA, WI 53593

SURVEY BY: TODD T. RUMMLER, R.L.S.-2443  
AGENT OF DRIFTLSS AREA SURVEYING LLC  
27128 US HWY 14  
RICHLAND CENTER, WI 53581

### SURVEYOR'S NOTES

- THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A COMPREHENSIVE TITLE SEARCH FOR THIS PROPERTY. A TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS PROJECT, SO THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT SURVEYED PROPERTY THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE SEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS PROJECT.
- CLAIMS TO FENCE LINES MAY EXIST BY OTHERS. FENCES WERE LOCATED AT THOSE SPECIFIC LOCATIONS SHOWN AND NOTED ON THIS PLAT. APPROXIMATE OFFSETS FROM THE FENCES TO THE RECORD TITLE LINES ARE SHOWN FOR GENERAL INFORMATION.
- THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON FEBRUARY 8, 2022.
- THE PURPOSE OF THIS SURVEY PROJECT WAS TO RETRACE THE BOUNDARIES OF THE PARCEL OWNED BY DALE F. AND ANITA J. LACOURSIERE AND DESCRIBED IN DOCUMENT NUMBER 607513 OF THE GRANT COUNTY REGISTRY. PRIOR TO THE CONVEYANCE OF THE PROPERTY TO THE LACOURSIERES BY THE ORIGINAL OWNERS, LARRY L. AND ALICE M. TURNER, THE TURNERS RETAINED THE FIRM OF BURBACH MUNICIPAL AND CIVIL ENGINEERS FROM PLATTEVILLE, WI, TO PERFORM A BOUNDARY SURVEY AND PREPARE A DESCRIPTION OF THE PARCEL. A COPY OF THIS DOCUMENT IS FILED WITH THE PUBLIC RECORD IN THE GRANT COUNTY SURVEY RECORDS AS IS REQUIRED BY WIS. STATS. 99.45(1) AND WIS. ADMIN. CODE AT 7.05(5). THE CLIENTS PROVIDED A PARTIAL COPY OF THIS PLAT BY BURBACH AND THIS PARTIAL COPY HAS BEEN REFERENCED DURING THE COURSE OF THIS SURVEY PROJECT. THIS PARTIAL COPY IS UNDATED AND APPEARS TO ONLY SHOW THE BOUNDARIES AND MEASUREMENT DATA OF THE PARCEL THAT WAS SUBSEQUENTLY CONVEYED BY THE TURNERS TO THE LACOURSIERES IN DOCUMENT NUMBER 607513. WITH REGARD TO THE EAST, WEST AND SOUTH LINES OF THE PARCEL SURVEYED BY BURBACH, A STATUTORY SUBDIVISION OF SECTION 15 WAS APPARENTLY NOT PERFORMED BY BURBACH IN ORDER TO PROPERLY DETERMINE THE LOCATIONS OF THE COMMON BOUNDARY LINES BETWEEN THE TURNER LANDS AND THE LANDS OF ADJOINING LANDOWNERS. RATHER, BURBACH APPARENTLY RELIED ON THE LOCATIONS OF EXISTING FENCES AS MARKING THE TITLE BOUNDARIES BETWEEN THE TURNER LANDS AND THE LANDS OF ADJOINING LANDOWNERS. THIS RELIANCE ON THE FENCE LINES RATHER THAN PERFORMING A STATUTORY SUBDIVISION OF SECTION 15 RESULTED IN THE "GAPS" AND "OVERLAPS" BETWEEN THE TURNER LANDS AND THE ADJOINING LANDS AS SHOWN AND HIGHLIGHTED IN VARIOUS COLORS HEREON. SINCE THE TURNERS ALSO HAD TITLE TO THE LANDS LOCATED NORTH OF THE LACOURSIERES AT THE TIME OF SAID CONVEYANCE, THE MONUMENTS SET BY BURBACH TO MARK THE LOCATIONS OF THESE NORTHERLY LINES DO CONTROL THE LOCATIONS OF THE BOUNDARIES BETWEEN THE LACOURSIERE PARCEL AND THE LANDS SUBSEQUENTLY CONVEYED BY THE TURNERS TO DALE F. AND ANITA J. LACOURSIERE. THE TURNER TO LACOURSIERE CONVEYANCE (DOCUMENT NUMBER 607513) WAS RECORDED FEBRUARY 17, 1999 AND THE TURNER TO OTT CONVEYANCE (DOCUMENT NUMBER 623068) WAS RECORDED OCTOBER 27, 2000 MAKING THE LACOURSIERE PARCEL "SENIOR" TO THE OTT PROPERTY.

### LEGEND

- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- FD 3/4" REBAR
- SET 3/4" x 24" LONG REBAR w/1.502 lbs. per in. ft.
- SET 4" LONG HARDWOOD STAKE "ON LINE" NOTE: DISTANCES BETWEEN STAKES SHOWN TO NEAREST FOOT
- RECORDED AS
- WIRE FENCE

UNPLATTED LANDS OF KEITH J. & TAMMY J. OTT  
Doc. No. 781616

N1/2-SE1/4-NW1/4

UNPLATTED LANDS OF KEITH J. & TAMMY J. OTT  
Doc. No. 781616

DESCRIPTION - LACOURSIERE PARCEL  
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 7 NORTH, RANGE 3 WEST, TOWN OF MARION, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 3/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF SECTION 15, T7N, R3W; THENCE N 83°26'20" E, 100.04 FEET TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING; THENCE N 00°24'23" E, 1253.47 FEET TO A 3/4" DIAMETER REBAR; THENCE S 89°01'45" E, 1558.47 FEET TO A 3/4" DIAMETER REBAR; THENCE S 15°40'55" W, 205.61 FEET TO A 3/4" DIAMETER REBAR; THENCE S 89°00'33" E, 391.36 FEET TO A 3/4" DIAMETER REBAR; THENCE S 16°49'14" E, 377.50 FEET TO A 3/4" DIAMETER REBAR; THENCE S 01°45'05" W, 3.98 FEET TO A 3/4" DIAMETER REBAR ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°55'28" W, 9.89 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 00°32'17" W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 467.00 FEET TO A 3/4" DIAMETER REBAR; THENCE S 01°45'05" W, 198.43 FEET TO A 3/4" DIAMETER REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE S 89°54'56" W ON THE SOUTH LINE OF THE NORTHWEST QUARTER, 1381.29 FEET TO A 3/4" DIAMETER REBAR; THENCE N 89°01'30" W, 610.44 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 54.54 ACRES, (2,375,889 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

PARCEL IS ALSO BENEFITED BY A 33 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN DOCUMENT NUMBER 607513 OF THE GRANT COUNTY REGISTRY AND THE CENTERLINE OF WHICH IS MORE PARTICULARLY HERENAFTER DESCRIBED AS: COMMENCING AT THE 3/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF SECTION 15, T7N, R3W; THENCE N 83°26'20" E, 100.04 FEET TO A 3/4" DIAMETER REBAR; THENCE N 00°24'23" E, 1253.47 FEET TO A 3/4" DIAMETER REBAR; THENCE S 89°01'45" E, 1558.47 FEET TO A 3/4" DIAMETER REBAR; THENCE S 15°40'55" W, 205.61 FEET TO A 3/4" DIAMETER REBAR; THENCE S 89°00'33" E, 125.18 FEET TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING OF THE EASEMENT CENTERLINE; THENCE N 60°32'01" E, 231.05 FEET TO A 3/4" DIAMETER REBAR; THENCE N 89°19'24" E, 533.62 FEET TO A 3/4" DIAMETER REBAR ON THE CENTERLINE OF MAPLE LANE AND THE TERMINATION OF THE EASEMENT CENTERLINE BEING DESCRIBED.

SW1/4-NW1/4  
PARCEL No. 034-00341-1000

SW1/4-SE1/4-NW1/4  
PARCEL No. 034-00342-1000

SE1/4-SE1/4-NW1/4

# LACOURSIERE PARCEL

## 54.54 ACRES ±

2,375,889 SQ.FT. ±

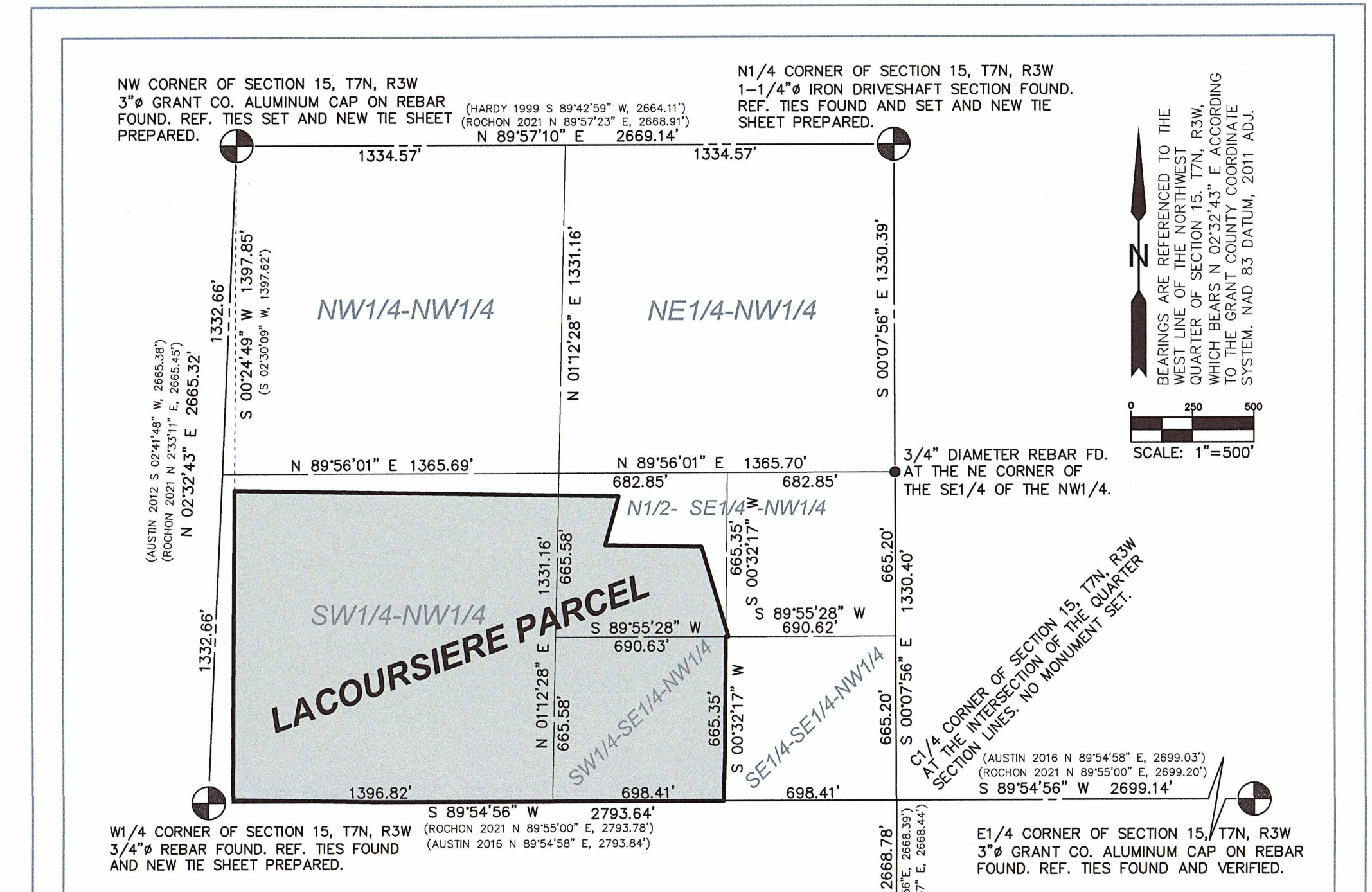
SE1/4-NE1/4 UNPLATTED LANDS OF ADELIA C. BRECHLER Doc. No. 652947

UNPLATTED LANDS OF ROBERT M. & JULIE A. FREY  
PARCEL No. 034-00343-0000  
Doc. No. 617102

P.O.B. LACOURSIERE PARCEL

UNPLATTED LANDS OF ROBERT M. & JULIE A. FREY  
Doc. No. 617102

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Doc. No. 617102

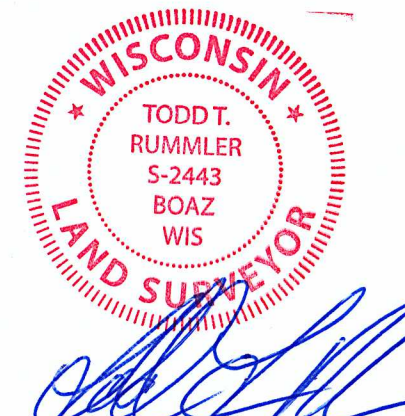


### SECTION SUMMARY

#### SECTION 15, T7N, R3W

### SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MARKED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF ANITA LACOURSIERE AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DATE: FEBRUARY 9, 2023

TODD T. RUMMLER  
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COMPLETE REAL ESTATE BROKERAGE, INSURANCE & LAND SURVEYING FIRM

1/4 CORNER OF SECTION 15, T7N, R3W AT THE INTERSECTION OF THE QUARTER SECTION LINES. NO MONUMENT SET.

1/4 CORNER OF SECTION 15, T7N, R3W AT THE INTERSECTION OF THE QUARTER SECTION LINES. REBARS FOUND AND VERIFIED.