

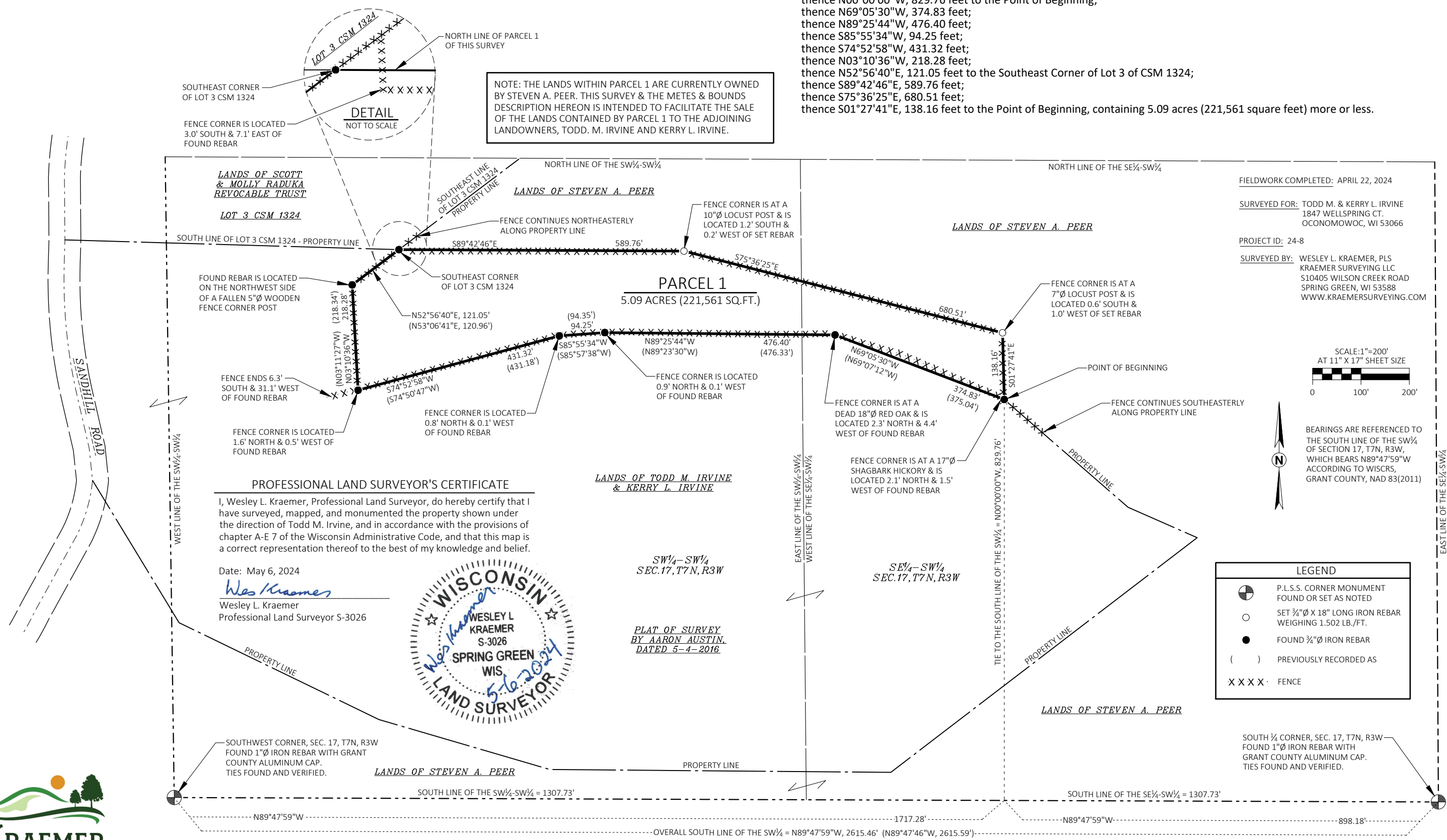
# PLAT OF SURVEY

Part of the Southwest Quarter of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub>) and part of the Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub>), Section 17, Township 7 North, Range 3 West, Town of Marion, Grant County, Wisconsin.

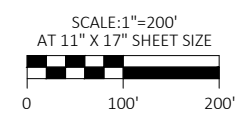
## PARCEL 1 METES AND BOUNDS DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub>) and part of the Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub>), Section 17, Township 7 North, Range 3 West, Town of Marion, Grant County, Wisconsin, being more fully described as follows:  
 Commencing at the South Quarter (S<sup>1</sup>/<sub>4</sub>) Corner of Section 17, Township 7 North, Range 3 West;  
 thence N89°47'59"W, 898.18 feet along the South Line of the Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub>) of said Section 17;  
 thence N00°00'00"W, 829.76 feet to the Point of Beginning;  
 thence N69°05'30"W, 374.83 feet;  
 thence N89°25'44"W, 476.40 feet;  
 thence S85°55'34"W, 94.25 feet;  
 thence S74°52'58"W, 431.32 feet;  
 thence N03°10'36"W, 218.28 feet;  
 thence N52°56'40"E, 121.05 feet to the Southeast Corner of Lot 3 of CSM 1324;  
 thence S89°42'46"E, 589.76 feet;  
 thence S75°36'25"E, 680.51 feet;  
 thence S01°27'41"E, 138.16 feet to the Point of Beginning, containing 5.09 acres (221,561 square feet) more or less.

NOTE: THE LANDS WITHIN PARCEL 1 ARE CURRENTLY OWNED BY STEVEN A. PEER. THIS SURVEY & THE METES & BOUNDS DESCRIPTION HEREON IS INTENDED TO FACILITATE THE SALE OF THE LANDS CONTAINED BY PARCEL 1 TO THE ADJOINING LANDOWNERS, TODD M. IRVINE AND KERRY L. IRVINE.



FIELDWORK COMPLETED: APRIL 22, 2024  
 SURVEYED FOR: TODD M. & KERRY L. IRVINE  
 1847 WELLSRING CT.  
 OCONOMOWOC, WI 53066  
 PROJECT ID: 24-8  
 SURVEYED BY: WESLEY L. KRAEMER, PLS  
 KRAEMER SURVEYING LLC  
 S10405 WILSON CREEK ROAD  
 SPRING GREEN, WI 53588  
 WWW.KRAEMERSURVEYING.COM



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 17, T7N, R3W, WHICH BEARS N89°47'59"W ACCORDING TO WISCRS, GRANT COUNTY, NAD 83(2011)

**PROFESSIONAL LAND SURVEYOR'S CERTIFICATE**  
 I, Wesley L. Kraemer, Professional Land Surveyor, do hereby certify that I have surveyed, mapped, and monumented the property shown under the direction of Todd M. Irvine, and in accordance with the provisions of chapter A-E 7 of the Wisconsin Administrative Code, and that this map is a correct representation thereof to the best of my knowledge and belief.  
 Date: May 6, 2024  
*Wesley L. Kraemer*  
 Wesley L. Kraemer  
 Professional Land Surveyor S-3026



LEGEND	
	P.L.S.S. CORNER MONUMENT FOUND OR SET AS NOTED
	SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.502 LB./FT.
	FOUND 3/4" IRON REBAR
	PREVIOUSLY RECORDED AS
	FENCE

