

PLAT OF SURVEY 35

LOT 44 OF PINELAND UNIT ONE RECORDED APRIL 6, 1966 IN VOLUME 2 OF PLATS ON PAGE 44 AS DOCUMENT NUMBER 402396 AND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 1 WEST VILLAGE OF MUSCODA, GRANT COUNTY, WISCONSIN.

SURVEYED FOR: ERCILL J. FAGA
LAURA K. FAGA
300 W PINE ST
MUSCODA, WI 53573

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

LOT 44 DESCRIPTION

LOT 44 OF PINELAND UNIT ONE RECORDED APRIL 6, 1966 IN VOLUME 2 OF PLATS ON PAGE 44 AS DOCUMENT NUMBER 402396 AND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 1 WEST, VILLAGE OF MUSCODA, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SECTION 1, T8N, R1W;
THENCE N 89°16'36" E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, 705.22';
THENCE N 00°33'52" W, 28.98' TO A 3/4" DIAMETER REBAR AT THE SOUTHWEST CORNER OF LOT 44 OF PINELAND UNIT ONE AND THE POINT OF BEGINNING;
THENCE N 00°33'52" W, 310.24' TO A 3/4" DIAMETER REBAR AT THE NORTHWEST CORNER OF LOT 44;
THENCE N 89°26'41" E, 140.16' TO A 1" DIAMETER IRON PIPE AT THE NORTHEAST CORNER OF LOT 44;
THENCE S 00°31'06" E, 310.08' TO A 1" DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF LOT 44;
THENCE S 89°22'53" W, 139.91' TO THE POINT OF BEGINNING;
PARCEL CONTAINS 1.00 ACRES (43,433 SQ.FT.), MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

SW1/4-SW1/4

DATE: SEPTEMBER 11, 2024
DWG NO: 1745-1POS.DWG

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 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 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.)THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON AUGUST 8, 2024.
- 3.)PINE STREET IS RECORDED AS BEING 66' WIDE.

SURVEYOR'S CERTIFICATE

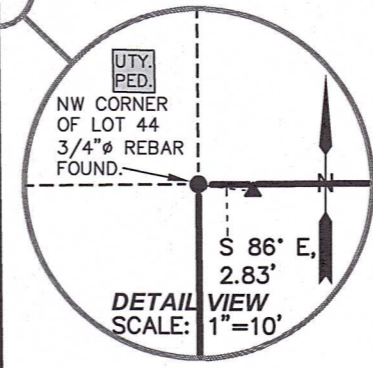
I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF ERCILL J. & LAURA K. FAGA, LANDOWNERS, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: SEPTEMBER 11, 2024

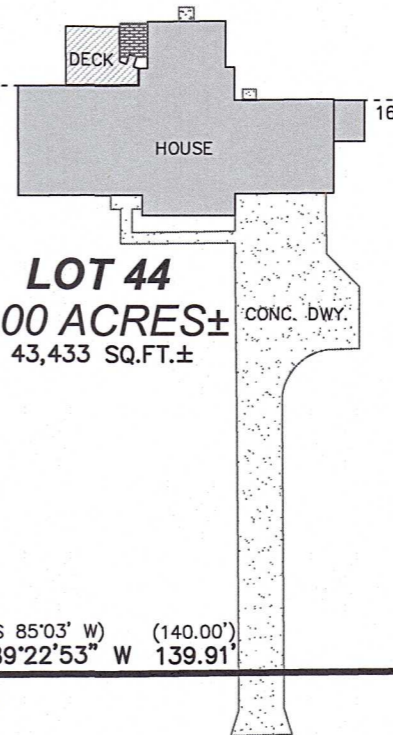


TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC

1" IRON PIPE FD. BENT & TIPPED. THE PIPE WAS REPLACED WITH A 3/4" REBAR.



LOT 44
1.00 ACRES±
43,433 SQ.FT.±



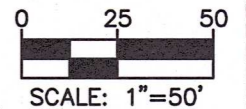
PINELAND UNIT ONE

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET

- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- FD. 3/4" REBAR
- FD. 1-1/4" REBAR
- FD. 5/8" REBAR
- FD. 1" IRON PIPE
- FD. 2" IRON PIPE
- SET 3/4" x 24" LONG REBAR wt.=1.502 lbs. per In.ft.
- RECORDED AS

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T8N, R1W, WHICH BEARS N 89°16'36" E ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM. NAD 83 DATUM, 2011 ADJ.



CLARK'S ADDN.



SW CORNER OF SECTION 1, T8N, R1W RAILROAD SPIKE FD. REFERENCE TIES FD. AND VERIFIED.

S 1/4 CORNER OF SECTION 1, T8N, R1W 3/4" REBAR FD. REFERENCE TIES FD. AND VERIFIED.

DRIFTLESS AREA GROUP
27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit! www.driftlessareallc.com
COMPLETE REAL ESTATE BROKERAGE, INSURANCE & LAND SURVEYING FIRM

MINNESOTA STREET

BLOCK 95 ORIG. PLAT

NW1/4-NW1/4

OHIO STREET

BLK 96

40 41

42

43

45