

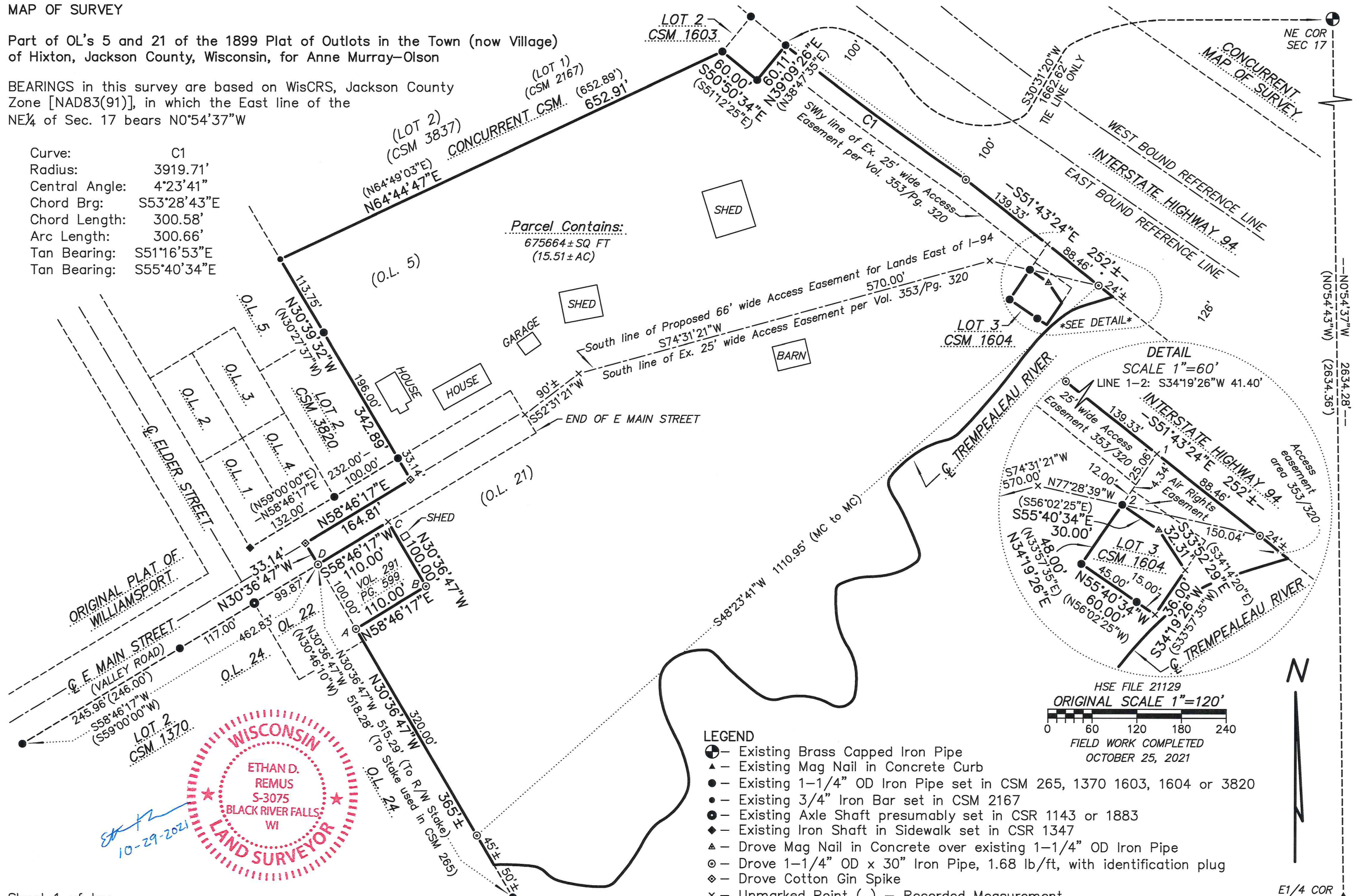
MAP OF SURVEY

Part of OL's 5 and 21 of the 1899 Plat of Outlots in the Town (now Village) of Hixton, Jackson County, Wisconsin, for Anne Murray-Olson

BEARINGS in this survey are based on WisCRS, Jackson County Zone [NAD83(91)], in which the East line of the NE 1/4 of Sec. 17 bears N0°54'37"W

Curve: C1  
 Radius: 3919.71'  
 Central Angle: 4°23'41"  
 Chord Brg: S53°28'43"E  
 Chord Length: 300.58'  
 Arc Length: 300.66'  
 Tan Bearing: S51°16'53"E  
 Tan Bearing: S55°40'34"E

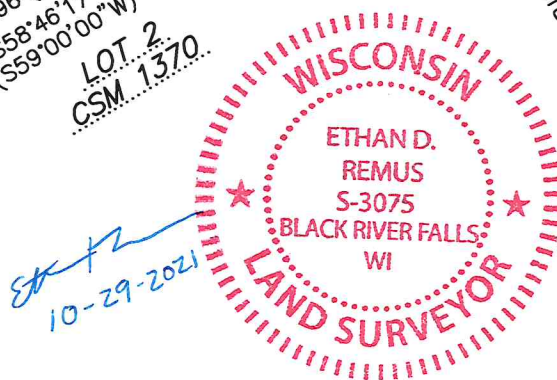
Parcel Contains:  
 675664±SQ FT  
 (15.51±AC)



LEGEND

- ⊕ Existing Brass Capped Iron Pipe
- ▲ Existing Mag Nail in Concrete Curb
- Existing 1-1/4" OD Iron Pipe set in CSM 265, 1370 1603, 1604 or 3820
- Existing 3/4" Iron Bar set in CSM 2167
- Existing Axle Shaft presumably set in CSR 1143 or 1883
- ◆ Existing Iron Shaft in Sidewalk set in CSR 1347
- ▲ Drove Mag Nail in Concrete over existing 1-1/4" OD Iron Pipe
- ⊙ Drove 1-1/4" OD x 30" Iron Pipe, 1.68 lb/ft, with identification plug
- ⊖ Drove Cotton Gin Spike
- x Unmarked Point ( ) - Recorded Measurement

HSE FILE 21129  
 ORIGINAL SCALE 1"=120'  
 FIELD WORK COMPLETED  
 OCTOBER 25, 2021



## COMMENTS

- In CSR 2163, RWH located the West line of OL 21 between CMK's stone at the SW Cor of the OL and a pipe presumed to have been set on the South line of Main street by DAB in CSR 1143 or 1883. RWH surveyed this line again in CSM 265 and added some additional line stakes. I located all of RWH's stakes on this line and found them to fit his measurements perfectly, although I disagree that the stake on the North end of the line is marking the South line of Main St. There are two stakes here about 2.5 feet apart and no clear record of either of them. Having other corners known to have been placed by DAB to the West and North, I chose to use them to dictate the street location while honoring RWH's location for the OL line. I drove a third stake here, on Ray's line to mark the South line of the street.
- I found E Main St to be more than 66' wide. I retraced DWM's work in CSM 1370 and 3820 and recovered all of the stakes used in those surveys. While the North and South lines are parallel, a bend occurs in the North line around the Elder St intersection. For that part of the street affecting this survey, I located the North line strictly by following CSM 3820 and I located the South line by projecting the line of CSM 1370 East.
- OL's 5 and 21 are described to the center of the old Valley Road. The parcel described in Vol. 291/Pg. 599 does not include lands lying within the street R/W. Title to those lands transferred to my client's deceased husband in Vol. 295/Pg. 88 and later, to my client in Vol. 572/Pg. 510.
- I found 1-1/4" ID pipes near all four corners of the parcel described in 291/599, though no record of a survey to back them up. Based on my location of Main St, these stakes are about 3'-6' too far north. I did not accept them as being correct and drove new stakes at proper locations.
- The shed near point C of this survey appears to be used by the owner of 291/599 though I did not verify this.
- I made the end of E Main St coincide with the end of the asphalt. The distance from this point to the intersection of State St is about 1428.1 feet. Based on gas tax maps, the Village is claiming 1425.6 feet.
- Per Vol. 353/Pg. 320, there is an existing access easement extending from the end of E Main St to the West line of l-94 for access to the billboard lots on the West side of l-94. An air rights easement was also conveyed in this document to cover a portion of the billboard that goes beyond the extents of Lot 3 of CSM 1604. There is another, much more vague, easement to access the billboard lot on the East side of the highway conveyed in Vol. 337/Pg. 744. It is anticipated that an easement will be conveyed along this same route to provide access to the parcel East of l-94
- A - Ex. 1-1/4" ID pipe of unknown origin is N17°19'10"W 3.58 feet from my stake
- B - Ex. 1-1/4" ID pipe of unknown origin was found tipped over in cultivated field. I did not tie it in
- C - Corner falls in 28" Dia. Maple tree. I did not monument the corner, but drove 1-1/4" OD x 30" Iron Pipes at 5.00' offsets on the lines going South and West from this point. Ex 1-1/4" ID pipe of unknown origin is N25°36'01"W 5.80 feet from this point
- D - Drove stake at intersection of OL line with Street line. Ex 1-1/4" pipe referred to in CSM 265 is N30°36'47"W 2.99'. There is another pipe with a battered top N80°36'15"W 1.03'

## PROPOSED EASEMENT DESCRIPTION (TO SERVE PARCEL EAST OF l-94)

A 66.00-foot wide easement for ingress and egress, being part of Outlots 5 and 21 of the 1899 Plat of Outlots in the Town (now Village) of Hixton, Jackson County, Wisconsin, the South line of which is described as follows:  
 Commencing at the Northeast corner of Section 17 in Township 22 North of Range 5 West; thence S30°31'20"W 1662.62 feet, to the East corner of Lot 2 of Certified Survey Map (CSM) No. 1603 and the South right-of-way line of Interstate Highway 94; thence Southeasterly on said right-of-way line and on a curve to the left having a radius of 3919.71 feet, a central angle of 4°23'41" and a long chord of S53°28'43"E 300.66 feet; thence S51°43'24"E, on said right-of-way line, 227.79 feet, to the point of beginning; thence N77°28'39"W 150.04 feet; thence S74°31'21"W 570.00 feet; thence S52°31'21"W 90 feet, more or less, to the end of East Main Street and the terminus of this easement.

## SURVEYOR'S CERTIFICATE

I, Ethan D. Remus, Professional Land Surveyor, hereby certify that, by the order and under the direction of Anne Murray-Olson, I have surveyed and mapped a part of Outlots 5 and 21 of the 1899 Plat of Outlots in the Town (now Village) of Hixton, Jackson County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 17 in Township 22 North of Range 5 West; thence S30°31'20"W 1662.62 feet, to the East corner of Lot 2 of Certified Survey Map (CSM) No. 1603 and the South right-of-way line of Interstate Highway 94, marking the point of beginning; thence Southeasterly on said right-of-way line and on a curve to the left having a radius of 3919.71 feet, a central angle of 4°23'41" and a long chord of S53°28'43"E 300.66 feet, an arc distance of 300.66 feet; thence S51°43'24"E, on said right-of-way line, 252 feet, more or less, to the center of the Trempealeau River; thence Southwesterly along the center of said River, to the West line of the aforesaid Outlot 21; thence N30°36'47"W, on said West line, 365 feet, more or less, to the Southwest corner of Lands described in Vol. 291 of Deeds on Page 599; thence N58°46'17"E 110.00 feet, to the Southeast corner thereof; thence N30°36'47"W 100.00 feet, to the Northeast corner thereof and the South line of East Main Street; thence S58°46'17"W 110.00 feet, to the Northwest corner of said lands and the intersection of the West line of Outlot 21 with the South line of East Main Street; thence N30°36'47"W 33.14 feet, to the Northwest corner of Outlot 21 and the centerline of East Main Street; thence N58°46'17"E, on the North line of said Outlot and the centerline of said Street, 164.81 feet, to the Southwest corner of the aforementioned Outlot 5; thence N30°39'32"W, on the West line of Outlot 5, 342.89 feet, to the Southwest corner of Lot 2 of CSM 3837; thence N64°44'47"E, on the South line thereof, 652.91 feet, to the West corner of the aforesaid Lot 2 of CSM 1603; thence S50°50'34"E 60.00 feet, to the South corner thereof; thence N39°09'26"E 60.11 feet, to the point of beginning, excepting therefrom Lot 3 of CSM 1604 as recorded in Volume 7 of CSM's on Page 169 as Document No. 282558.

I further certify that this map of survey is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

Dated this 29<sup>th</sup> day of October, 2021

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Ethan D. Remus S-3075  
 Hurlburt & Remus Surveying, Inc.  
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 Black River Falls, WI 54615

