

PLAT OF SURVEY

PARTS OF LOTS 7, 8, 9, AND 10 OF BLOCK 135 OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, VILLAGE OF MUSCODA, GRANT COUNTY, WI.

SURVEYED FOR:

LOREN L. TROXEL
111 N IOWA ST
MUSCODA, WI 53573

SURVEY BY:

TODD T. RUMMLER, P.L.S.-2443
AGENT OF DRIFTLESS AREA GROUP, LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581

DATE: JULY 30, 2026

DWG NO: 1877-1POS.DWG

SW1/4-NW1/4

BLOCK 116

WALNUT STREET

PARCEL No. 153-00461-0000 DESCRIPTION

PART OF LOTS 8, 9, AND 10 OF BLOCK 135 OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, VILLAGE OF MUSCODA, GRANT COUNTY, WISCONSIN BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/4" DIAMETER REBAR AT THE SOUTHEAST CORNER OF BLOCK 135;
THENCE N 00°32'45" W ON THE EAST LINE OF BLOCK 135, 50.00 FEET TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING;
THENCE CONTINUING N 00°32'45" W ON THE EAST LINE OF BLOCK 135, 50.00 FEET TO A 3/4" DIAMETER REBAR;
THENCE S 89°27'36" W, 149.93 FEET TO A 3/4" DIAMETER REBAR ON THE WEST LINE OF LOT 8;
THENCE S 00°32'51" E ON SAID WEST LINE, 50.00 FEET TO A 3/4" DIAMETER REBAR;
THENCE N 89°27'36" E, 149.93 FEET TO THE POINT OF BEGINNING;

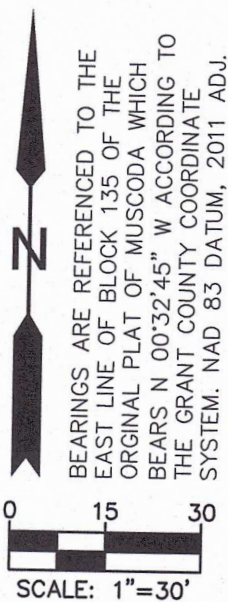
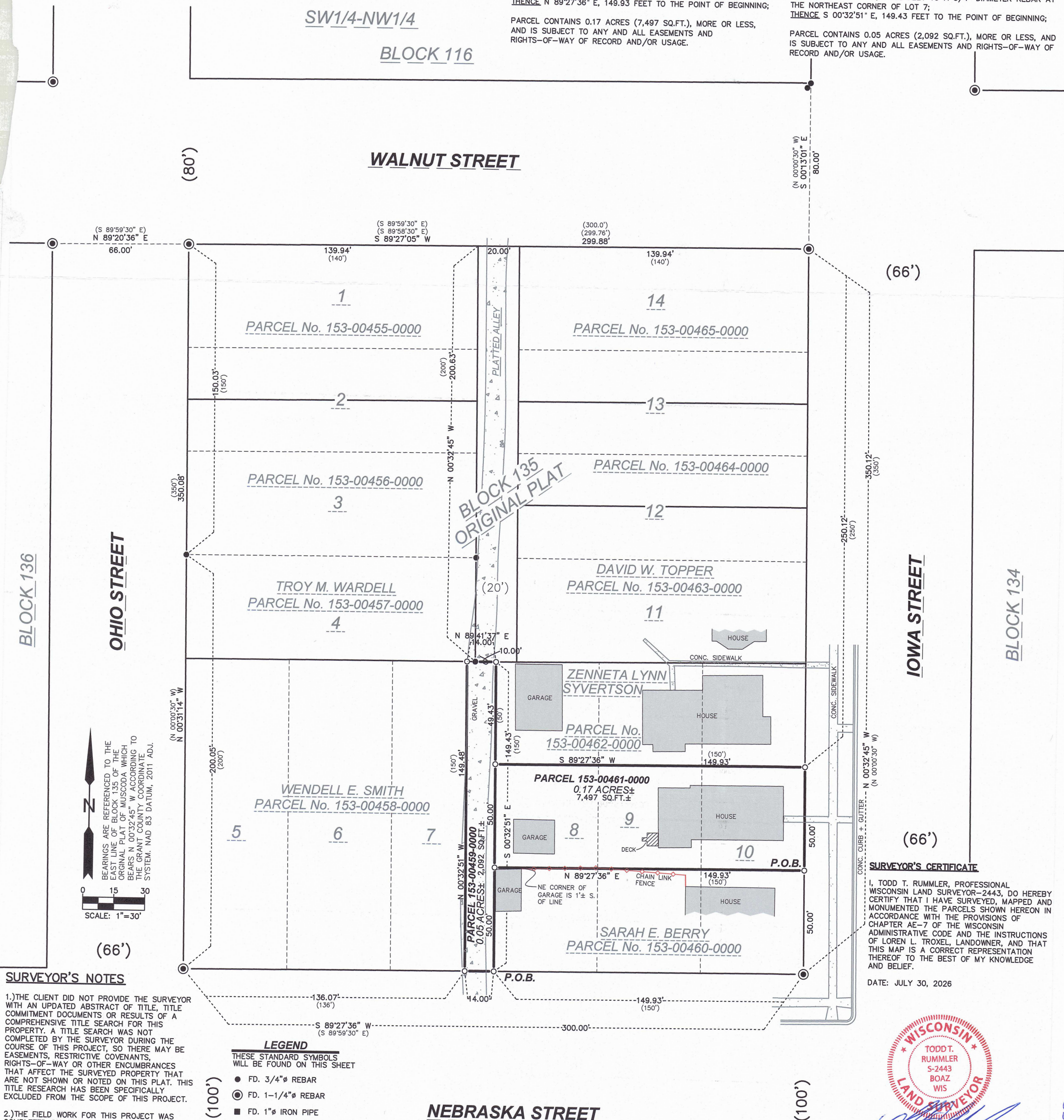
PARCEL CONTAINS 0.17 ACRES (7,497 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

PARCEL No. 153-00459-0000 DESCRIPTION

THE EAST 14 FEET OF LOT 7 OF BLOCK 135 OF THE ORIGINAL PLAT OF MUSCODA, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWN 8 NORTH, RANGE 1 WEST, VILLAGE OF MUSCODA, GRANT COUNTY, WISCONSIN BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/4" DIAMETER REBAR AT THE SOUTHEAST CORNER OF BLOCK 135;
THENCE S 89°27'36" W ON THE SOUTH LINE OF BLOCK 135, 149.93 FEET TO A 3/4" DIAMETER REBAR AT THE SOUTHEAST CORNER OF LOT 7 AND THE POINT OF BEGINNING;
THENCE CONTINUING S 89°27'36" W ON SAID SOUTH LINE, 14.00 FEET TO A 3/4" DIAMETER REBAR;
THENCE N 00°32'51" W, 149.48 FEET TO A 3/4" DIAMETER REBAR ON THE NORTH LINE OF LOT 7;
THENCE N 89°41'37" E, 14.00 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF LOT 7;
THENCE S 00°32'51" E, 149.43 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 0.05 ACRES (2,092 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.



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 JULY 21, 2026.

3.)TITLE TO PARCEL NO. 153-00459-0000 IS HELD BY THE VILLAGE OF MUSCODA. APPARENTLY, PARCEL NO. 153-0045-0000 IS BEING USED AS AN ALLEY BY THE PUBLIC.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET

- FD. 3/4" Ø REBAR
- ⊙ FD. 1-1/4" Ø REBAR
- FD. 1" Ø IRON PIPE
- SET 3/4" Ø x 24" LONG REBAR wt.=1.502 lbs. per ln.ft.
- () RECORDED AS

NEBRASKA STREET

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCELS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF LOREN L. TROXEL, LANDOWNER, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: JULY 30, 2026



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



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