

# CERTIFIED SURVEY MAP

LACROSSE COUNTY NO. \_\_\_\_\_

PART OF THE SE1/4 OF THE NE1/4 OF SECTION 28,  
TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF  
MEDARY, LACROSSE COUNTY, WISCONSIN.

**NORTHCENTRAL LAND SURVEYING, LLC**  
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403  
WEBSITE: www.NorthCentralLandSurveying.com  
PHONE: 715-297-8343  
EMAIL: JasonPflieger@gmail.com  
DRAFTED & DRAWN BY: JASON J. PFLIEGER  
OWNER OF PROPERTY: FRANCES KAPLAN TRUST  
SURVEY PREPARED FOR: BRET BENSON  
DATE OF FIELDWORK: 2/25/2021 & 2/26/2021  
FILE NUMBER: 2021010 BENSON

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## LEGEND

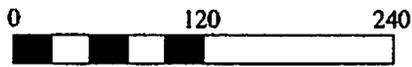
- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1" OD IRON PIPE FOUND
- ⊙ = 1.25" OD IRON PIPE FOUND
- ⊙ = 1.5" OD IRON PIPE FOUND
- <> = PREVIOUSLY RECORDED AS

## BEARING REFERENCE

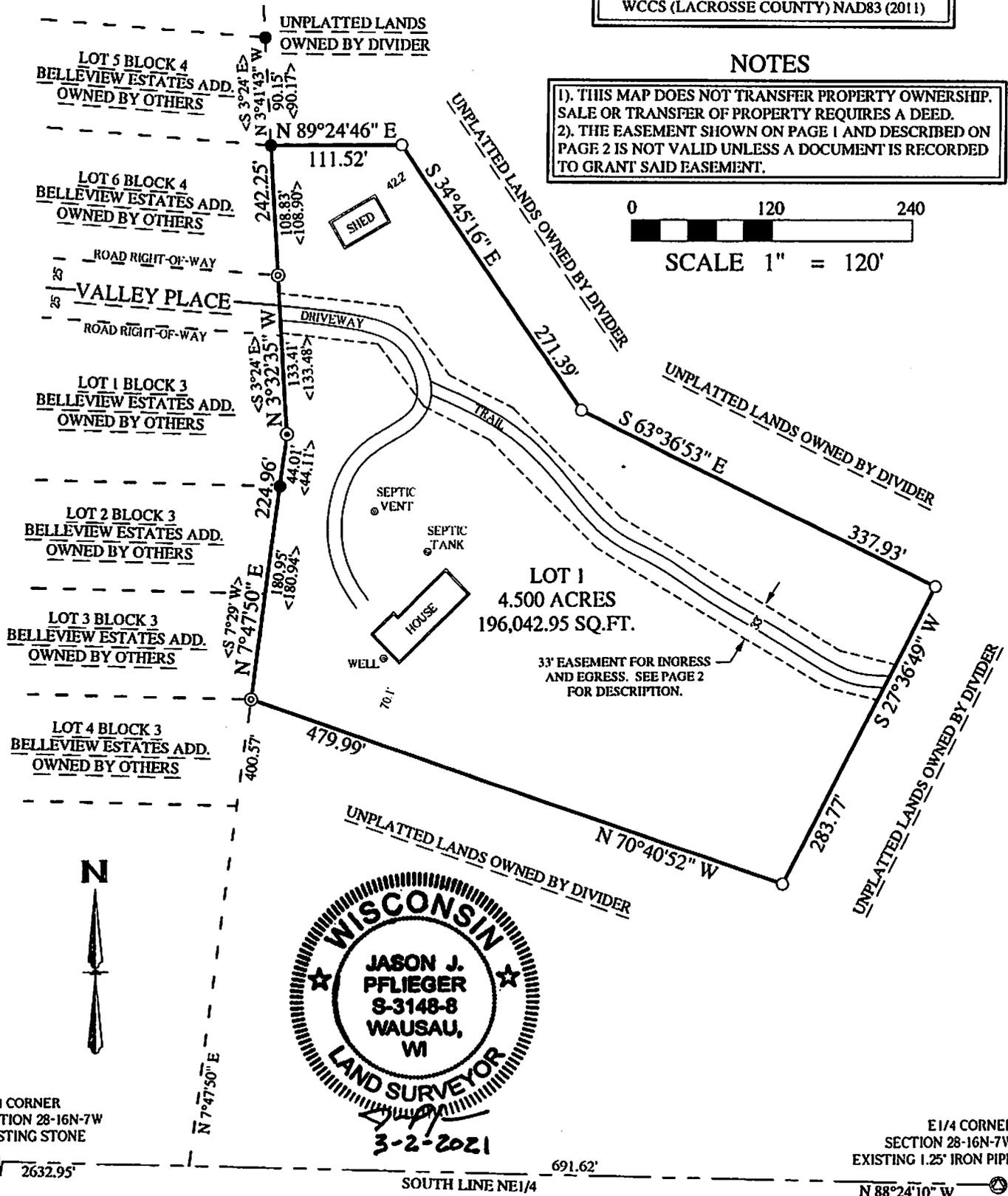
BEARINGS REFERENCED TO THE SOUTH LINE  
OF THE NE1/4 BEARING N 88°24'10" W PER  
WCCS (LACROSSE COUNTY) NAD83 (2011)

## NOTES

- 1). THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A DEED.
- 2). THE EASEMENT SHOWN ON PAGE 1 AND DESCRIBED ON PAGE 2 IS NOT VALID UNLESS A DOCUMENT IS RECORDED TO GRANT SAID EASEMENT.



SCALE 1" = 120'



C1/4 CORNER  
SECTION 28-16N-7W  
EXISTING STONE

E1/4 CORNER  
SECTION 28-16N-7W  
EXISTING 1.25" IRON PIPE

SOUTH LINE NE1/4

N 88°24'10" W

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## SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF BRET BENSON, I SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY, LACROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE N 88°24'10" W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, 691.62 FEET; THENCE N 7°47'50" E 400.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 7°47'50" E ALONG THE EAST LINE OF BELLEVIEW ESTATES ADDITION, 224.96 FEET; THENCE N 3°32'35" W ALONG THE EAST LINE OF BELLEVIEW ESTATES ADDITION, 242.25 FEET; THENCE N 89°24'46" E 111.52 FEET; THENCE S 34°45'16" E 271.39 FEET; THENCE S 63°36'53" E 337.93 FEET; THENCE S 27°36'49" W 283.77 FEET; THENCE N 70°40'52" W 479.99 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF LACROSSE COUNTY AND THE TOWN OF MEDARY, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 2ND DAY OF MARCH, 2021

  
\_\_\_\_\_  
JASON J. PFLIEGER P.L.S. 3148-8

## EASEMENT DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY, LACROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE N 88°24'10" W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, 691.62 FEET; THENCE N 7°47'50" E 400.57 FEET; THENCE S 70°40'52" E 479.99 FEET; THENCE N 27°36'49" E 175.71 FEET TO THE POINT OF BEGINNING; THENCE N 75°31'05" W 45.92 FEET; THENCE N 58°49'00" W 227.42 FEET; THENCE N 44°57'32" W 129.65 FEET; THENCE N 63°18'26" W 63.18 FEET; THENCE N 36°48'52" W 65.36 FEET; THENCE N 83°44'10" W 83.40 FEET TO THE EAST ROAD RIGHT-OF-WAY OF VALLEY PLACE; THENCE N 3°32'35" W ALONG THE EAST ROAD RIGHT-OF-WAY OF VALLEY PLACE, 33.49 FEET; THENCE S 83°44'10" E 103.43 FEET; THENCE S 36°48'52" E 71.91 FEET; THENCE S 63°18'26" E 60.74 FEET; THENCE S 44°57'32" E 130.97 FEET; THENCE S 58°49'00" E 218.57 FEET; THENCE S 75°31'05" E 48.77 FEET; THENCE S 27°36'49" W 33.89 FEET TO THE POINT OF BEGINNING.

I hereby certify that this survey complies with the provisions of the La Crosse County Subdivision Control Ordinance  
  
Bryan H. Meyer  
La Crosse County Surveyor

## CITY OF LACROSSE

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LACROSSE.

\_\_\_\_\_  
CITY CLERK (SIGNATURE AND DATE)

