

506745

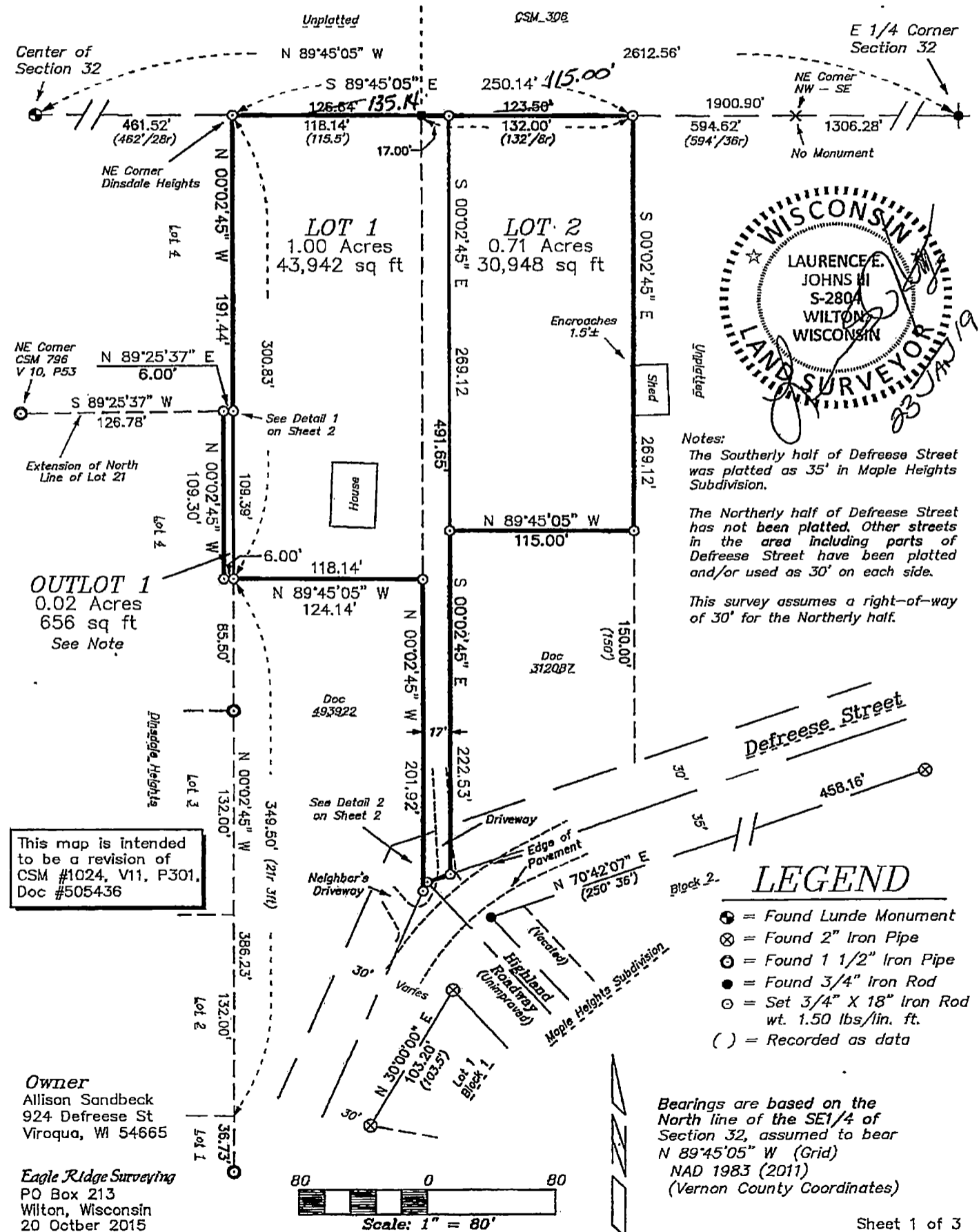
VOL. 11 CSM PAGE 313

KONNA SPAETH, REG. OF DEEDS
VERNON COUNTY, WI
506745

02/12/2019 08:30 AM
RECORDING FEE: 20.00
TRANSFER FEE: 0.00
PAGE COUNT: 3
TAX EXEMPT #

CERTIFIED SURVEY MAP NO 1029

Located In The NW1/4 Of The SE1/4
Including Part of Lot 4, Dinsdale
Heights, In Section 32, T13N, R4W,
City Of Viroqua, Vernon County, Wisconsin



Notes:
 The Southerly half of Defreese Street was platted as 35' in Maple Heights Subdivision.
 The Northerly half of Defreese Street has not been platted. Other streets in the area including parts of Defreese Street have been platted and/or used as 30' on each side.
 This survey assumes a right-of-way of 30' for the Northerly half.

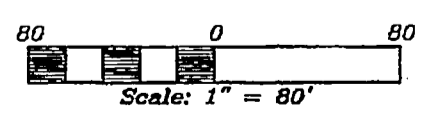
- LEGEND**
- ⊙ = Found Lunde Monument
 - ⊗ = Found 2" Iron Pipe
 - ⊕ = Found 1 1/2" Iron Pipe
 - = Found 3/4" Iron Rod
 - ⊖ = Set 3/4" X 18" Iron Rod wt. 1.50 lbs/lin. ft.
 - () = Recorded as data

Bearings are based on the North line of the SE1/4 of Section 32, assumed to bear N 89°45'05" W (Grid) NAD 1983 (2011) (Vernon County Coordinates)

This map is intended to be a revision of CSM #1024, V11, P301, Doc #505436

Owner
 Allison Sandbeck
 924 Defreese St
 Viroqua, WI 54665

Eagle Ridge Surveying
 PO Box 213
 Wilton, Wisconsin
 20 October 2015



CERTIFIED SURVEY MAP NO 1029

Located In The NW1/4 Of The SE1/4,
Including Part of Lot 4, Dinsdale Heights,
In Section 32, T13N, R4W, City Of Viroqua,
Vernon County, Wisconsin

DESCRIPTION

A parcel of land located in the NW1/4 of the SE1/4, including part of Lot 4, Dinsdale Heights, all in Section 32, T13N, R4W, City of Viroqua, Vernon County, Wisconsin the exterior boundary of which is described as follows:

Commencing at the E 1/4 Corner of Section 32;
thence N 89°45'05" W along the North line of the SE1/4, 1900.90 feet to the point of beginning.

thence S 00°02'45" E, 269.12 feet;
thence N 89°45'05" W, 115.00 feet;
thence S 00°02'45" E, 222.53 feet to the centerline of Defreeze Street;
thence S 70°42'07" W along said centerline, 15.30 feet;
thence S 23°09'13" W, along said centerline, 6.49 feet;
thence N 00°02'45" W, 201.92 feet;
thence N 89°45'05" W, 118.14 feet to the East line of Dinsdale Heights;
thence N 89°45'05" W, 6.00 feet;
thence N 00°02'45" W, 109.30 feet;
thence N 89°25'37" E, 6.00 feet to the East line of Dinsdale Heights;
thence N 00°02'45" W along said East line, 191.44 feet to the North line of the SE1/4;
thence S 89°45'05" E along the North line of the SE1/4, 250.14 feet to the point of beginning.

Subject to the right-of-way of Defreeze Street.

Lot 1 is Subject to and Lot 2 is Together with a 17 foot wide easement for ingress/egress & utilities as shown on the map.

SURVEYOR'S CERTIFICATE

I, Laurence E Johns III, Professional Land Surveyor, hereby certify that by the order of and under the direction of Allison Sandbeck, I have surveyed, divided and mapped this property, that this map is a correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Viroqua Subdivision Ordinance to the best of my knowledge and belief.

Notes:

Lot 2 is intended to be transferred to the owner of lands to the East. Access is through those lands.

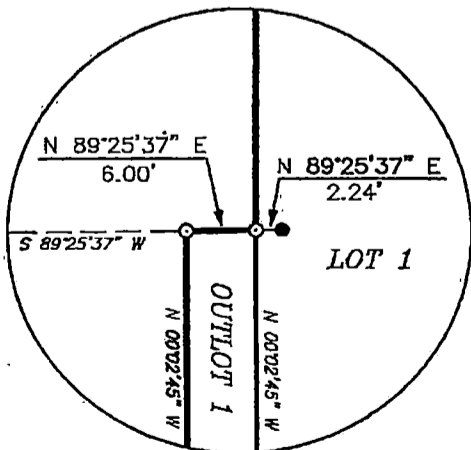
Outlot 1 on this survey is not part of the current deed.

A 6 foot wide strip was transferred from Suzanne Nelson to Stuart Suiter on 12/21/1999 and recorded in Doc 377534. Vol. 493 pg. 139 LJ

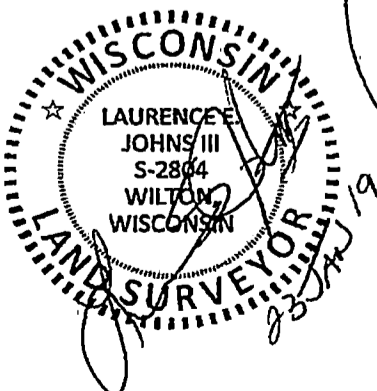
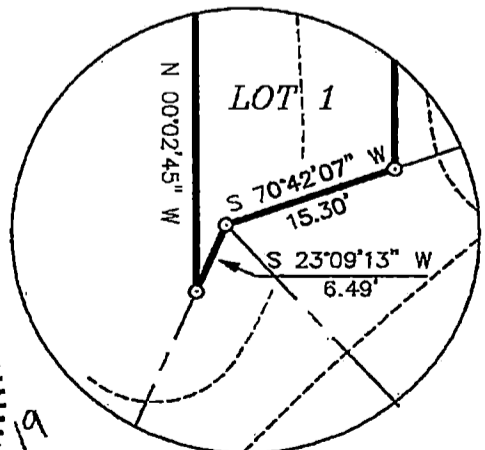
A Sheriff's Deed was recorded for the lands owned by Stuart Suiter on 8/26/2004 in Doc 417403, which did not include the 6 foot strip.

Subsequent deeds for this parcel did not include this strip. It is my opinion that the 6 foot strip was intended to be part of this parcel, but title is still held in Stuart Suiter's name.

Detail 1



Detail 2



Eagle Ridge Surveying
PO Box 213
Wilton, Wisconsin

CERTIFIED SURVEY MAP NO 1029

Located In The NW1/4 Of The SE1/4,
Including Part of Lot 4, Dinsdale Heights,
In Section 32, T13N, R4W, City Of Viroqua,
Vernon County, Wisconsin

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey Map as shown in the City of Viroqua is hereby approved by the Common Council.

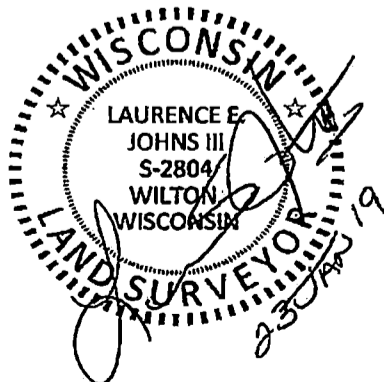
2/5/2019
Date

Karen Marsh
Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Viroqua Common Council.

2/5/2019
Date

Roi Polkamus
City Clerk



506745

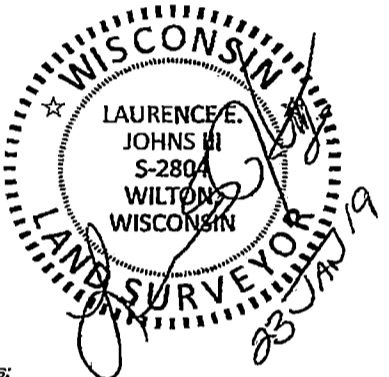
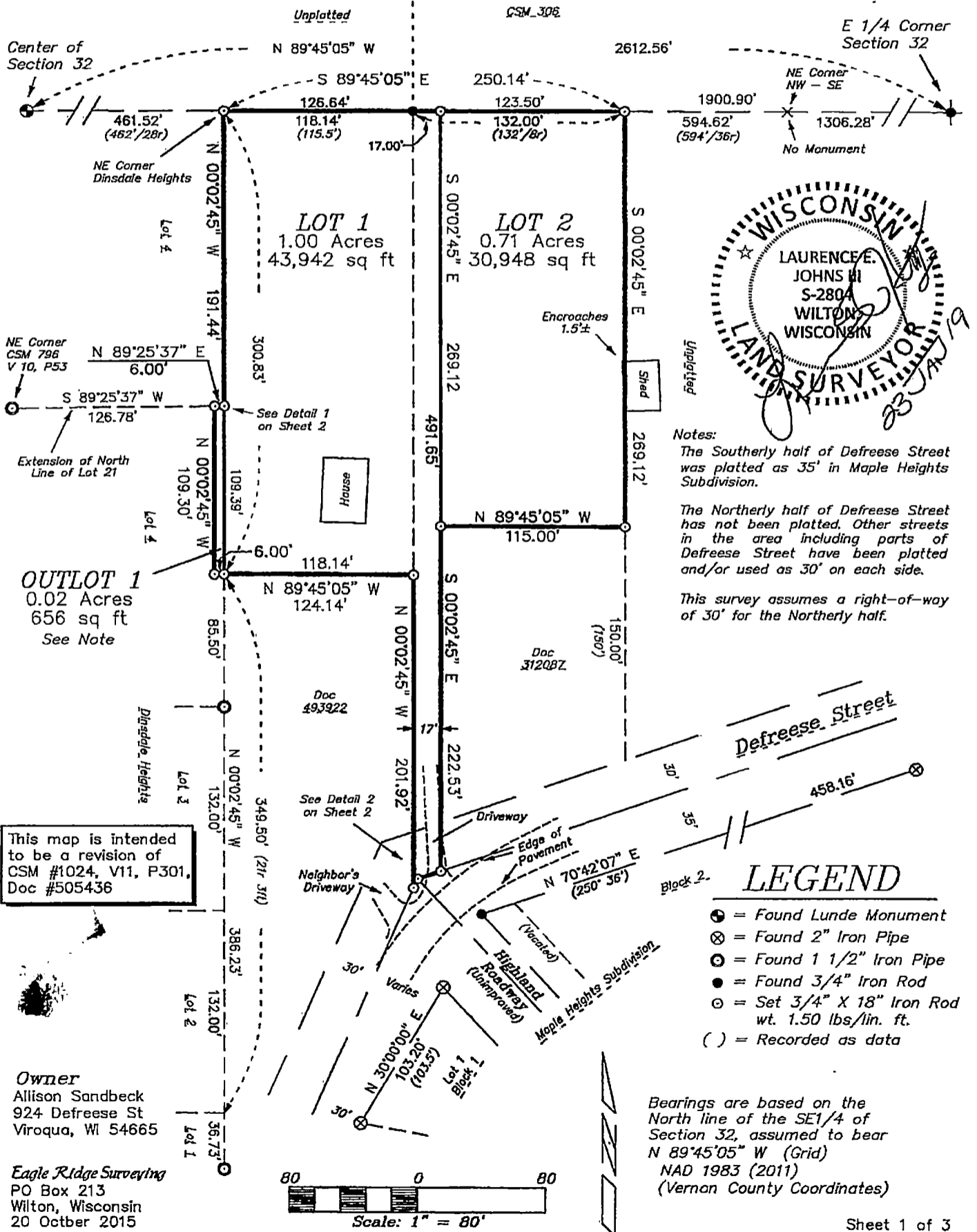
VOL. 11 CSM PAGE 313

KONNA SPAETH, REG. OF DEEDS
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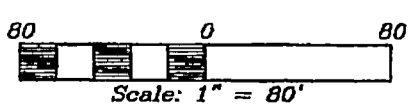
CERTIFIED SURVEY MAP NO 1029

Located In The NW1/4 Of The SE1/4
Including Part of Lot 4, Dinsdale
Heights, In Section 32, T13N, R4W,
City Of Viroqua, Vernon County, Wisconsin



Notes:
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The Northerly half of Defreese Street has not been platted. Other streets in the area including parts of Defreese Street have been platted and/or used as 30' on each side.
This survey assumes a right-of-way of 30' for the Northerly half.

This map is intended to be a revision of CSM #1024, V11, P301, Doc #505436



CERTIFIED SURVEY MAP NO 1029

Located In The NW1/4 Of The SE1/4,
Including Part of Lot 4, Dinsdale Heights,
In Section 32, T13N, R4W, City Of Viroqua,
Vernon County, Wisconsin

DESCRIPTION

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thence S 00°02'45" E, 269.12 feet;
thence N 89°45'05" W, 115.00 feet;
thence S 00°02'45" E, 222.53 feet to the centerline of Defreese Street;
thence S 70°42'07" W along said centerline, 15.30 feet;
thence S 23°09'13" W, along said centerline, 6.49 feet;
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thence N 89°45'05" W, 6.00 feet;
thence N 00°02'45" W, 109.30 feet;
thence N 89°25'37" E, 6.00 feet to the East line of Dinsdale Heights;
thence N 00°02'45" W along said East line, 191.44 feet to the North line of the SE1/4;
thence S 89°45'05" E along the North line of the SE1/4, 250.14 feet to the point of beginning.

Subject to the right-of-way of Defreese Street.

Lot 1 is Subject to and Lot 2 is Together with a 17 foot wide easement for ingress/egress & utilities as shown on the map.

SURVEYOR'S CERTIFICATE

I, Laurence E Johns III, Professional Land Surveyor, hereby certify that by the order of and under the direction of Allison Sandbeck, I have surveyed, divided and mapped this property, that this map is a correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Viroqua Subdivision Ordinance to the best of my knowledge and belief.

Notes:

Lot 2 is intended to be transferred to the owner of lands to the East. Access is through those lands.

Outlot 1 on this survey is not part of the current deed.

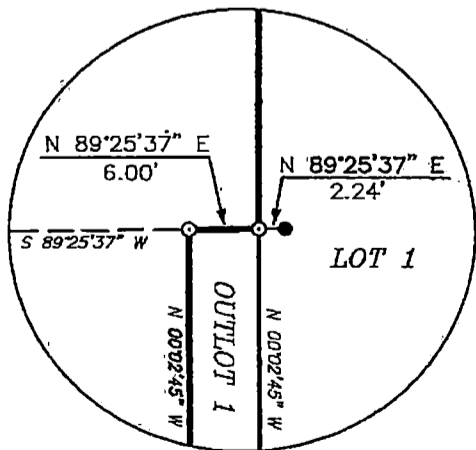
A 6 foot wide strip was transferred from Suzanne Nelson to Stuart Suiter on 12/21/1999 and recorded in Doc 377534. Vol. 493 pg. 139 LJ

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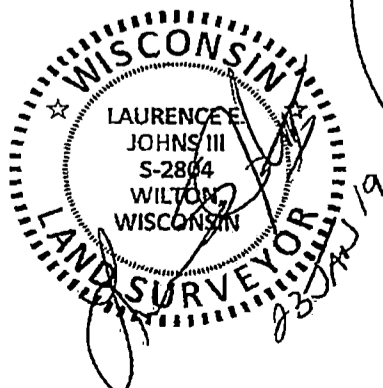
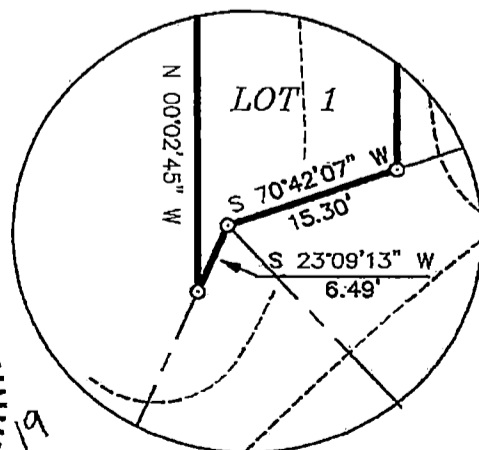
LJ Vol. 1022 pg. 380

Subsequent deeds for this parcel did not include this strip. It is my opinion that the 6 foot strip was intended to be part of this parcel, but title is still held in Stuart Suiter's name.

Detail 1



Detail 2



Eagle Ridge Surveying
PO Box 213
Wilton, Wisconsin

CERTIFIED SURVEY MAP NO 1029

Located In The NW1/4 Of The SE1/4,
Including Part of Lot 4, Dinsdale Heights,
In Section 32, T13N, R4W, City Of Viroqua,
Vernon County, Wisconsin

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey Map as shown in the City of Viroqua is hereby approved by the Common Council.

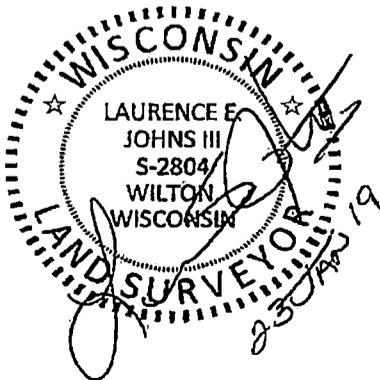
2/5/2019
Date

Karen Misch
Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Viroqua Common Council.

2/5/2019
Date

Joi Polkamus
City Clerk



EASEMENT SURVEY

State of Wisconsin)
County of Vernon)

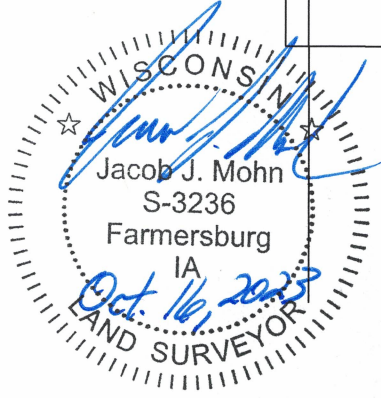
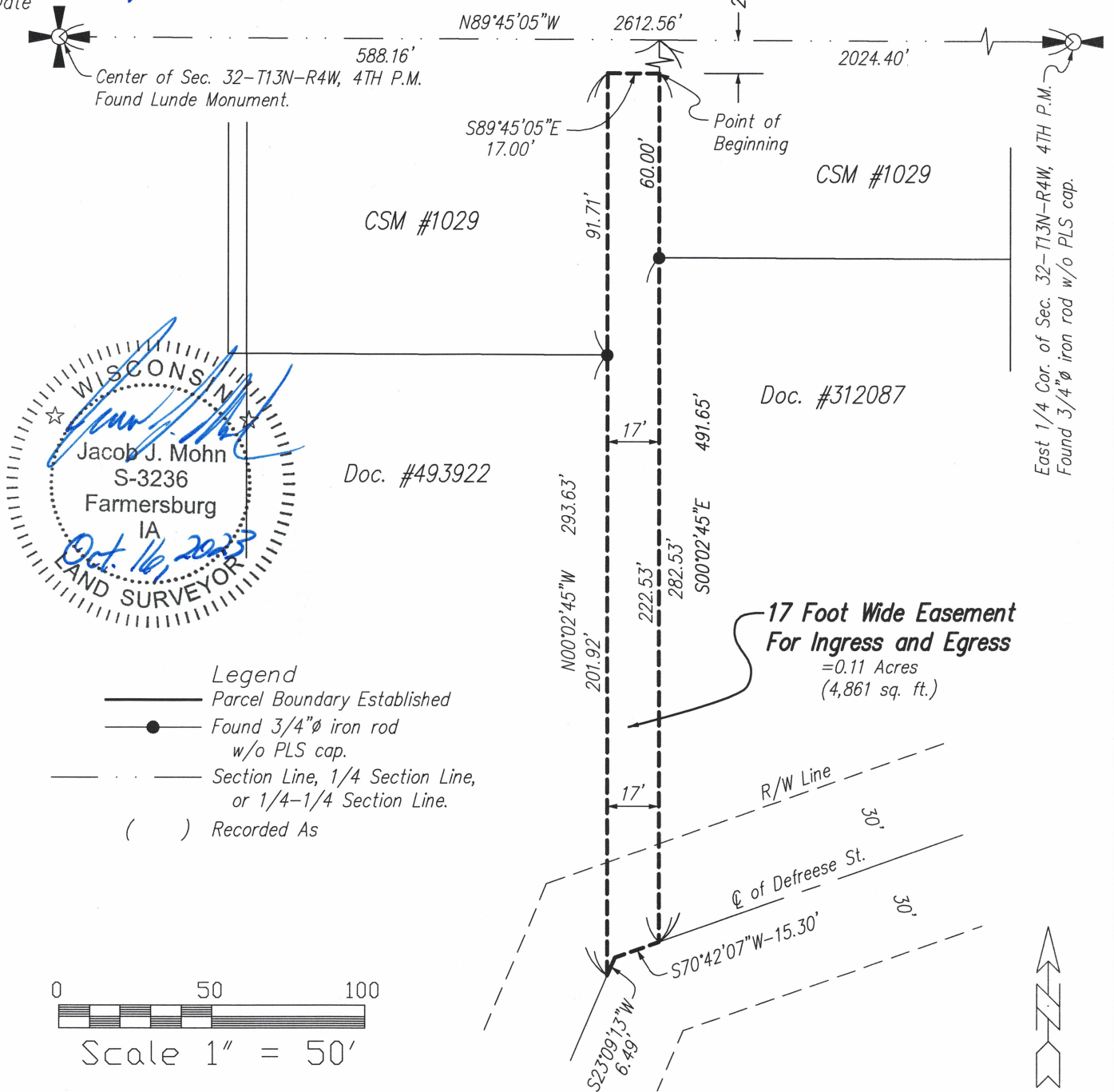
A SEVENTEEN (17) FOOT WIDE EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4) AND PART OF LOT 4, DINSDALE HEIGHTS; IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF VIROQUA, VERNON COUNTY, WISCONSIN.

I, Jacob J. Mohn, Professional Land Surveyor No. S-3236, do hereby certify that this easement was prepared by the order of James Petersen, 924 Defreese St., Viroqua, WI 54665 and is in full compliance with the provisions of Chapter AE 7 of the Wisconsin Administrative Code. I further certify that the within drawing is a true and correct representation of the boundaries surveyed to the best of my knowledge and belief.

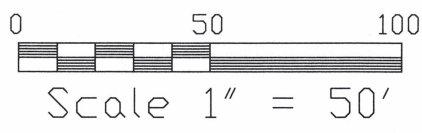
Jacob J. Mohn, P.L.S. No. S-3236

Oct. 16, 2023

Date



- Legend**
- Parcel Boundary Established
 - Found 3/4"Ø iron rod w/o PLS cap.
 - Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
 - () Recorded As



Notes

1. All easements of record may not be shown on this plat of survey.
2. Bearings are grid based on the Vernon County Coordinate System designed by WisDOT NAD 83 (2011).
3. Existing reference ties were found at all shown section corners.
4. This easement survey is an amendment to the easement recorded in CSM #1029, Doc. #506745 dated Feb. 12, 2019.

Due North Surveying LLC 22168 165th Street Farmersburg, Iowa 52047 (563) 419-3930	Prepared for: James Petersen 924 Defreese St. Viroqua, WI 54665	Drawn by: JJM
	Surveyed: Aug. 2023 Oct. 16, 2023	Sheet No. 1 of 2

EASEMENT SURVEY

State of Wisconsin)
County of Vernon)

A SEVENTEEN (17) FOOT WIDE EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4) AND PART OF LOT 4, DINSDALE HEIGHTS; IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF VIROQUA, VERNON COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF EASEMENT FOR INGRESS AND EGRESS:

AN EASEMENT FOR INGRESS AND EGRESS:

A Seventeen (17) foot wide easement for ingress and egress located in part of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4) and part of Lot Four (4) of Dinsdale Heights; Both in Section Thirty-two (32), Township Thirteen (13) North, Range Four (4) West of the Fourth Principal Meridian, City of Viroqua, Vernon County, Wisconsin. Said easement contains an area of 0.11 acres (4,861 sq. ft.) and the exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 32, Township 13 North, Range 4 West of the 4th P.M.; thence N89°45'05"W, 2024.40 feet along the north line of the SE1/4 of said Section 32; thence S00°02'45"E, 209.12 feet to the Point of Beginning; thence S00°02'45"E, 282.53 feet; thence S70°42'07"W, 15.30 feet along the centerline of Defreese Street; thence S23°09'13"W, 6.49 feet along the centerline of Defreese Street; thence N00°02'45"W, 293.63 feet; thence S89°45'05"E, 17.00 feet to the Point of Beginning. Bearings are grid based on the Vernon County Coordinate System designed by WisDOT NAD 83 (2011). The north line of the SE1/4 of Sec. 32-T13N-R4W is assumed to bear N89°45'05"W.

This document is an amendment to the easement recorded in Certified Survey Map No. 1029, Document No. 506745 dated February 12, 2019.



Due North Surveying LLC
22168 165th Street
Farmersburg, Iowa 52047
(563) 419-3930

Prepared for:
James Petersen
924 Defreese St.
Viroqua, WI 54665

Drawn by: JJM
Surveyed: Aug. 2023
Oct. 16, 2023
Sheet No. 2 of 2

**AMENDMENT TO
EASEMENT**

Title of Document

Document Number

Recorded Electronically
Doc No. 534288
County Vernon
Date 12-4-2023 Time 1:18 PM
Simplifile.com 800-460-5657

Record this document with the Register of Deeds

Name and Return Address:

**Attorney Michael M. Fortney
P.O. Box 469
Viroqua, WI 54665**

286-01768-0000

286-01768-0001

(Parcel Identification Number)

Prepared by:
Michael M. Fortney
P.O. Box 469
Viroqua, WI 54665

AMENDED EASEMENT

THIS AGREEMENT entered into this 21 day of Nov., 2023, by and between JAMES M. PETERSEN, and ALLIE M. HODGES, husband and wife (hereinafter "Grantor") and CAVAN C. FANG and KRISTEN S. PARROTT, husband and wife (hereinafter "Grantee"), witnesseth:

Recitals

A. Grantor is the owner of the following described real estate:

Lot 1 of Vernon County Certified Survey Map No. 1029 recorded February 12, 2019 in Volume 11 of Certified Survey Maps, pages 313-315 as Document No. 506745, being a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and part of Lot 4, Dinsdale Heights, in Section 32, Township 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin.

B. Grantee is the owner of the following described real estate:

Lot 2 of Certified Survey Map No. 1029 recorded in Volume 11 of Certified Survey Maps, pages 313-315 as Document No. 506745, being a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and part of Lot 4 of Dinsdale Heights in Section 32, Township 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin.

C. Grantor's property is currently subject to a 17.00 foot-wide easement created in Certified Survey Map No. 1029 recorded February 12, 2019 in Volume 11 Certified Survey Maps on Page 313 as Document No. 506745.

D. Grantee is the current owner of the benefited parcel of said easement as described in Certified Survey Map No. 1029 recorded February 12, 2019 in Volume 11 Certified Survey Maps on Page 313 as Document No. 506745.

E. The parties desire to amend the Easement Area described in Certified Survey Map No. 1029 recorded February 12, 2019 in Volume 11 Certified Survey Maps on Page 313 as Document No. 506745. Subsequently corrected by a Correction Instrument dated September 15, 2023 and recorded September 15, 2023 as Document No. 533294.

Agreement

NOW THEREFORE, in consideration of the covenants and promises contained herein, it is agreed:

1. Grantor does hereby give, grant and convey unto Grantee a perpetual nonexclusive easement over the following described land (hereinafter "the Amended Easement Area"):

Part of Lot 1 of Certified Survey Map No. 1029 recorded February 12, 2019 in Volume 11 Certified Survey Maps on Page 313 as Document No. 506745 being a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and part of Lot 4, Dinsdale Heights, in Section 32, Township 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin, described as follows: Commencing at the East 1/4 Corner of Section 32, Township 13 North, Range 4 West of the 4th P.M.; thence N89°45'05"W, 2015.90 feet along the north line of the SE1/4 of said Section 32; thence S00°02'45"E, 209.12 feet to the Point of Beginning; thence S00°02'45"E, 282.53 feet; thence S70°42'07"W, 15.30 feet along the centerline of Defreeze Street; thence S23°09'13"W, 6.49 feet along the centerline of Defreeze Street; thence N00°02'45"W, 293.63 feet; thence S89°45'05"E, 17.00 feet to the Point of Beginning.

This is not homestead property.

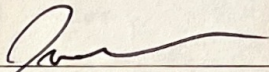
2. Said easement shall be for the benefit of the above-described lands owned by Grantee.
3. The purpose for which this easement is granted is as follows: Vehicular and pedestrian ingress and egress and utilities between Defreeze and the West line of Grantee's land.
4. Maintenance and repair of the Amended Easement Area shall be sole responsibility of Grantor.
5. If any portion of the Amended Easement Area is damaged or destroyed by Grantee, by any of the Grantee's guests, tenants, licensees, or agents, or by a member of the Grantee's family, Grantee shall be solely responsible for the repair of the damaged area.
6. Grantee shall indemnify and defend Grantor from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or

arising out of the use of the Amended Easement Area by Grantee or his agents, contractors, subcontractors, invitees, or employees.

7. Grantor warrants that the title to the above-described easement premises is good and free and clear of all liens and encumbrances.
9. The terms of this Amended Easement are intended to supersede and replace the easement for ingress and egress and utilities as set forth in Certified Survey Map No. 1029 recorded February 12, 2019 in Volume 11 Certified Survey Maps on Page 313 as Document No. 506745.
8. This easement shall run with the land and shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective heirs, successors and assigns.

Dated this 21 day of NOV., 2023.

GRANTOR:

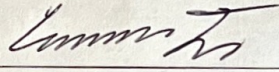
By: 

JAMES M. PETERSEN

By: 

ALLIE M. HODGES

GRANTEE:



CAVAN C. FANG



KRISTEN S. PARROTT

STATE OF WISCONSIN)
) ss.
COUNTY OF VERNON)

Personally came before me this 29th day of November, 2023, the above-named CAVAN C. FANG and KRISTEN S. PARROTT, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Signed: Virginia M McNamer
Printed Name: Virginia M McNamer
Notary Public, State of Wisconsin
My Commission Expires: 07-07-2025

This Instrument Drafted By:
Attorney Michael M. Fortney
Viroqua, Wisconsin 54665

STATE OF WISCONSIN)
) ss.
COUNTY OF VERNON)

Personally came before me this 21st day of November, 2023, the above-named JAMES M. PETERSEN, and ALLIE M. HODGES, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Signed: Susan M. Weber
Printed Name: Susan M. Weber
Notary Public, State of: WI
My Commission Expires: 1-2-27

