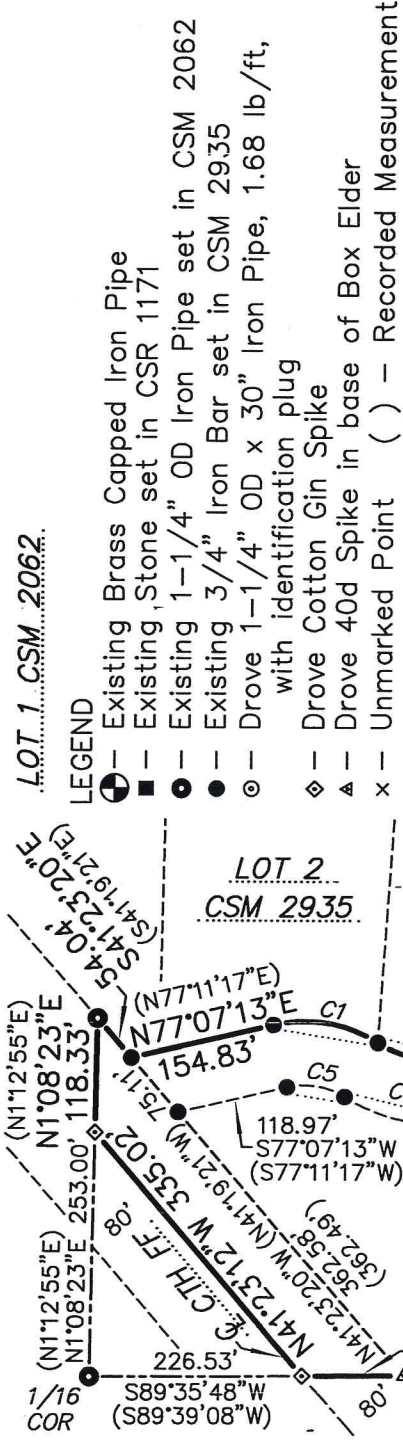


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JACKSON COUNTY CERTIFIED SURVEY MAP NO. 4364

Part of the SE1/4-SW1/4 and SW1/4-SE1/4 Sec. 8, T22N, R5W, including Lot 4 of CSM 2935 and part of Lot 2 of CSM 3837, Town of Hixton, Jackson County, Wisconsin, for Anne Murray-Olson



LOT 1 CSM 2062

LEGEND

- ⊙ Existing Brass Capped Iron Pipe
- ⊠ Existing Stone set in CSR 1171
- ⊙ Existing 1-1/4" OD Iron Pipe set in CSM 2062
- ⊙ Existing 3/4" Iron Bar set in CSM 2935
- ⊙ Drove 1-1/4" OD x 30" Iron Pipe, 1.68 lb/ft, with identification plug
- ⊙ Drove Cotton Gin Spike
- ⊙ Drove 40d Spike in base of Box Elder
- x Unmarked Point ( ) - Recorded Measurement

BEARINGS in this survey are based on WISCRS, Jackson County Zone [NAD83(91)], in which the South line of the SE1/4-SW1/4 of Sec. 8 bears S89°35'48"W

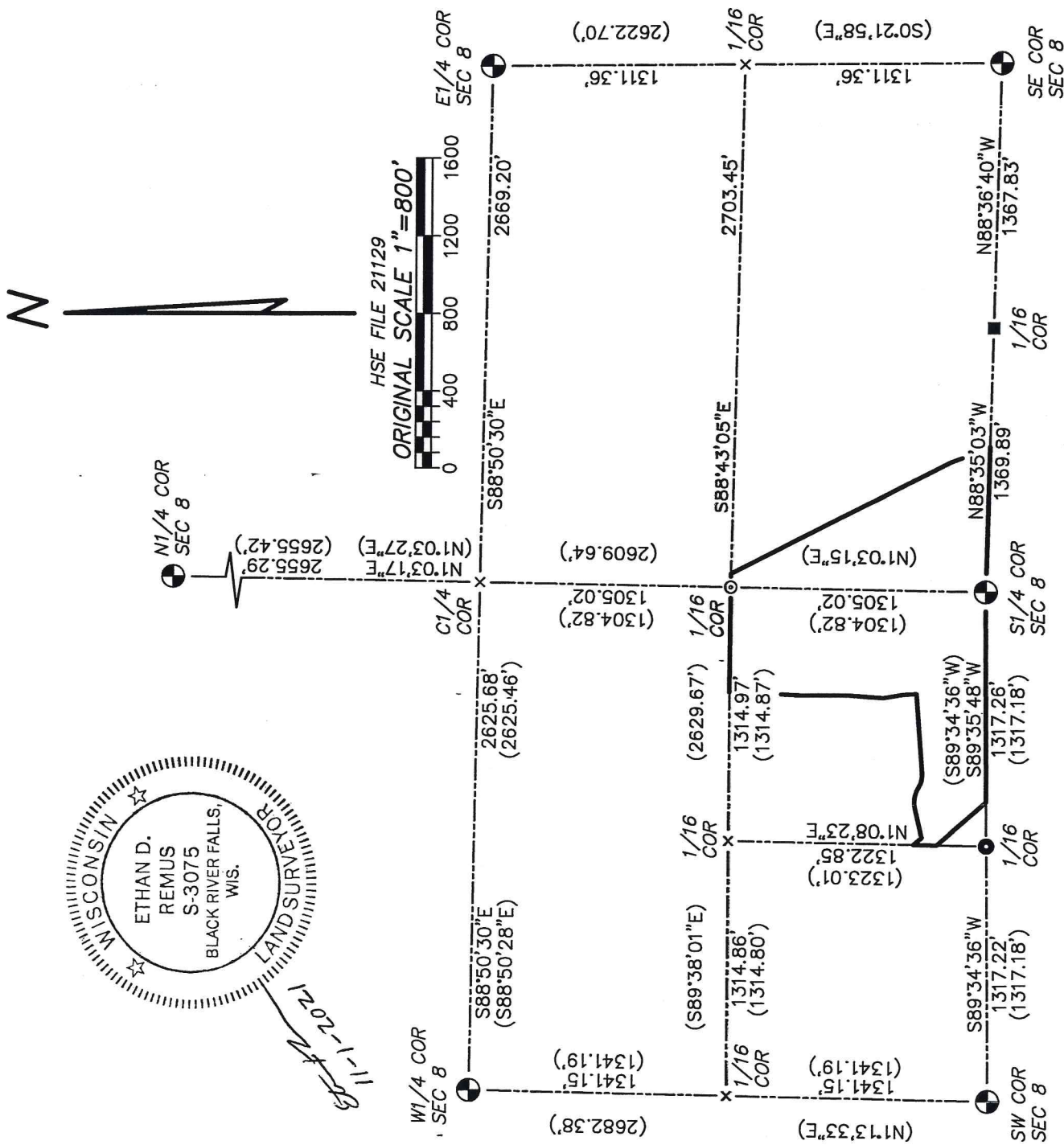


LOT 3 CSM 2935

**LOT 5**  
 1506889 SQ FT (34.59 AC)  
 INCLUDING CTH FF R/W  
 1473822 SQ FT (33.83 AC)  
 EXCLUDING CTH FF R/W  
 THERE ARE NO EXISTING IMPROVEMENTS ON THIS LOT



CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING	TANGENT BEARING
C1	145.83'	44°33'40"	S80°35'57"E	110.58'	113.41'	N77°07'13"E	S58°19'07"E
C2	126.66'	36°02'15"	S76°20'15"E	78.36'	79.66'	S58°19'07"E	N85°38'38"E
C3	3919.71'	3°07'13"	S22°10'29"E	213.44'	213.46'	S20°36'53"E	S23°44'06"E
C4	192.66'	36°02'15"	N76°20'15"W	119.19'	121.18'	S85°38'38"W	N58°19'07"W
C5	79.83'	44°33'40"	N80°35'57"W	60.53'	62.08'	N58°19'07"W	S77°07'13"W



COMMENTS

Previous surveys performed in the NW-NE of Sec 17 have made the North line of the 1/4-1/4 on a straight line between the N1/4 & NE Cor's of Sec 17. DAB established the 1/16th Cor on this line in 1929 (CSR 1171) and marked it with a large sandstone. This sandstone was readily found, sticking up out of the ground near the fence corner. My measurements place it 0.32' South of the straight section line and 1.03' East of equidistant. Using this stone to define the 1/16th line would make the stakes set in CSM 2167 to mark the North line of Lot 1 North of the true line. Since my client currently owns land on both sides of this line and has instructed me to reconfigure these parcels, I feel this is the perfect time to remedy the error.

A - 3/4" Iron Bar at NE Cor of Lot 2 of CSM 3837 is N41°21'52"E 0.31' from the stake 1 set to mark the intersection of the 1/16th line with the l-94 R/W line

B - 3/4" Iron Bar at NW Cor of Lot 2 of CSM 3837 is 0.20' North of the 1/16th line



## COMMENTS CONT

CSM 2935 did not include those lands lying between the Ely R/W line and Centerline of CTH FF in the lots that were created. Since the recording of that survey, Lots 1, 2 & 3 have been sold to third parties. My client acquired title to lands within the right-of-way by WD in Vol. 601, Pg. 251 and so I have included them in this survey.

The Centerline and R/W line of CTH FF that I have determined in this survey are not parallel. I determined the R/W line based on the existing stake from CSM 2062 on the West side and at distance from the 1/16th Cor indicated on CSM 2935 on the South side. I then determined the centerline at distance from the 1/16th Cor indicated on CSM 2062 on the West side and angled the line so it would be 80' at a right angle to C.

C - 3/4" Iron Bar at SW Cor of Lot 4 of CSM 2935 was found inside the base of a large Box Elder. I chipped away just enough of the tree to measure to the bar but could tell it was leaning NW, likely pushed over by the growth of the tree. I cut a notch out of the base of the tree and drove a 40d Spike at my computed location. I left this spike sticking up 2". The top of the leaning bar is N75°57'44"W 0.38' from the spike.

## 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 the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 8 in Township 22 North of Range 5 West, including Lot 4 of Certified Survey Map (CSM) No. 2935 and part of Lot 2 of CSM No. 3837, Town of Hixton, Jackson County, Wisconsin, described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Southwest quarter; thence S89°35'48"W, on the South line thereof, 1090.73 feet, to the centerline of CTH FF; thence N41°23'12"W, on said centerline, 335.02 feet, to a point on the West line of the aforesaid quarter—quarter marking the South corner of Lot 1 of CSM 2062; thence N1°08'23"E, on said West line, 118.33 feet, to the Easterly right-of-way line of CTH FF and the Southwest corner of Lot 1 of CSM 2935; thence following the boundaries of Lots 1, 2 and 3 of CSM 2935 for the subsequent ten courses: S41°23'20"E 54.04 feet; thence N77°07'13"E 154.83 feet; thence on a curve to the right having a radius of 145.83 feet, a central angle of 44°33'40" and a long chord of S80°35'57"E 110.58 feet, an arc distance of 113.41 feet; thence on a curve to the left having a radius of 126.66 feet, a central angle of 36°02'15" and a long chord of S76°20'15"E 78.36 feet, an arc distance of 79.66 feet; thence N85°38'38"E 410.00 feet; thence N4°17'39"W 67.64 feet; thence N8°59'41"W 104.92 feet; thence N4°06'19"E 175.99 feet; thence N0°13'28"E 234.98 feet; thence N2°18'03"E 376.51 feet, to the North line of the Southeast quarter of the Southwest quarter; thence S89°37'44"E 546.01 feet to the Northeast corner thereof; thence S88°43'05"E, on the North line of the Southwest quarter of the Southeast quarter, 69.77 feet, to the Westerly right-of-way line of Interstate Highway 94; thence S27°21'35"E, on said right-of-way line, 1265.88 feet; thence on a curve to the left having a radius of 3919.71 feet, a central angle of 3°07'13" and a long chord of S22°10'29"E 213.44 feet, an arc distance of 213.46 feet, to the South line of the Southwest quarter of the Southeast quarter; thence N88°35'03"W 756.33 feet, to the point of beginning.

I further certify that this Certified Survey Map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18, Jackson County Subdivision and Platting Ordinance, to the best of my knowledge and belief.

Dated this 15<sup>th</sup> day of November, 2021

*Ethan D. Remus*

Ethan D. Remus S-3075  
Hurlburt & Remus Surveying, Inc.  
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