

COMMENTS

- A vague easement is described in Vol. 337/Pg. 744 granting access to Lot 1 of CSM 1418. No specific information is given to allow for the legal location of the easement, but it is presumed to follow the present farm road
- The parcel surveyed herein contains a total area of 3224419 Sq. Ft. (74.02 Ac.) of which approximately 3054653 Sq. Ft. (70.12 Ac.) is located within the Town of Hixton and 169766 Sq. Ft. (3.90 Ac.) is within the Village of Hixton. The NW¹/₄ of Section 16 was not legally subdivided so the exact location of the Village limits was not known for these computations.
- On a concurrent Map of Survey, I depicted and described an easement running from the end of E Main Street in the Village to the I-94 bridge over the Trempealeau River. The South line of this easement is the same as that of a 25' wide access easement to the billboard lots conveyed in Vol. 353/Pg. 320, and was designed to run on the same farm road that is presently used to access the parcel surveyed herein. Any conveyance of this parcel should include said easement for access purposes and I would advise that a 66' width be used in order to meet the requirements of Chapter 18, Jackson County Subdivision and Platting Ordinance.

- A — I found no sign of the 3/4" Bar called for in CSM 58. Corner falls on the edge of a field and could have been plowed out. I did find the gas pipe to the South referred to in VF 43A but it was tipped over and not of much use. It is unclear where this gas pipe came from. It may have been set by DAB in CSR 1970 or possibly by CMK? DAB's field notes for CSR 1257 refers to a Keach survey which I am unable to find.
- B — Zietlow calls for a 1" Iron Bar in Both VF 43A and CSM 58. I found a 1" Iron Bar leaning near a fence corner. When I dug around it to plumb it, I discovered it to be quite short, only about 18" or less, and it had a pointed bottom. DAB calls for a 34" long Mill Shaft. This is obviously not DAB's stake. Perhaps Zietlow set it?
- C — I found the Water Wheel Stem set by DAB in CSR 1257, up 25", bent and leaning NE. This is a substantial monument and would have taken much effort to dig out, straighten, and put back in. I computed where this stake once stood based on measurements from CSM 58, and drove a new stake. The bottom of my stake hit DAB's stake about 24" down, so I left mine up about 6", on the SW side of DAB's stake.
- D — I'm not sure what was used to establish the I-94 R/W in CSM 2981. It does not follow the plat or highway deeds. I drove my stake at the intersection of the Section line with the R/W line (based on highway plat, highway deeds, and CSM 1418). The 3/4" Rebar from CSM 2981 is N0°54'37"W 3.37'.

PROPOSED EASEMENT DESCRIPTION (AS DEPICTED ON CONCURRENT MAP OF SURVEY)

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 300.58 feet, an arc distance of 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 the Northwest quarter of the Northeast quarter and Northeast quarter of the Northeast quarter of Section 17, and part of the Northwest quarter of the Northwest quarter and Northeast quarter of the Northwest quarter of Section 16, in the Town of Hixton, and part of the Southwest quarter of the Northwest quarter of Section 16, and part of the Southeast quarter of the Northeast quarter of Section 17, in the Village of Hixton, all in Township 22 North of Range 5 West, Jackson County, Wisconsin, including part of Outlots 5 and 21 of the 1899 Plat of Outlots in the Town (now Village) of Hixton, described as follows:

Beginning at the Northwest corner of Section 16; thence N87°01'20"E, on the North line of the Northwest quarter thereof, 1819.81 feet, to the Northwest corner of Certified Survey Map (CSM) No. 58; thence following the Western boundary of CSM 58 for the subsequent five courses: S29°25'56"W 644.17 feet; thence S51°48'26"W 180.18 feet; thence S61°59'26"W 544.78 feet; thence S19°23'26"W 305.37 feet; thence S46°32'26"W 367.98 feet, to the Southwest corner of said CSM and an angle point in the North right-of-way line of the abandoned Valley Road; thence S3°54'29"W 33.52 feet, to an angle point in the centerline of said road and the North line of Lot 1 of CSM 2981; thence S83°50'54"W, on said centerline and Lot line, 259.75 feet, to an angle point thereof; thence S62°14'46"W, on said centerline and Lot line, 253.69 feet, to the West line of the Southwest quarter of Section 16; thence S0°54'37"E, on said West line, 125.13 feet, to the North right-of-way line of Interstate Highway 94; thence Northwesterly on said right-of-way line on a curve to the right having a radius of 670.00 feet, a central angle of 7°02'18" and a long chord of N58°37'32"W 82.25 feet, an arc distance of 82.30 feet; thence N55°06'23"W, on said right-of-way line, 125.34 feet, to the South corner of Lot 1 of CSM 1418; thence N72°33'54"E 70.76 feet, to the East corner thereof; thence N43°33'23"W 92.98 feet, to the North corner thereof; thence S57°11'35"W 80.66 feet, to the West corner thereof and the East right-of-way line of Interstate Highway 94; thence N55°06'23"W, on said right-of-way line, 674.55 feet, to an angle point thereof; thence N31°36'06"W, on said right-of-way line, 1373.92 feet, to the North line of the Northwest quarter of the Northeast quarter of Section 17; thence S88°35'03"E 116.52 feet, to the Northeast corner of said quarter-quarter; thence S88°36'40"E 1367.83 feet, to the point of beginning.

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 29th day of October, 2021


 Ethan D. Remus S-3075
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