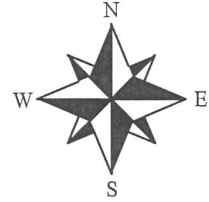


# PLAT OF SURVEY

LOT 2 AND PARTS OF LOT 3 OF CERTIFIED SURVEY MAP VOLUME 9, PAGE 162,  
BEING PART OF THE NW-NW OF SECTION 16, T15N, R5W, TOWN OF WASHINGTON,  
LA CROSSE COUNTY, WISCONSIN.

## LEGEND

- SET 3/4" X 18" IRON BAR 1.5 LB/FT
- FOUND 3/4" IRON BAR



BEARING REF ASSUMED AS SHOWN

1"=100'



NW CORNER  
FOUND CO. MON.  
S.16, T15N, R5W



454.31'

**LOT 1**

N88°50'49"E  
35.69'  
(N89°15'39"W)  
N87°51'09"E

175.00'



(N00°44'21"E)  
N02°08'51"W  
69.33'  
(69.36)'

(N02°38'20"E)  
S00°14'52"E  
116.60'

S46°59'34"E  
44.45'  
N46°55'14"E  
(S49°34'25"W)  
177.68'

**CENTERLINE  
STH 33**



299.53'

**C.S.M. V. 9, P. 162**

**LOT 2**

S01°09'11"E 2638.23'

(N00°00'50"E)  
N02°47'14"W  
395.00'  
(395.03)'

**PARCEL "A"**  
247,353± S.F.  
5.68± ACRES

**LOT 3**

(S22°36'11"W)  
S19°50'41"W  
M.14'41"W  
36.21'  
71.52'  
80.19'

**CENTERLINE  
STH 162**

NW-NW

45'

(N00°44'21"E)  
N02°01'09"W  
120.99'

83.44'

45'

N30°45'42"W  
195.26'

S33°41'59"W  
234.93'

88.57'



*Christian J. Running*  
11/30/17

**CENTERLINE  
OLD 162  
RITTER LN.**

2183.92'

N10°33'01"E  
1339.00'

N33°52'11"E 239.31'  
S19°50'41"W  
(S22°36'11"W)  
211.84'

**PARCEL "B"**  
6,143± S.F.  
0.14± ACRES

W 1/4 CORNER  
FOUND MAG NAIL  
S.16, T15N, R5W



*PLAT OF SURVEY*

*LOT 2 AND PARTS OF LOT 3 OF CERTIFIED SURVEY MAP VOLUME 9, PAGE 162,  
BEING PART OF THE NW-NW OF SECTION 16, T15N, R5W, TOWN OF WASHINGTON,  
LA CROSSE COUNTY, WISCONSIN.*

PARCEL "A" LEGAL DESCRIPTION:

LOT 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP VOLUME 9, PAGE 162, BEING PART OF THE NW-NW OF SECTION 16, T15N, R5W, TOWN OF WASHINGTON, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE S01°09'11"E ALONG THE WEST LINE OF SAID NW-NW, 454.31 FEET; THENCE N88°50'49"E 35.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, AND THE POINT OF BEGINNING; THENCE N87°51'09"E ALONG THE NORTH LINE OF SAID LOT 2, 175.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°14'52"E ALONG THE EAST LINE THEREOF 116.60 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N46°55'14"E ALONG THE NORTHWESTERLY LINE THEREOF 177.68 FEET TO THE SOUTHWESTERLY R/W OF STH 33; THENCE ALONG SAID R/W S45°59'34"E 44.45 FEET, AND S43°17'59"E 299.53 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE S19°50'41"W ALONG SAID EASTERLY LINE 80.16 FEET TO THE NORTHWESTERLY R/W OF STH 162; THENCE ALONG SAID R/W S46°42'01"W 355.95 FEET AND S33°41'59"W 234.93 FEET TO THE EASTERLY R/W OF OLD 162; THENCE ALONG SAID R/W N30°45'42"W 195.26 FEET, N02°01'09"W 120.99 FEET, N02°47'14"W 395.00 FEET, AND N02°08'51"W 69.33 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 247,353± S.F. OR 5.68± ACRES.

PARCEL "A" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

PARCEL "B" LEGAL DESCRIPTION:

PART OF LOT 3 OF CERTIFIED SURVEY MAP VOLUME 9, PAGE 162, BEING PART OF THE NW-NW OF SECTION 16, T15N, R5W, TOWN OF WASHINGTON, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE N10°33'01"E 1339.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND THE EASTERLY R/W OF STH 162, AND THE POINT OF BEGINNING; THENCE N33°52'11"E ALONG SAID R/W 239.31 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S19°50'41"W ALONG SAID EAST LINE 211.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°28'39"W ALONG THE SOUTH LINE THEREOF 61.46 FEET TO THE POINT OF BEGINNING.

PARCEL "B" CONTAINS 6,143± S.F. OR 0.14± ACRES.

PARCEL "B" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

AREA BREAKDOWN

LOT 2(ORIGINAL CSM)  
98,850 S.F.  
LOT 3(ORIGINAL CSM)  
257,773 S.F.  
TOTAL  
356,623 S.F.

PARCEL "A"  
247,353 S.F.  
PARCEL "B"  
6,143 S.F.  
TOTAL  
253,496 S.F.

356,623 S.F.-253,496 S.F.=103,127 S.F. OR 2.3675 ACRES TAKEN FOR HIGHWAY PURPOSES.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE:1/30/17

FOR:  
PAUL SANDVICK  
N1672 RITTER LN.  
COON VALLEY WI 54633

BY:  
RUNNING LAND SURVEYING  
700 DAUPHIN ST.  
LA CROSSE, WI  
54603  
608-779-5322

