



PLAT OF SURVEY
PART OF THE MAP OF SPRINGFIELD, AND PART OF
THE EAST 1/2 OF SECTION 7, AND PART OF THE
WEST 1/2 OF SECTION 8, ALL IN T. 2 N., R. 18 E.,
TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

WORK ORDERED BY: MILLER LANDSCAPING INC.
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REVISIONS

PROJECT NO.
5443.10
DATE
08-13-2010
SHEET NO.
1 OF 1

PLAT OF SURVEY
PART OF BLOCKS 17, 18, & 27 AND BLOCKS 19, 28, 31, & 32 AND OUTLOTS 1 & 6 ALL IN THE
MAP OF SPRINGFIELD, AND PART OF THE EAST 1/2 OF SECTION 7, AND PART OF THE WEST 1/2

N 1/4 CORNER
SEC. 7, T. 2 N., R. 18 E.

DESCRIPTION OF LANDS

PARTS OF BLOCKS 17, 18, AND 27, AND BLOCKS 19, 28, 31, AND 32, AND OUTLOTS 1 AND 6, ALL IN THE MAP
OF SPRINGFIELD, AND PART OF THE EAST 1/2 OF SECTION 7, AND PART OF THE WEST 1/2 OF SECTION 8, ALL
IN TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE COUNTY MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE
SOUTH 00 DEG 54'28" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 8, 3054.60 FEET TO THE
NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 77 DEG 14'
37" WEST, ALONG SAID NORTH LINE, 4027.41 FEET TO THE EAST LINE OF THE MAP OF SPRINGFIELD; THENCE
NORTH 01 DEG 05' 19" WEST, ALONG SAID EAST LINE, 206.07 FEET TO THE SOUTH LINE OF SAID OUTLOT 6;
THENCE SOUTH 89 DEG 24' 07" WEST, ALONG SAID SOUTH LINE, 33.62 FEET; THENCE SOUTH 00 DEG 48' 17"
EAST, IN PART ALONG THE EAST LINE OF SAID BLOCK 17, 214.24 FEET TO THE NORTH LINE OF SAID
RAILROAD; THENCE SOUTH 76 DEG 12' 02" WEST, ALONG SAID NORTH LINE, 610.35 FEET; THENCE SOUTH 76
DEG 36' 24" WEST, ALONG SAID NORTH LINE, 338.08 FEET TO THE WEST LINE OF SAID BLOCK 19; THENCE
NORTH 00 DEG 40' 00" WEST, ALONG SAID WEST LINE AND THE WEST LINE OF SAID BLOCK 28, 294.49 FEET;
THENCE SOUTH 89 DEG 14' 34" WEST, 330.38 FEET TO THE WEST LINE OF SAID BLOCK 27; THENCE NORTH 00
DEG 40' 00" WEST, ALONG SAID WEST LINE AND THE WEST LINE OF SAID BLOCK 32, 583.46 FEET TO THE
NORTH LINE OF SAID BLOCK 32; THENCE NORTH 89 DEG 19' 21" EAST, ALONG SAID NORTH LINE AND THE
NORTH LINE OF SAID BLOCK 31, 521.29 FEET; THENCE NORTH 00 DEG 40' 00" WEST, ALONG THE WEST LINE OF
SAID OUTLOT 1, 583.46 FEET TO THE NORTH LINE OF SAID OUTLOT 1; THENCE NORTH 89 DEG 19' 21" EAST,
ALONG SAID NORTH LINE, 621.28 FEET TO THE NORTHEAST CORNER OF THE MAP OF SPRINGFIELD; THENCE
NORTH 00 DEG 58' 14" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID
SECTION 7, 349.73 FEET TO THE SOUTH LINE OF COUNTRY ESTATES CONDOMINIUM; THENCE NORTH 87 DEG
27' 16" EAST, ALONG SAID SOUTH LINE, 561.31 FEET; THENCE NORTH 89 DEG 30' 28" EAST, ALONG SAID SOUTH
LINE, 453.04 FEET; THENCE NORTH 33 DEG 47' 24" EAST, ALONG SAID SOUTH LINE, 207.95 FEET TO THE SOUTH
LINE OF CERTIFIED SURVEY MAP NO. 1256; THENCE NORTH 87 DEG 57' 23" EAST, ALONG SAID SOUTH LINE,
898.70 FEET TO THE EAST LINE OF SAID SURVEY; THENCE NORTH 00 DEG 33' 16" WEST, ALONG SAID EAST
LINE, 282.39 FEET TO THE SOUTH LINE OF COUNTRY ESTATES CONDOMINIUM; THENCE NORTH 89 DEG 52' 16"
EAST, ALONG SAID SOUTH LINE, 323.58 FEET; THENCE SOUTH 00 DEG 05' 41" EAST, ALONG SAID SOUTH LINE,
114.81 FEET; THENCE SOUTH 88 DEG 58' 04" EAST, ALONG SAID SOUTH LINE, 100.15 FEET; THENCE NORTH 00
DEG 09' 47" WEST, ALONG SAID SOUTH LINE, 143.54 FEET; THENCE NORTH 57 DEG 53' 11" EAST, ALONG SAID
SOUTH LINE, 1076.29 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 2525; THENCE NORTH 89 DEG
21' 28" EAST, ALONG SAID SOUTH LINE, 193.08 FEET TO THE EAST LINE OF SAID SURVEY; THENCE NORTH 00
DEG 31' 15" WEST, ALONG SAID EAST LINE, 992.30 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID
SECTION 8; THENCE NORTH 89 DEG 21' 34" EAST, ALONG SAID NORTH LINE, 426.61 FEET TO THE NORTH 1/4
CORNER OF SAID SECTION 8 AND THE POINT OF COMMENCEMENT.

NOTE: LEGAL DESCRIPTION IS OVER 3 FEET OUT OF CLOSURE. FOUND PIPES WERE HELD AS TRUE CORNERS
AND THE LEGAL DESCRIPTION BE REVISED AS FOLLOWS:

DESCRIPTION OF LANDS

PART OF BLOCK 27 AND BLOCKS 17, 18, 19, 28, 31, AND 32, AND OUTLOTS 1 AND 6, ALL IN THE MAP OF
SPRINGFIELD, AND PART OF THE EAST 1/2 OF SECTION 7, AND PART OF THE WEST 1/2 OF SECTION 8, ALL IN
TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:
BEGINNING AT A COUNTY MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 8 (T2N, R18E); THENCE
SOUTH 00 DEG 54MIN 21SEC EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, 2843.33
FEET TO A CONCRETE COUNTY MONUMENT MARKING THE CENTER OF SAID SECTION 8; THENCE S 00 DEG 53MIN 54SEC
E, 411.24 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE
SOUTH 77 DEG 15MIN 11SEC WEST, ALONG SAID NORTH LINE, 4027.65 FEET TO THE EAST LINE OF THE MAP OF
SPRINGFIELD; THENCE NORTH 00 DEG 53MIN 47SEC WEST, ALONG SAID EAST LINE, 206.15 FEET TO THE SOUTH
LINE OF SAID OUTLOT 6; THENCE SOUTH 89 DEG 11MIN 24SEC WEST, ALONG SAID SOUTH LINE, 33.87 FEET;
THENCE SOUTH 00 DEG 47MIN 42SEC EAST, IN PART ALONG THE EAST LINE OF SAID BLOCK 17, 214.26 FEET TO
THE NORTH LINE OF SAID RAILROAD; THENCE SOUTH 76 DEG 08MIN 23SEC WEST, ALONG SAID NORTH LINE,
609.94 FEET; THENCE SOUTH 76 DEG 35MIN 56SEC WEST, ALONG SAID NORTH LINE, 339.06 FEET TO THE WEST
LINE OF SAID BLOCK 19; THENCE NORTH 00 DEG 35MIN 34SEC WEST, ALONG SAID WEST LINE AND THE WEST LINE OF
SAID BLOCK 28, 294.44 FEET; THENCE SOUTH 89 DEG 22MIN 45SEC WEST, 331.22 FEET TO THE WEST LINE
OF SAID BLOCK 27; THENCE NORTH 00 DEG 39MIN 23SEC WEST, ALONG SAID WEST LINE AND THE WEST LINE OF
SAID BLOCK 32, 592.91 FEET TO THE NORTH LINE OF SAID BLOCK 32; THENCE NORTH 89 DEG 15MIN 34SEC
EAST, ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID BLOCK 31, 660.90 FEET; THENCE NORTH 00 DEG
44MIN 01SEC WEST, ALONG THE WEST LINE OF SAID OUTLOT 1, 584.47 FEET TO THE NORTH LINE OF SAID
OUTLOT 1; THENCE NORTH 89 DEG 07MIN 53SEC EAST, ALONG SAID NORTH LINE, 622.07 FEET TO THE NORTHEAST
CORNER OF THE MAP OF SPRINGFIELD; THENCE NORTH 01 DEG 05MIN 37SEC WEST, ALONG THE WEST LINE OF THE
SOUTHEAST 1/4 OF SAID SECTION 7, 347.60 FEET TO THE SOUTH LINE OF COUNTRY
ESTATES CONDOMINIUM; THENCE NORTH 87 DEG 27MIN 37SEC EAST, ALONG SAID SOUTH LINE, 561.31 FEET;
THENCE NORTH 89 DEG 29MIN 01SEC EAST, ALONG SAID SOUTH LINE, 453.48 FEET; THENCE NORTH 33 DEG 49MIN
35SEC EAST, ALONG SAID SOUTH LINE, 207.84 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 1256;
THENCE NORTH 87 DEG 04MIN 43SEC EAST, ALONG SAID SOUTH LINE, 898.18 FEET TO THE EAST LINE OF SAID
SURVEY; THENCE NORTH 00 DEG 36MIN 35SEC WEST, ALONG SAID EAST LINE, 282.51 FEET TO THE SOUTH LINE
OF COUNTRY ESTATES CONDOMINIUM; THENCE NORTH 89 DEG 59MIN 26SEC EAST, ALONG SAID SOUTH LINE, 323.45
FEET; THENCE SOUTH 00 DEG 04MIN 26SEC EAST, ALONG SAID SOUTH LINE, 114.99 FEET; THENCE SOUTH 89 DEG
57MIN 43SEC EAST, ALONG SAID SOUTH LINE, 100.15 FEET; THENCE NORTH 00 DEG 12MIN 22SEC WEST, ALONG
SAID SOUTH LINE, 143.70 FEET; THENCE NORTH 57 DEG 53MIN 49SEC EAST, ALONG SAID SOUTH LINE, 1076.30
FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 2525; THENCE NORTH 89 DEG 21MIN 16SEC EAST, ALONG
SAID SOUTH LINE, 193.09 FEET TO THE EAST LINE OF SAID SURVEY; THENCE NORTH 00 DEG 29MIN 46SEC WEST,
ALONG SAID EAST LINE, 992.21 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE
NORTH 89 DEG 21MIN 43SEC EAST, ALONG SAID NORTH LINE, 426.41 FEET TO THE NORTH 1/4 CORNER OF SAID
SECTION 8 AND THE POINT OF BEGINNING, CONTAINING 204.52 ACRES OF LAND MORE OR LESS.

CENTER SECTION
SEC. 7, T. 2 N., R. 18 E.

FOUND 1" IRON PIPE
S 79°50'08" W 9.84'
FROM REC. COR.

N 89°07'53" E
(N 89°17'15" E)

OUTLOT NO. 1

MAP OF SPRINGFIELD

A-1

CORN FIELD

N 89°15'34" E

660.90'

CORN FIELD

N 00°39'23" W

592.91'

B-2

BLOCK 32

WALWORTH STREET

R-1

GENESEE STREET

SPRING

BLOCK 27

BLDG COR 0.7' N

S 89°22'45" W

331.22'

SHED CORNER

2.7' NORTH

BLOCK 28

N 29°44'34" W

294.44'

DEPOT STREET

BLOCK 19

S 76°35'56" W

339.06'

OUTLOT NO. 6

C-4 ZONING

23 ACRES

A-1

STREET

EAST STREET

(S 76°09'32" W)

(S 76°08'23" W)

(610.06')

609.94'

CORNER UNDER WATER
ON DATE OF SURVEY

30" SAN. SEWER EASEMENT
REG. VOL. 425, PG. 877, DOC. 180805

NORTH LINE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD
NOW STATE BIKE TRAIL

LEGEND

☒ FOUND CONCRETE COUNTY MONUMENT

○ FOUND IRON PIPE STAKE 1" DIA.

● SET IRON REBAR STAKE

(XXX) RECORDED AS

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL
SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT
REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT
THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS
EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF
ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO
PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: AUGUST 24, 2010

PETER S. GORDON R.L.S. 2101

RECEIVED
AUG 30 2010
By DGP

SOUTH 1/4 CORNER
SEC. 8, T. 2 N., R. 18 E.

2296.02'

C-4

FOUND 1" IRON PIPE
N 14°02'40" W 4.39'
FROM REC. COR.

411.24'

C-4 ZONING

23 ACRES

A-1

STREET

EAST STREET

(S 76°09'32" W)

(S 76°08'23" W)

(610.06')

609.94'

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