

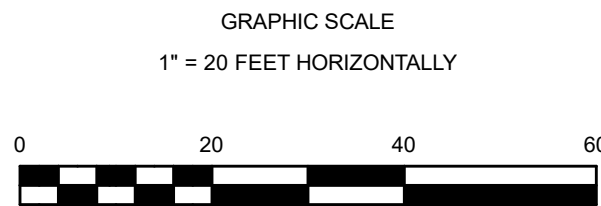
PLAT OF SURVEY

LOT "LYONS" OF CERTIFIED SURVEY MAP 30

LOCATED IN THE SW¼-NE¼,
SECTION 12, T15N, R3E,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN

SURVEY ORIENTATION & SCALE:

HORIZONTAL DATUM:
BEARING SHOWN UPON THIS SURVEY ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), JUNEAU COUNTY, NAD83 (2011).



LEGEND:

- 1.25" O.D. STEEL PIPE FOUND
- LOCATION LOCATED FROM PREVIOUS TIES TO BUILDING CORNERS BY JAMES M. CARROLL
- CROSS CUT IN CONCRETE FOUND
- CROSS CUT IN CONCRETE MADE
- 3.5" LONG MASONRY (P-K) NAIL SET
- RECORD DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M. FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR # 2185, HEREBY CERTIFY TO:
RB BRANDT INVESTMENTS LLC
BOBBI JO BRANDT, REGISTERED AGENT
N7725 HALF MOON DRIVE EAST
NEW LISBON, WI 53950
THAT THE ATTACHED SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.
THAT THE ATTACHED SURVEY AND PLAT MEET OR EXCEED THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF WISCONSIN AS SET FORTH IN ADMINISTRATIVE CODE CHAPTER AE-7.
THAT ALL INFORMATION CONTAINED WITHIN THE ATTACHED SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FIELD WORK COMPLETED 2/9/2024
SIGNED AND SEALED 2/9/2024

REVIEW COPY

THE EXCELSIOR GROUP, LLC
MATTHEW M. FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR # 2185
PROJECT NUMBER 2023-0060



The Excelsior Group, LLC
Surveying & Land Planning
Matthew M Filus, Professional Surveyor
Office: (608) 747-4363 • Web: www.eg-wi.com
625 Granite Avenue • P.O. Box 486 • Reedsburg, Wisconsin 53959

LEGAL DESCRIPTION

AS DESCRIBED UPON JUNEAU COUNTY CERTIFIED SURVEY MAP (CSM) NUMBER 30, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, UPON PAGE 30, AS DOCUMENT NUMBER 202663 IN THE OFFICE OF REGISTER OF DEEDS FOR JUNEAU COUNTY, WISCONSIN:

LYONS: A part of Lots 1 and 2, Block 1 of Williams Addition to the City of Mauston, Juneau County, Wisconsin, described as follows: commencing at a chiseled cross on sidewalk at the Northeast corner of said Block 1; thence N 50°-00' W along the Northeasterly line of said Block 1 a distance of 8.00 feet to the point of beginning; thence S 40°-00' W 41.08 feet to the corner of the Jax Building; thence N 50°-00' W along the Jax Building 4.00 feet; thence S 40°-00' W along the Jax building 80.92 feet to the Southwesterly line of said Lot 1, thence N 50°-00' W 15.07 feet; thence N 49°-40' E 16.2 feet to the Northeasterly line of said Block 1; thence S 50°-00' E 15.46 feet to the point of beginning. Subject to rights reserved for the use of owners and occupants of the adjoining premises on said Block 1 of a right-of-way 12 feet wide across the South end of that part of Lots 1 and 2 herein conveyed; also subject to all rights and privileges granted to the State Bank of Mauston as recorded in Vol. 98 of Deeds, page 688, Register of Deeds, Juneau County, Wisconsin.

LOT CORNER IS
0.03' EASTERLY &
0.24' NORTHERLY OF
BRICK JOINT / BUILDING CORNER

LOT CORNER IS
0.09' EASTERLY &
0.32' NORTHERLY OF
BRICK JOINT / BUILDING CORNER

DIVISION STREET / S.T.H. 58 (66')

(CSM 8 = N 01°25' W 211.20')

REMNANT
LOT 1 - BLOCK 1
WILLIAMS ADDITION

WEST STATE STREET / S.T.H. 12 / U.S.H. 16 (RW VARIES)

ELM STREET (66')

PLAT OF SURVEY
NUMBER 9100360009
JAMES J. CARROLL
12/20/1978

PLAT OF SURVEY
NUMBER 9100360012
JAMES J. CARROLL
7/29/1983

