

PLAT OF SURVEY

PART OF CSM #1240, LOCATED IN THE NW1/4 OF THE NE1/4 AND SW1/4 OF THE NE1/4 OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF SCOTT, LINCOLN COUNTY, WISCONSIN

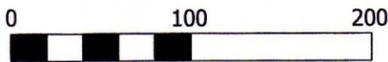
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 EMAIL: JasonPflieger@gmail.com
 DRAFTED & DRAWN BY: JASON J. PFLIEGER
 OWNER OF PROPERTY: FRANCE PROPANE PROPERTIES
 SURVEY PREPARED FOR: GARY FRANCE
 DATE OF FIELDWORK: 10/14/2025 & 11/03/2025
 FILE NUMBER: 2025106 FRANCE

LEGEND

- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1.25" OD IRON PIPE FOUND
- ⊙ = 2" OD IRON PIPE FOUND
- <> = PREVIOUSLY RECORDED AS

BEARING REFERENCE

BEARINGS REFERENCED TO NORTH-SOUTH
 1/4 LINE BEARING N 0°25'47" W PER
 WCCS (LINCOLN COUNTY) NAD83 (2011)



SCALE 1" = 100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	174.28'	669.62'	14°54'43"	N 9°50'56" W 173.79'

SURVEYORS NOTE

CSM #1240 WAS DONE BY WILLIAM NUTTER IN 1999. I FOUND NUMEROUS PROBLEMS WITH HIS SURVEY. HE DOES NOT SHOW HOW HE CAME UP WITH THE NORTH-SOUTH QUARTER LINE, BUT IT APPEARS HE COMPUTED IT PER BEARINGS ON RIGHT OF WAY PLAT PROJECT 1173-2-21. ON SAID PLAT THEY HELD THE CENTERLINE OF THEN RIVER ROAD (NOW TREE LANE) AS THE NORTH-SOUTH QUARTER LINE WHEN SECTION CORNERS ARE MEASURED. NUTTER ALSO STAKED TREE LANE AS A 3 ROD ROAD- IT IS A 4 ROD ROAD PER HIGHWAY RIGHT OF WAY PLATS AND COUNTY RECORDS. HIS MONUMENTS FIT EXISTING HIGHWAY FENCES AND I HELD THEM FOR ALIGNMENT WHEN I COULD. I HELD THE EXISTING CENTERLINE OF TREE LANE AND OFFSET IT 33' TO COME UP WITH THE RIGHT OF WAY LOCATION. THE CURVE FITS THE RIGHT OF WAY PLAT WELL.

DESCRIPTION

PART OF CERTIFIED SURVEY MAP NUMBER 1240, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF SCOTT, LINCOLN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE N 0°25'47" W ALONG THE NORTH-SOUTH QUARTER LINE, 4168.87 FEET TO THE EAST LINE OF TREE LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°25'47" W ALONG THE NORTH-SOUTH QUARTER LINE, 114.45 FEET TO THE WEST LINE OF STATE HIGHWAY '51'; THENCE S 24°41'59" E ALONG THE WEST LINE OF STATE HIGHWAY '51', 345.55 FEET; THENCE S 1°34'56" E ALONG THE WEST LINE OF STATE HIGHWAY '51', 955.59 FEET; THENCE N 87°31'35" W ALONG THE NORTH LINE OF LOT (1) OF CERTIFIED SURVEY MAP NUMBER (1342), 142.07 FEET TO THE EAST LINE OF TREE LANE; THENCE N 0°06'09" E ALONG THE EAST LINE OF TREE LANE, 977.36 FEET; THENCE 174.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, BEING THE EAST LINE OF TREE LANE, WHOSE RADIUS IS 669.62 FEET, DELTA ANGLE IS 14°54'43" AND CHORD BEARS N 9°50'56" W 173.79 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR S-3148-8, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT THE DIRECTION OF FRANCE PROPANE, OWNER OF SAID LANDS, I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREON. I FURTHER CERTIFY THAT SAID SURVEY AND MAP THEREOF ARE A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7 IN SURVEYING AND MAPPING SAID LANDS.

DATED THIS 4TH DAY OF NOVEMBER, 2025

S979A

JASON J. PFLIEGER P.L.S. 3148-8

N1/4 CORNER
 SECTION 32-31N-7E
 EXISTING BERNSTEN

1013.75'
 5297.07'

N 2°41'59" W
 16.94'

N 0°25'47" W
 114.45'

S 24°41'59" E
 345.55'

C1

977.36'

N-S 1/4 LINE

TREE LANE

CENTERLINE

N 0°06'09" E

N 87°31'35" W

S1/4 CORNER
 SECTION 32-31N-7E
 EXISTING STONE

NOTE: WETLANDS SHOWN ARE FROM EXISTING WETLAND FLAGGING FOUND.

<S 1°44'55" E>
 <S 1°34'56" E>

3.217 ACRES
 140,147.16 SQ.FT.

UTILITY POLE
 ELECTRIC PANEL

EDGE OF GRAVEL

FENCE
 PROPANE TANK

CSM #1240

EDGE OF GRAVEL

FENCE

EDGE OF GRAVEL

UTILITY POLE
 ELECTRIC PANEL

EDGE OF GRAVEL

INSPECTION PIPE

<147.89'>
 142.07'

N 87°31'35" W
 <S 87°33'51" E>

N 0°25'47" W

955.59'

<S 1°44'55" E>
 <S 1°34'56" E>

<350.00'>
 368.42'

STATE HIGHWAY '51'
 R/W VARIES

LOT 1 CSM #1342
 OWNED BY OTHERS