

CERTIFIED SURVEY MAP NO. _____

LOCATION: PART OF THE SW 1/4-SW 1/4, SECTION 2, T.15N.,
R.5W., (BEING ALL OF TRUSTEE DEED DOC. #1731951),
TOWN OF WASHINGTON, LA CROSSE COUNTY, WI

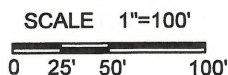
PREPARED AT THE DIRECTION OF
OWNER:
JOSHUA P. LUCEY
W808 STATE ROAD 33
BANGOR, WI 54614

I hereby certify that this
survey complies with the
provisions of the La Crosse
County Subdivision Control
Ordinance

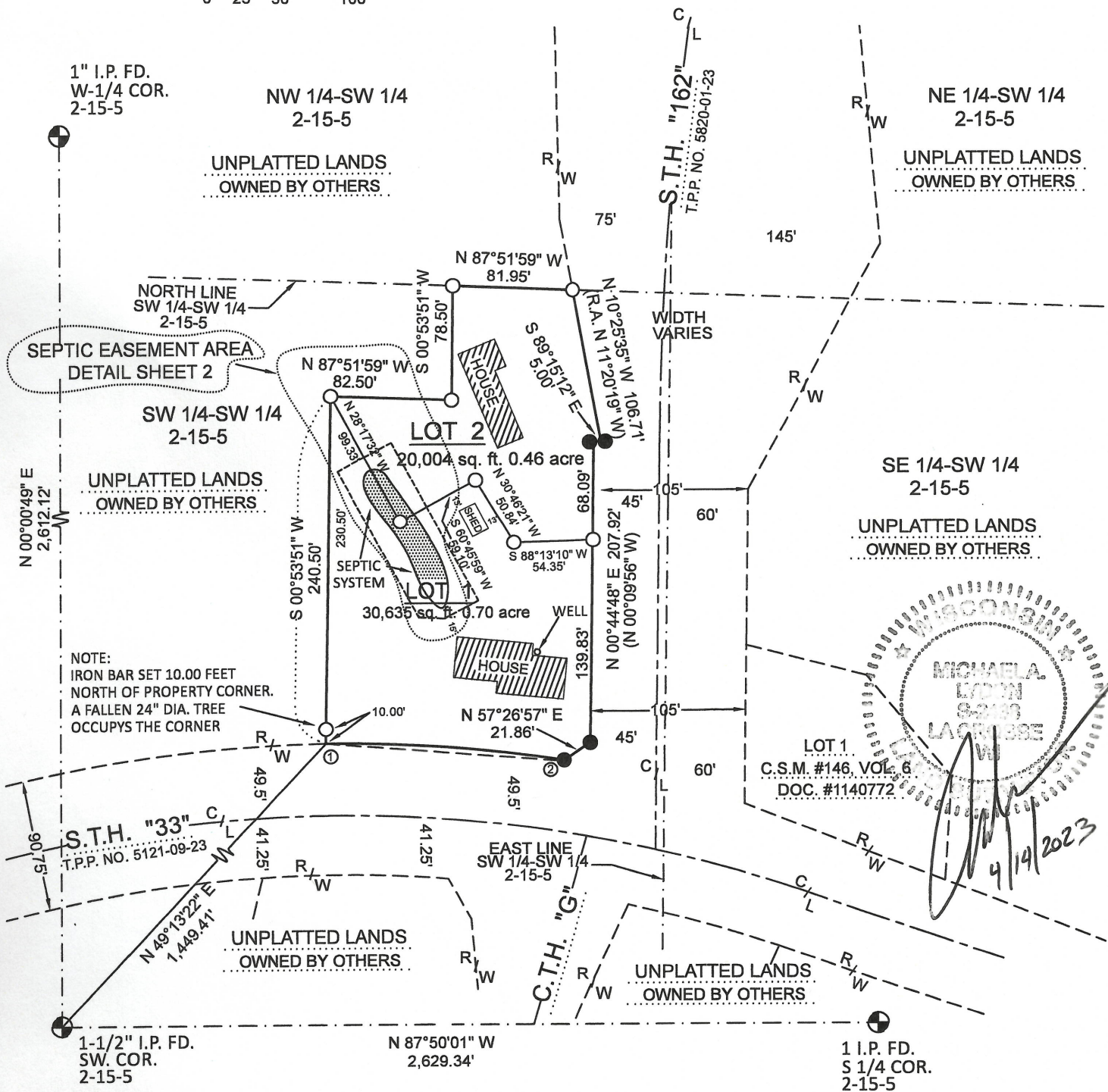
Bryan H. Meyer
Bryan H. Meyer
La Crosse County Surveyor



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY
COORDINATE SYSTEM WISCORS NAD 1983 (2011)
THE SOUTH LINE OF THE SW 1/4, SEC. 2-15-5 (N 87°50'01" W)



- LEGEND**
- ⊕ = EXISTING SECTION CORNER MONUMENT AS NOTED
 - = 3/4" X 24" IRON BAR SET WEIGHING 1.50 LBS. PER LIN. FT.
 - = DOT CAPPED IRON BAR FOUND (R.A.) = RECORDED AS BEARING



CURVE DATA

	Δ	RAD	ARC	CHORD	TAN. BEARINGS
1-2	9°21'00"	999.50'	163.11'	S85°52'54"E 162.93'	N89°26'36"E - S81°12'24"E

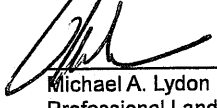
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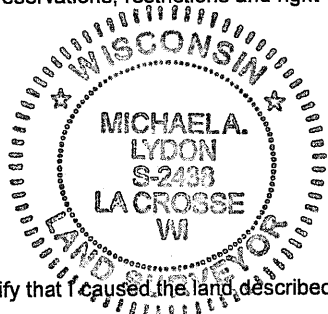
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 OWNER:
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SURVEYORS CERTIFICATE

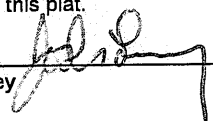
I, Michael A. Lydon, Professional Land Surveyor, hereby certify;
 That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the La Crosse County Subdivision Ordinance, and under the direction of Joshua P. Lucey, owner of said land, I have surveyed, divided and mapped the land shown hereon;
 That such map correctly represents all exterior boundaries and the subdivision of the land surveyed;
 That this land is located in part of the SW1/4-SW1/4, Section 2, T.15N., R.5W., (being all of Trustee Deed Doc. #1731951), Town of Washington, La Crosse County, Wisconsin, is described as follows:
 Commencing at the Southwest corner of said Section 2;
 thence North 49°13'22" East 1,449.41 feet to a point on the Northerly right of way of State Highway 33, and the point of beginning of this description;
 said point is on a curve concave to the South having a central angle of 9°21'00" and a radius of 999.50 feet, the chord of said curve bears South 85°52'54" East 162.93 feet;
 thence Easterly along the arc of said curve and right of way 163.11 feet;
 thence North 57°26'57" East along said right of way 21.86 feet to the West right of way of State Highway 162;
 thence North 00°44'48" East (recorded as North 00°09'56" W) along said right of way 207.92 feet;
 thence South 89°15'12" East along said right of way 5.00 feet;
 thence North 10°25'35" West (recorded as North 11°20'19" West) along said right of way 106.71 feet to a point on the North line of said SW 1/4-SW 1/4;
 thence North 87°51'59" West along said North line 81.95 feet;
 thence South 00°53'51" West 78.50 feet;
 thence North 87°51'59" West 82.50 feet;
 thence South 00°53'51" West 240.50 feet to the point of beginning.
 Parcel contains 50,639 square feet, 1.16 acres more or less.
 Parcel is subject to all other easements, reservations, restrictions and right-of-ways implied, unrecorded and of record.

 4/14/2023
 Michael A. Lydon
 Professional Land Surveyor #2438
 2533 17th Street South
 La Crosse, WI 56401
 608-769-6433

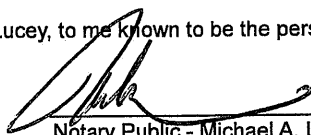


OWNERS CERTIFICATE

I, Joshua P. Lucey, owner, do hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

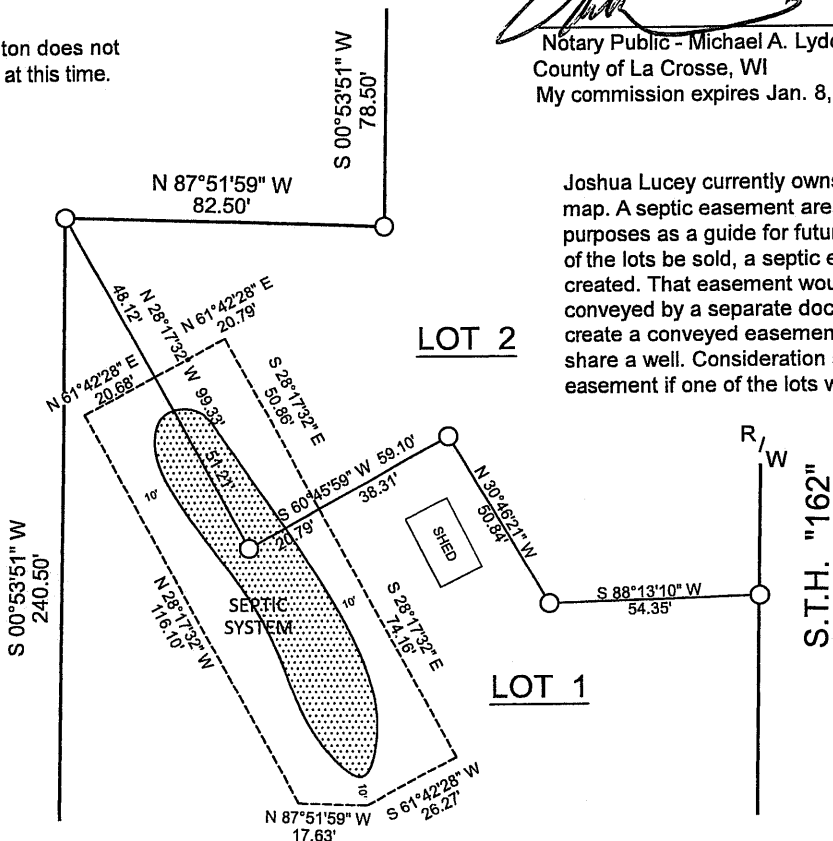

 Joshua P. Lucey

State of Wisconsin)
 County of La Crosse)
 Personally came before me this 14th day of April, 2023, Joshua P. Lucey, to me known to be the person who executed the foregoing instrument.


 Notary Public - Michael A. Lydon
 County of La Crosse, WI
 My commission expires Jan. 8, 2025


MICHAEL A. LYDON
 Notary Public
 State of Wisconsin

Town of Washington does not sign off of CSM's at this time.



Joshua Lucey currently owns Lots 1 and 2 as shown on this map. A septic easement area is shown for informational purposes as a guide for future considerations. Should one of the lots be sold, a septic easement would then need to be created. That easement would need to be created and conveyed by a separate document. This map does not create a conveyed easement. The two lots on this map also share a well. Consideration should be given for a waterline easement if one of the lots were to be sold.

SEPTIC EASEMENT AREA
 NO SCALE

I hereby certify that this survey complies with the provisions of the La Crosse County Subdivision Control Ordinance
 5/9/2023
 Bryan H. Meyer
 La Crosse County Surveyor