

NORTH
1/4 CORNER
SEC 12-2-18

UNPLATTED LAND

NORTH LINE S 1/2 NE 1/4 SEC. 12-2-18
N. 89° 29' 40" E. 437.25



SCALE 1" = 100'

o = IRON PIPE STAKE 1" X 24"
WEIGHING AT LEAST 1.13 lbs/ft.

q = MASONRY NAIL

BEARINGS ON THIS PLAT ARE RELATIVE TO
THE WEST LINE OF THE NORTHEAST 1/4 OF
SECTION 12-2-18 WHICH WAS ASSUMED AS
NORTH TO ORIENT WITH OTHER SURVEYS IN AREA.

CONTOUR LINES ON ASSUMED DATUM.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF
SECTION 12, T. 2 N., R. 18 E. OF THE 4TH P.M.,
TOWNSHIP OF LYONS, COUNTY OF WALWORTH, STATE OF
WISCONSIN AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 12,
RUN THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST
1/4 OF SECTION 12, 569.76 FEET TO THE CENTER OF THE
SPRING VALLEY ROAD AND THE PLACE OF BEGINNING OF PARCEL
OF LAND HEREINAFTER DESCRIBED: THENCE CONTINUE NORTH
ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12,
753.90 FEET; THENCE N. 89° 29' 40" E., ALONG THE NORTH LINE
OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 12, 437.25
FEET TO THE CENTER LINE OF SPRING VALLEY ROAD; THENCE
S. 29° 04' W. ALONG THE CENTER LINE OF SAID ROAD, 637.90 FEET;
THENCE S. 30° 04' 40" W., ALONG SAID CENTER LINE, 159.74 FEET;
THENCE S. 37° 16' 40" W., ALONG SAID CENTER LINE, 77.92 FEET TO THE
PLACE OF BEGINNING. CONTAINING 3.90 ACRES OF LAND. (CONTAINING
3.265 ACRES OF LAND EXCLUSIVE OF ROAD.) SAID LAND IS ALSO
KNOWN AS CERTIFIED SURVEY NO. 184

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND DESCRIBED ABOVE AND
THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.
I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF
SECTION 236.34 OF THE WISCONSIN STATUTES AND SECTION 6.0 OF THE WALWORTH
COUNTY SUBDIVISION CONTROL ORDINANCE.

APPROVED BY THE WALWORTH COUNTY
PARK AND PLANNING COMMISSION ON
THIS _____ DAY OF _____
1973.

John F. Degen 9-15-73
JOHN F. DEGEN, LAND SURVEYOR #242
589 N. BURGESS, BURLINGTON, WIS.

OWNER: ROBERT RUEDENBUSCH
ROUTE 4, BOX 378
BURLINGTON, WISCONSIN.
53105

EUGENE JOLLYSTON CHAIRMAN

SOIL TYPES AS TAKEN FROM SWPC SOIL MAPS.
NO. 72 FOX LOAM
NO. 172 CASCO LOAM
NO. 332 KANE SILT LOAM

PARCEL "A" CONTAINS 1.677 ACRES TOTAL OR 71,102 SQ. FT. EXCLUSIVE OF ROAD
PARCEL "B" CONTAINS 2.023 ACRES TOTAL OR 71,121 SQ. FT. EXCLUSIVE OF ROAD.

CENTER
SECTION 12-2-18

El 291