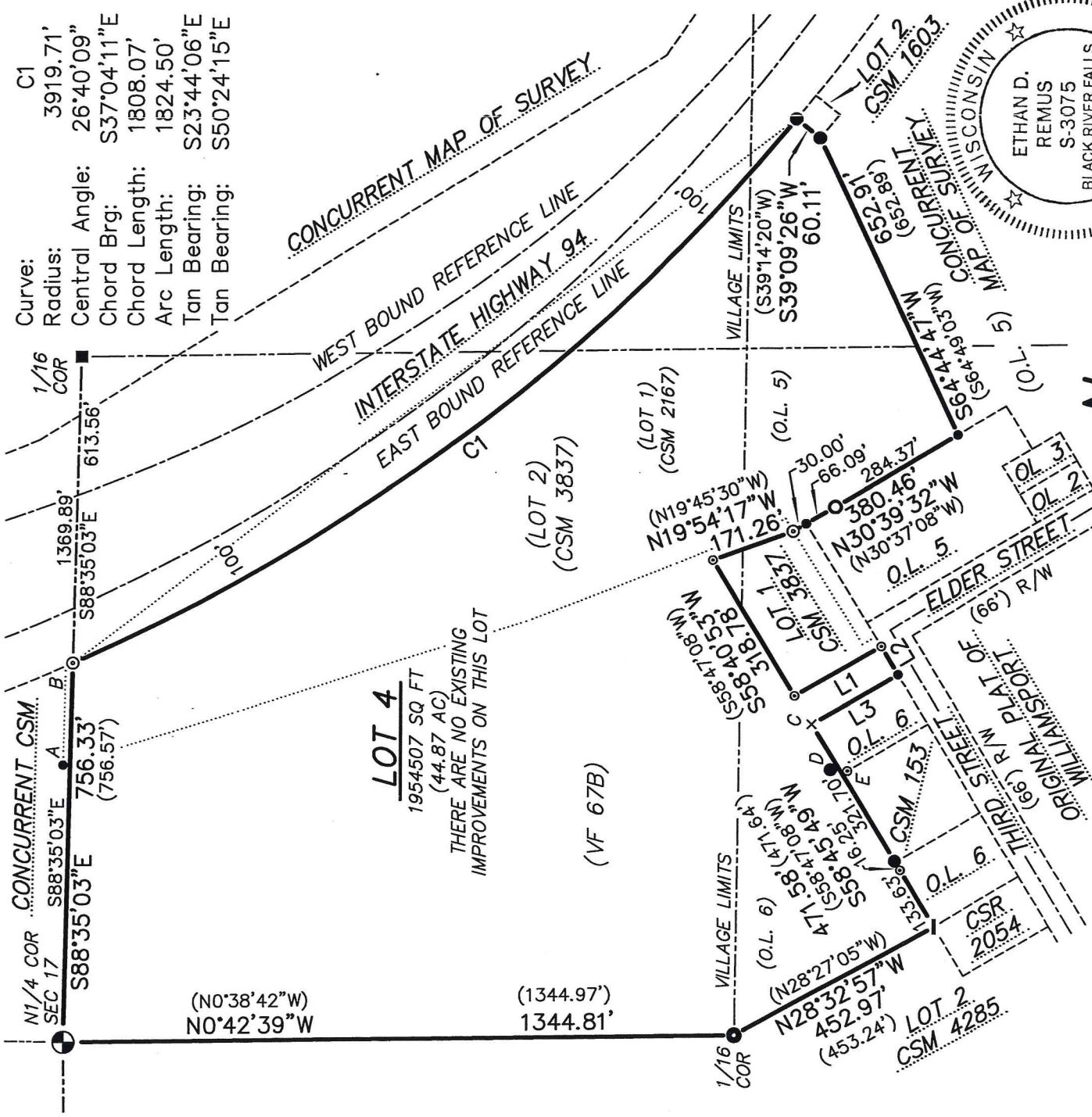


JACKSON COUNTY CERTIFIED SURVEY MAP NO. 4365

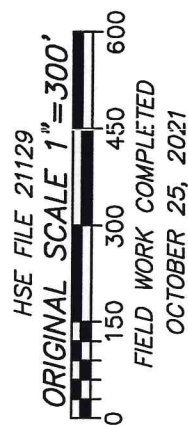
Part of the NW1/4-NE1/4 and NE1/4-NE1/4, Town of Hixton, and part of the SE1/4-NE1/4 and SW1/4-NE1/4, Village of Hixton, all in Sec. 17, T22N, R5W, Jackson County, Wisconsin, including Lot 1 and part of Lot 2 of CSM 3837 and part of O.L. 5 and 6 of the 1899 Plat of Outlots in the Town of Hixton, for Anne Murray-Olson



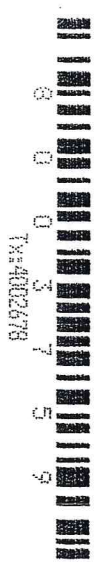
LINE	MEAS. DISTANCE	MEAS. BEARING	REC. DISTANCE	REC. BEARING
L1	197.69'	S30°18'02"E	(197.69')	(S30°13'49"E)
L2	66.00'	S58°43'25"W	(66.00')	(S58°49'19"W)
L3	197.83'	N30°18'12"W	(197.79')	(N30°13'49"W)

LEGEND

- Existing Brass Capped Iron Pipe
- Existing Stone set in CSR 1171
- Existing Drive Shaft, D of CSR 1347
- Existing Well Tubing presumably set by CMK
- Existing 1"x2" Iron Bar, O of CSR 2054
- Existing 3/4" Iron Bar set in CSM 2167 or VF 67B
- Existing 1" OD Iron Pipe set in CSM 117 or 3837
- Existing 1-1/4" OD Iron Pipe set in CSM 153 or 1603
- ⊙ Drove 1-1/4" OD x 30" Iron Pipe, 1.68 lb/ft, with identification plug
- x - Unmarked Point () - Recorded Measurement



BEARINGS in this survey are based on WisCRS, Jackson County Zone [NAD83(91)], in which the North line of the NW1/4-NE1/4 of Sec. 17 bears S88°35'03"E



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 NW Cor of Lot 2 of CSM 3837 is 0.20' North of 1/16th line
- B - 3/4" Iron Bar at NE Cor of Lot 2 of CSM 3837 is N41°21'52"E 0.31' from stake I set to mark intersection of 1/16th line with I-94 R/W line
- C - Unmarked corner in fence post. 3/4" Iron Bars set in VF67B are 1.00' NWly and NEly
- D - Stake set in CSM 153 is 0.11' North of line
- E - Stake set in CSM 117 is 0.13' South of line

Lot 4 of this survey contains a total area of 1954507 Sq. Ft. (44.87 Ac.) of which 1555069 Sq. Ft. (35.70 Ac.) is located within the Town of Hixton and 399438 Sq. Ft. (9.17 Ac.) is within the Village of Hixton.

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 Northwest quarter of the Northeast quarter and Northeast quarter of the Northeast quarter in the Town of Hixton, and part of the Southeast quarter of the Northeast quarter and Southwest quarter of the Northeast quarter in the Village of Hixton, all in Section 17 in Township 22 North of Range 5 West, Jackson County, Wisconsin, including Lot 1 and part of Lot 2 of Certified Survey Map (CSM) No. 3837, and part of Outlots 5 and 6 of the 1899 Plat of Outlots in the Town of Hixton, described as follows:

Beginning at the Northwest corner of the Northwest quarter of the Northeast quarter; thence S88°35'03"E, on the North line thereof, 756.33 feet, to the West right-of-way line of Interstate Highway 94; thence Southeasterly on a curve to the left having a radius of 3919.71 feet, a central angle of 26°40'09" and a long chord of S37°04'11"E 1808.07 feet, an arc distance of 1824.50 feet, to the Southeast corner of Lot 2 of CSM 3837; thence following the boundary of said Lot 2 for the subsequent three courses: S39°09'26"W 60.11 feet; thence S64°44'47"W 652.91 feet; thence N30°39'32"W, on the West line of said Lot 2 and its Northerly projection, 380.46 feet, to an angle point in the East line of Lot 1 of CSM 3837; Thence N19°54'17"W 171.26 feet, to the Northeast corner thereof; thence S58°40'53"W 318.78 feet, to the Northwest corner thereof; thence S30°18'02"E 197.69 feet, to the Southwest corner of said Lot 1 and the Northerly right-of-way line of Third Street; thence S58°43'25"W, on said right-of-way line, 66.00 feet; thence N30°18'12"W 197.83 feet; thence S58°45'49"W 471.58 feet, to a point on the East line of Lot 2 of CSM 4285; thence N28°32'57"W 452.97 feet, to the Southwest corner of the Northwest quarter of the Northeast quarter; thence N0°42'39"W 1344.81 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 1st day of November, 2021

Eth D Remus

Ethan D. Remus S-3075
Hurlburt & Remus Surveying, Inc.
W12300 Robbins Road
Black River Falls, Wisconsin 54615

