

LA CROSSE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATION: BEING ALL OF LOTS 1 & 2, C.S.M. RECORDED IN C.S.M. #20, VOL. 20, DOC. #1807579, LOCATED IN 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

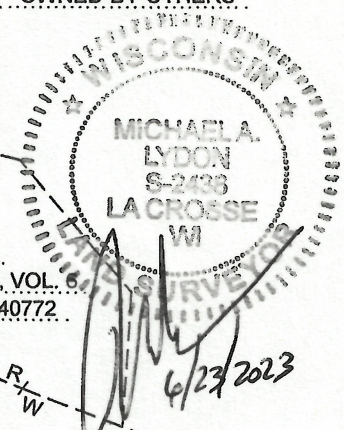
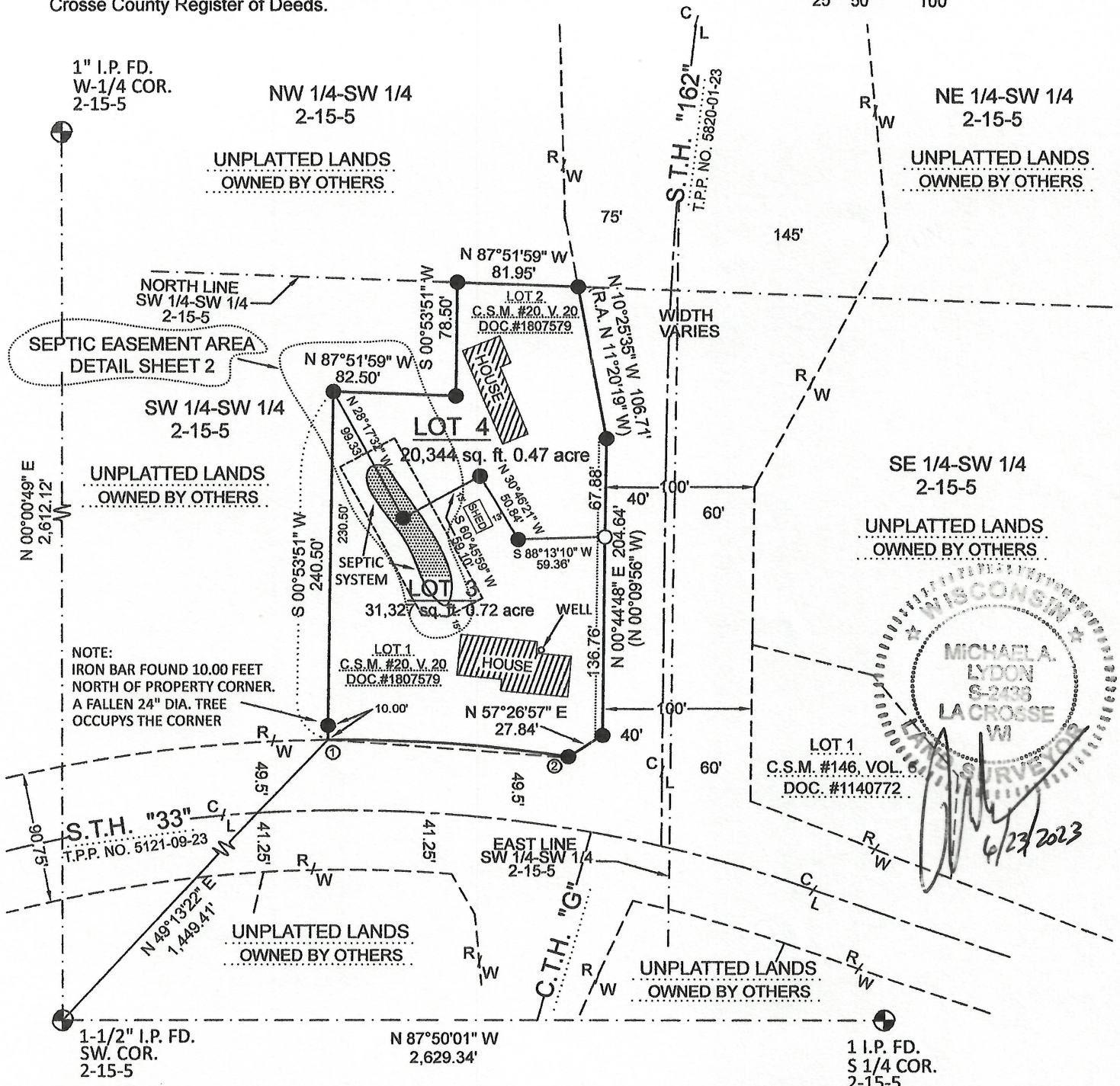
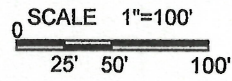
PREPARED AT THE DIRECTION OF
OWNER:
JOSHUA P. LUCEY
W808 STATE ROAD 33
BANGOR, WI 54614



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)

Note:
This C.S.M. replaces and supersedes the C.S.M. recorded in C.S.M. #20, Volume 20, as Document Number 1807579, La Crosse County Register of Deeds.

- 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



NOTE:
IRON BAR FOUND 10.00 FEET NORTH OF PROPERTY CORNER.
A FALLEN 24" DIA. TREE OCCUPIES THE CORNER

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

W-412

C.S.M. 20 P6 29

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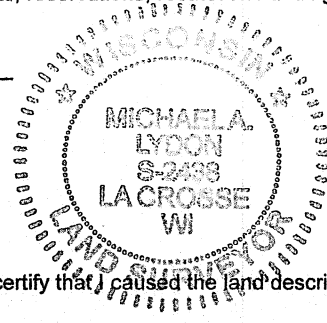
PREPARED AT THE DIRECTION OF
OWNER:
JOSHUA P. LUCEY
W808 STATE ROAD 33
BANGOR, WI 54614

LOCATION: BEING ALL OF LOTS 1 & 2, C.S.M. RECORDED IN
C.S.M. #20, VOL. 20, DOC. #1807579, LOCATED IN
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

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 all of Lots 1 and 2, C.S.M. recorded in C.S.M. #20, Volume 20, as Document Number 1807579, La Crosse County Register of Deeds, located in 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 27.84 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 204.64 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 51,671 square feet, 1.19 acres more or less.
Parcel is subject to all other easements, reservations, restrictions and right-of-ways implied, unrecorded and of record.

[Signature] 6/23/2023
Michael A. Lydon
Professional Land Surveyor #2438
2533 17th Street South
La Crosse, WI 56401
608-769-6433



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

DEH
6/30/23

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.

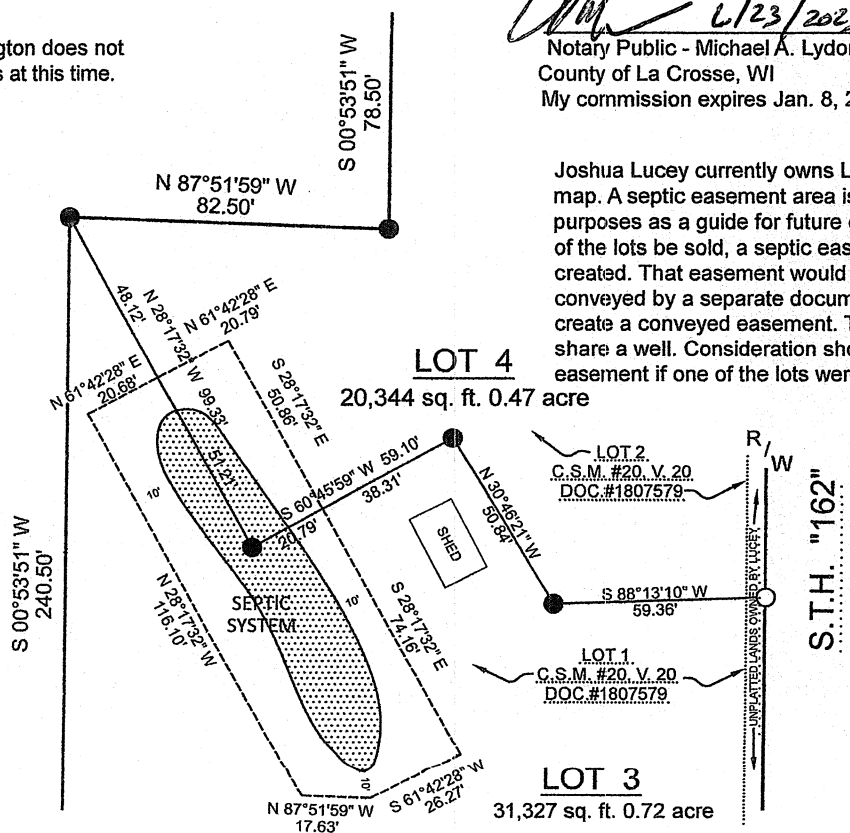
[Signature]
Joshua P. Lucey

State of Wisconsin)
County of La Crosse)
Personally came before me this 23rd day of June, 2023, Joshua P. Lucey, to me known to be the person who executed the foregoing instrument.

[Signature] 6/23/2023
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 3 and 4 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**