MAR 0 1 2023

50004

PLAT OF SURVEY

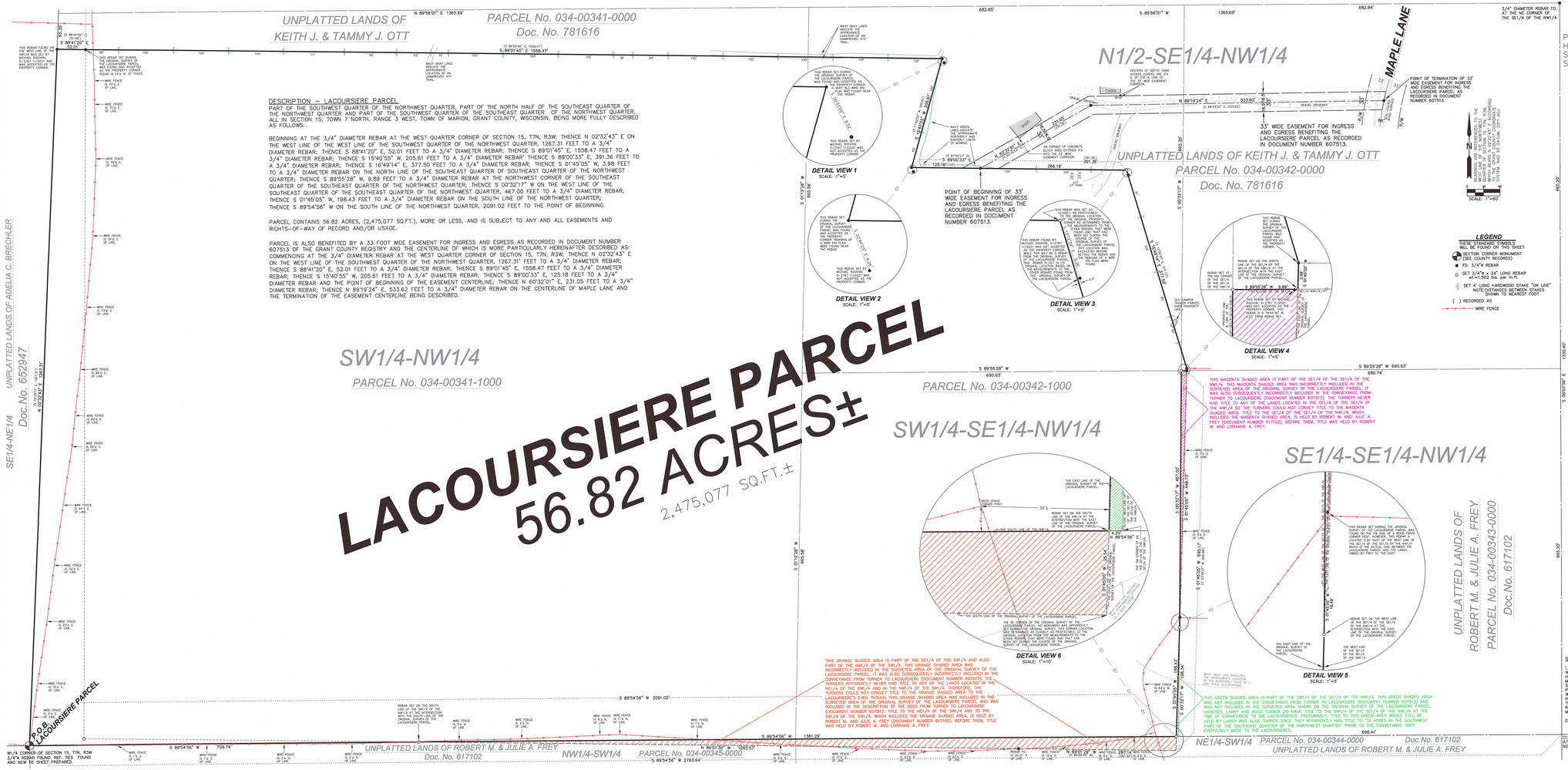
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 7 NORTH, RANGE 3 WEST, TOWN OF MARION, GRANT COUNTY, WISCONSIN.

DATE: FEBRUARY 27, 2023

DWG NO: 1645–1POS2.DWG

SURVEYED FOR: DALE F. AND ANITA J. LACOURSIERE
605 N. NINE MOUND ROAD
VERONA, WI 53593

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



DESCRIPTION – LACOURSIERE PARCEL

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF THE SOUTHEAST 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, BEING MORE FULLY DESCRIBED AS FOLLOWS:.

BEGINNING AT THE 3/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF SECTION 15, T7N, R3W; THENCE N 02°32'43" E ON THE WEST LINE OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1267.31 FEET TO A 3/4" DIAMETER REBAR; THENCE S 88°41'20" E, 52.01 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 SOUTHEAST QUARTER OF SOUTHEAST 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 SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S 00°32'17" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST 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, 2091.02 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 56.82 ACRES, (2,475,077 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 HEREINAFTER DESCRIBED AS: COMMENCING AT THE 3/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF SECTION 15, T7N, R3W; THENCE N 02°32'43" E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1267.31' FEET TO A 3/4" DIAMETER REBAR; THENCE S 88°41'20" E, 52.01 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 IPOINT 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.

THIS MAGENTA SHADED AREA IS PART OF THE SE1/4 OF THE SE1/4 OF THE NW1/4. THIS MAGENTA SHADED AREA WAS INCORRECTLY INCLUDED IN THE SURVEYED AREA OF THE ORIGINAL SURVEY OF LACOURSIERE PARCEL. IT WAS ALSO SUBSEQUENTLY INCORRECTLY INCLUDED IN THE CONVEYANCE FROM TURNER TO LACOURSIERE (DOCUMENT NUMBER 607513). THE TURNERS NEVER HAD TITLE TO ANY OF THE LANDS LOCATED IN THE SE1/4 OF THE SE1/4 OF THE NW1/4 SO THE TURNERS COULD NOT CONVEY TITLE TO THE MAGENTA SHADED AREA TO THE LACOURSIERES. INCLUDES THE MAGENTA SHADED AREA, IS HELD BY ROBERT M. AND JULIE A. FREY (DOCUMENT NUMBER 617102). BEFORE THEM, TITLE WAS HELD BY ROBERT M. AND LORRAINE A. FREY.

THIS ORANGE SHADED AREA IS PART OF THE NE1/4 OF THE SW1/4 AND ALSO PART OF THE NW1/4 OF THE SW1/4. THIS ORANGE SHADED AREA WAS INCORRECTLY INCLUDED IN THE SURVEYED AREA OF THE ORIGINAL SURVEY OF THE LACOURSIERE PARCEL. IT WAS ALSO SUBSEQUENTLY INCORRECTLY INCLUDED IN THE CONVEYANCE FROM TURNER TO LACOURSIERE (DOCUMENT NUMBER 607513). THE TURNERS APPARENTLY NEVER HAD TITLE TO ANY OF THE LANDS LOCATED IN THE NE1/4 OF THE SW1/4 AND IN THE NW1/4 OF THE SW1/4. THEREFORE, THE TURNERS COULD NOT CONVEY TITLE TO THE ORANGE SHADED AREA TO THE LACOURSIERE'S EVEN THOUGH THIS ORANGE SHADED AREA WAS INCLUDED IN THE SURVEYED AREA OF THE ORIGINAL SURVEY OF THE LACOURSIERE PARCEL AND WAS INCLUDED IN THE DESCRIPTION OF THE DEED FROM TURNER TO LACOURSIERES. PRESUMABLY, TITLE TO THIS ORANGE AREA IS HELD BY THE SW1/4 OF THE SW1/4, WHICH INCLUDES THE ORANGE SHADED AREA, IS HELD BY ROBERT M. AND JULIE A. FREY (DOCUMENT NUMBER 617102). BEFORE THEM, TITLE WAS HELD BY ROBERT M. AND LORRAINE A. FREY.

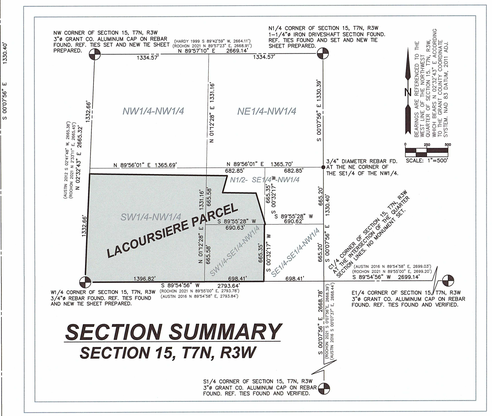
THIS GREEN SHADED AREA IS PART OF THE SW1/4 OF THE SE1/4 OF THE NW1/4. THIS GREEN SHADED AREA WAS NOT INCLUDED IN THE CONVEYANCE FROM TURNER TO LACOURSIERE (DOCUMENT NUMBER 607513) AND WAS NOT INCLUDED IN THE SURVEYED AREA SHOWN ON THE ORIGINAL SURVEY OF THE LACOURSIERE PARCEL. PRESUMABLY, TITLE TO THIS GREEN AREA IS HELD BY THE SW1/4 OF THE SE1/4 OF THE NW1/4. AT THE TIME OF CONVEYANCE TO THE LACOURSIERES, PRESUMABLY, TITLE TO THIS GREEN AREA WOULD STILL BE HELD BY LARRY AND ALICE TURNER SINCE THEY APPARENTLY HAD TITLE TO 1/4 ACRES IN THE SOUTHWEST PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER PRIOR TO THE CONVEYANCE THEY EVENTUALLY MADE TO THE LACOURSIERES.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET

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

SCALE: 1"=60'



SECTION SUMMARY
SECTION 15, T7N, R3W

SURVEYOR'S NOTES

1.)THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A COMPREHENSIVE TITLE SEARCH FOR THE PROPERTY. 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 THE SURVEYED PROPERTY THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE RESEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS PROJECT.

2.)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.

3.)THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON FEBRUARY 8, 2022.

4.) 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 617102 AND GRANT COUNTY TAX PARCEL NUMBER 034-00343-0000 AND TO PREPARE A PLAT OF SURVEY. THE CLIENTS HAD HIRED 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 THE PLAT DOCUMENTING THIS BOUNDARY SURVEY BY BURBACH WAS APPARENTLY NEVER FILED FOR PUBLIC RECORD IN THE GRANT COUNTY SURVEY RECORDS AS IS REQUIRED BY WIS. STATS. 59.45(1) AND WIS. ADMIN. CODE AE 7.05(9). THE CLIENTS PROVIDED A PARTIAL COPY OF THIS PLAT BY BURBACH AND IT IS THIS PARTIAL COPY THAT HAS BEEN REFERENCED DURING THE COURSE OF THIS SURVEY PROJECT. THIS PARTIAL COPY IS UNSIGNED AND UNDATED BUT DOES SHOW THE BOUNDARIES AND MEASUREMENT DATA OF THE PARCEL THAT WAS SUBSEQUENTLY CONVEYED TO THE TURNERS FROM THE LACOURSIERES IN DOCUMENT NUMBER 607513. WITH REGARD TO THE EAST, WEST AND SOUTH LINES OF THE PARCEL AREA SURVEYED, THE BOUNDARY LINES SHOWN ON THE PARTIAL COPY OF THE BURBACH SURVEY WERE ESSENTIALLY THE SAME AS THE 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 BOUNDARY LINES 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 LYING NORTH OF THE LANDS CONVEYED TO THE LACOURSIERES AT THE TIME OF SAID CONVEYANCE, THE TURNERS COULD CONVEY TITLE TO THE LACOURSIERES TO THE LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PARCEL AND THE LANDS SUBSEQUENTLY CONVEYED BY THE TURNERS TO GUY W. AND BONDURANT J. OTT (DOCUMENT NUMBER 623086. THE TURNER TO LACOURSIERE CONVEYANCE (DOCUMENT NUMBER 607513) WAS RECORDED FEBRUARY 17, 1999 AND THE TURNER TO OTT CONVEYANCE (DOCUMENT NUMBER 623066)WAS RECORDED OCTOBER 27, 2000 MAKING THE LACOURSIERE PARCEL "senior" TO THE OTT PROPERTY.

5.) THIS PLAT OF SURVEY HAS BEEN REVISED FROM THE PREVIOUS VERSION DATED FEBRUARY 9, 2023 TO INCLUDE ADDITIONAL LANDS ON THE WEST SIDE OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER THAT WERE CONVEYED TO DALE F. AND ANITA J LACOURSIERE BY LARRY L. AND ALICE M. TURNER VIA THAT QUIT–CLAIM DEED RECORDED FEBRUARY 24, 2023 IN THE GRANT COUNTY REGISTRY AS DOCUMENT NUMBER 835027.

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR–2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE SURVEYING REQUIREMENTS 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 27, 2023

WISCONSIN TODD T. RUMMLER S-2443 BOAZ WIS LAND SURVEYOR

TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR S–2443
AGENT OF DRIFTLESS AREA SURVEYING LLC

DRIFTLESS AREA GROUP
COMPLETE REAL ESTATE BROKERAGE, INSURANCE & LAND SURVEYING FIRM

27128 US Hwy 14
Richland Center, WI 53581

Phone: 608-647-9050

Fax: 608-647-9080

Visit: www.driftlessareallc.com