

# PLAT OF SURVEY

Being part of Lot 2 of CSM #1010, Vol. 11, Pg. 266 located in the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 13 North, Range 3 West, Town of Webster, Vernon County, Wisconsin.

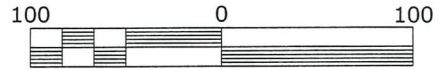
Bearings are referenced to the East line of the Northeast 1/4 of Section 33, T 13 N, R 3 W, Town of Webster, Vernon County, WI bearing N00°04'19"W according to the Vernon County Coordinate System NAD 83(2011).

SURVEYED FOR:  
Nederlo Family Trust  
C/O Robyn Spector  
E10441 N. Fork Lane  
Viola, WI 54664

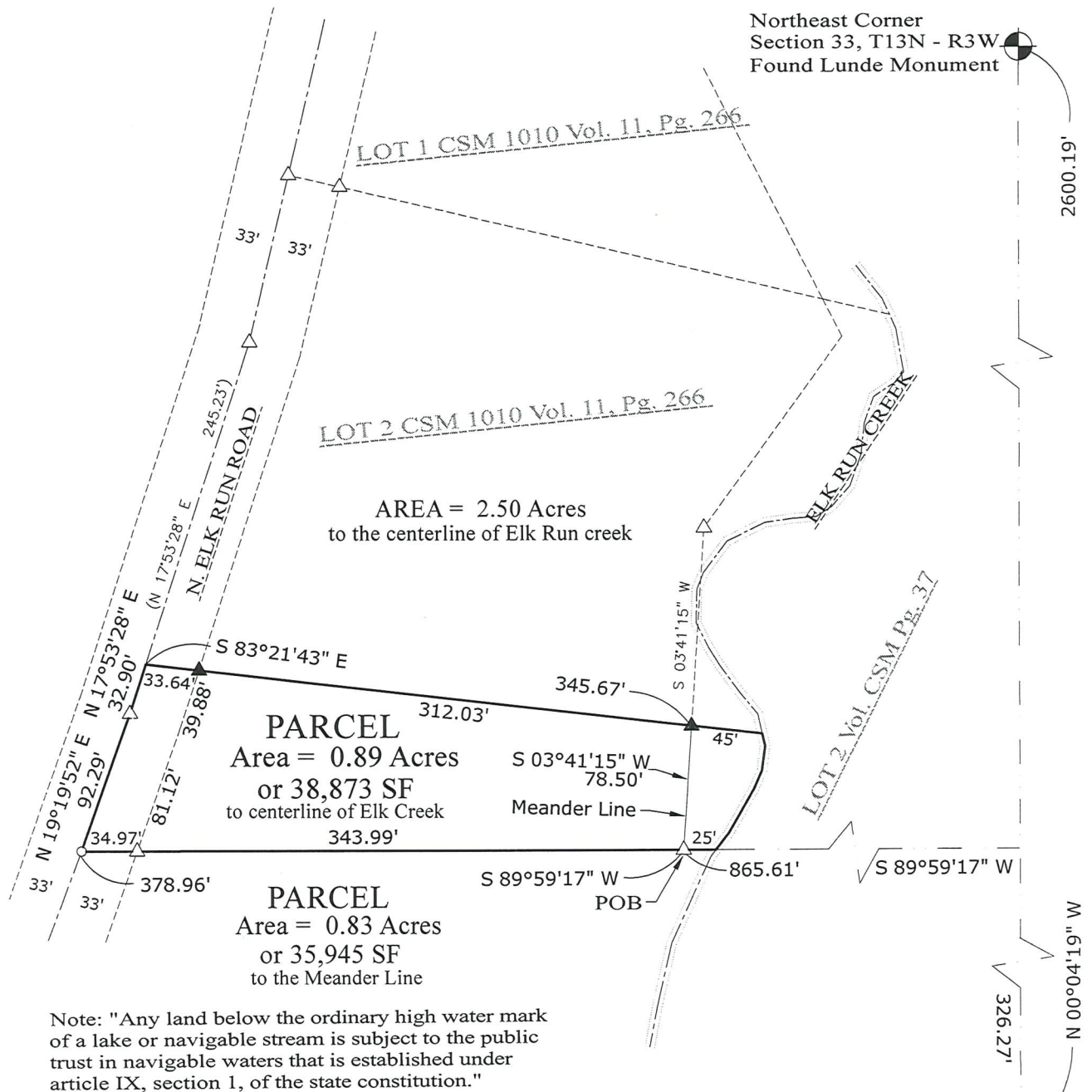
September 20, 2023

## LEGEND:

- △ = Found 3/4" dia. Round Iron Bar
- = Found PK Nail
- ▲ = Set 3/4" dia. x 18" long Round Iron Bar  
Wt.=1.502 lbs./lin.ft.
- ( ) = Recorded Bearing and Distance



Scale: 1" = 100'



RECEIVED FOR FILING  
VERNON COUNTY SURVEYOR  
10/11/23

NILES SURVEYING  
324 E. BRYAN STREET  
CUBA CITY, WI 53807 (563) 513 - 1755

SHEET 1 OF 2

# PLAT OF SURVEY

Being part of Lot 2 of CSM #1010, Vol. 11, Pg. 266 located in the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 13 North, Range 3 West, Town of Webster, Vernon County, Wisconsin.

## PARCEL DESCRIPTION:

A parcel of land being part of Lot 2 of CSM #1010, Vol. 11, Pg. 266 located in the Southeast 1/4 of the Northeast 1/4 of Section 33, T13N, R3W, Town of Webster, Vernon County, Wisconsin described as follows:

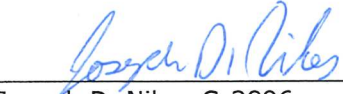
Commencing at the East 1/4 corner of said Section 33; thence N00°04'19"W, 326.27' along the East line of the Northeast 1/4 of said section 33; thence S89°59'17"W, 865.61' along the South line of Lot 2 Vol. 2 CSM Page 37 to the Point of Beginning; thence continuing S89°59'17"W, 378.96' to the centerline of N. Elk Run Road; thence along said centerline N19°19'52"E, 92.29'; thence along said centerline N17°53'28"E, 32.90'; thence S83°21'43"E, 345.67' to a point on a meander line along the Westerly shore of Elk Creek; thence along said meander line S03°41'15"W, 78.50' to the Point of Beginning including all lands lying between the meander line and the centerline of Elk Run Creek.

Said parcel contains 0.89 acres or 38,873 Sq. Ft. more or less to the centerline of Elk Run Creek and is subject any and all other easements and right-of-ways of record.

## SURVEYOR'S CERTIFICATE:

I, Joseph D. Niles, Wisconsin Professional Land Surveyor, S-2896, do hereby certify that I have surveyed, divided and mapped the above described parcel and that this map is a true representation thereof in accordance to the information provided and complies with Chapter A-E 7 of the Wisconsin Administrative Code. I further certify that this survey is correct to the best of my knowledge and belief.

Dated this 20<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
Joseph D. Niles, S-2896  
Professional Land Surveyor

