

UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWN 10 NORTH, RANGE 18 EAST, TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

N. LINE OF THE SE 1/4 OF SEC 34-10-18
N 89°25'14" W 2645.75'

EAST 1/4 CORNER
SECTION 34-10-18
CONC. MON. W/
WASHINGTON CO.
CAP FND.

IP. F.
4.8' SE

UNPLATTED LANDS

SURVEYOR'S DESCRIPTION

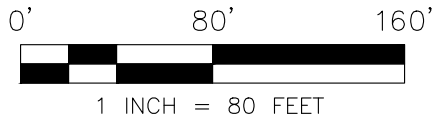
UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWN 10 NORTH, RANGE 18 EAST, TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34; THENCE N 89°49'14" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, 319.37 FEET TO THE POINT OF BEGINNING; THENCE S 89°49'14" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, 800.62 FEET; THENCE S 00°46'30" E, 319.60 FEET; THENCE S 89°49'14" W, 192.46 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE N 01°10'12" E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 925.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE N 01°10'12" E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 1321.06 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE S 01°15'09" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 1654.20 FEET; THENCE N 89°49'14" W, ALONG THE NORTH RIGHT OF WAY OF E, AS DESCRIBED IN SAID DEED, 100 FEET; THENCE S 89°49'14" W, ALONG THE NORTH RIGHT OF WAY OF SAID E, AS DESCRIBED IN V481 P671, 50.00 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 1,644,679 SQUARE FEET, 37.757 ACRES.

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY TITLE GUARANTY COMPANY OF WISCONSIN DATED JANUARY 2ND, 1958, POLICY NO. 237533 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 4.: EASEMENT UTILITY EASEMENT GRANTED TO THE CITY OF HARTFORD, UTILITIES DEPARTMENT RECORDED JULY 15, 1937 IN VOLUME 121 OF DEEDS AT PAGE 446 AS DOCUMENT NO. 164166. (DOES NOT AFFECT SUBJECT PARCEL.)
 - EXCEPTION 5.: BLANKET UTILITY EASEMENT GRANTED TO THE CITY OF HARTFORD JULY 15, 1937 IN VOLUME 121 OF DEEDS AT PAGE 465 AS DOCUMENT NO. 164185. (EASEMENT FALLS OVER THE NORTHWEST 3 ACRES OF SUBJECT PARCEL UNABLE TO DETERMINE EXACT LOCATION DUE TO LACK OF INFORMATION.)
 - EXCEPTION 6.: EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY DATED FEBRUARY 13, 1948 IN V165 OF DEEDS AT PAGE 21 AS DOCUMENT NO. 200935. (DOES NOT AFFECT SUBJECT PARCEL)
- FLOODPLAIN IS PER FEMA FIRM MAP NO. 55131C0237E, MAP REVISED OCTOBER 16, 2015, AND WASHINGTON COUNTY GIS.
- FLOODWAY, AND SHORELAND ZONING IS SHOWN PER WASHINGTON COUNTY GIS.
- ENTIRE PARCEL FALLS WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR PER WASHINGTON COUNTY GIS.
- TITLE POLICY PROVIDED AND RECORD DOCUMENTS RECOVERED DO NOT INCLUDE LANDS DESCRIBING THE 24.75 RIGHT OF WAY FOR C.T.H. E. FOR THE SUBJECT PARCELS. PER THE MONUMENTAL AND DOCUMENT NO. 176531 WHICH DESCRIBES THE 24.75 FOOT STRIP IN THE SW OF THE SE AND THE SE OF THE SW.



BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, WASHINGTON COUNTY ZONE
(NAD 83 WISCORS 2011) AND
REFERENCED TO THE SOUTH LINE OF
THE SE 1/4 OF SEC. 34-10-18
MEASURED AS N89°49'14"W.

LEGEND

- SECTION CORNER MONUMENT
FOUND 3/4 REBAR" OR NOTED
FOUND 1" IRON PIPE OR NOTED
R.O.W. POST OR NOTED
SET 0.75" O.D. X 18" REBAR
WEIGHING 1.502 LBS/FT.
CMCP CULVERT
UTILITY POLE
RECORD DIMENSION
WETLANDS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



LandTech
SURVEYING

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

SEAL CLIENT CINDY MURPHY & CONSTANCE STRINGER PROJECT BOUNDARY LAYOUT EXISTING CONDITIONS DRAWING 24237_SURVEY.DWG	LOCATION C.T.H. E TOWN OF HARTFORD WASHINGTON COUNTY, WISCONSIN. PARCEL ID: 0853		REV.
	DRAWN BY LJS CHECKED BY MTO		REV.
			REV.
			REV.
			REV.
SCALE 1:80			
DATE 10/14/2024			
JOB NO. 24237			
SHEET 1 OF 1			