

**JUNEAU COUNTY
CERTIFIED SURVEY MAP**

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

INTENT OF SURVEY:

A SURVEY AND DIVISION OF LANDS AS DESCRIBED IN
DOCUMENT NUMBERS 725056 AND 741274.

BEARING REFERENCE:

GRID NORTH AS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
JUNEAU COUNTY - NAD83(11)
THE NORTH LINE OF THE SOUTHEAST QUARTER
BEARS S89°35'45"E

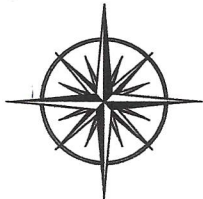
OWNER:

BLACK HAWK INVESTMENTS, LLC
658 ROOSEVELT STREET
MAUSTON, WI 53948

SURVEYED BY:

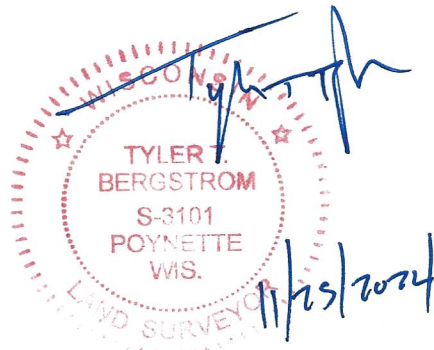
TYLER T. BERGSTROM
BERGSTROM LAND SURVEYING, LLC
N4946 BEACH GARDEN ROAD
POYNETTE, WI 53955
608-745-2342

N



0 200 400

SCALE: 1" = 400'



CENTER QUARTER CORNER

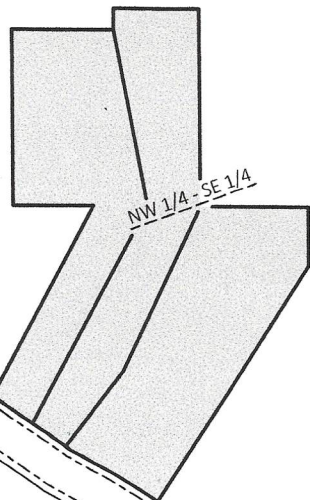
7-15-4

FD. PK NAIL

S89°35'45"E 2642.06' (S89°35'45"E 2641.86' [2642.08']) (N89°56'E 2642.20') (N89°56'00"E 2642.08') (S89°33'35"E)

1321.03'

*** NOTE ***
SEE DETAILS ON SHEET 2 IN REGARDS TO
THE WEST LINE OF THE SOUTHEAST
QUARTER.



NW 1/4 - SE 1/4

LEMONWEIR RIVER

SW 1/4 - SE 1/4

NE 1/4 - SE 1/4

SE 1/4 - SE 1/4

FD. 1-1/4" IRON PIPE
BY JAMES J. CARROLL
PER PLAT OF SURVEY
DATED MAY 16, 1994

S89°37'41"E 1319.65' (S89°56'05"E 1319.90')

*** NOTE ***
SEE SECTION SUMMARY BY PETER C. HATUS,
DATED MAY 22, 1997.
THE SOUTHEAST QUARTER DOES NOT CLOSE
PER BEARINGS AND DISTANCES PROVIDED
ON THIS SUMMARY.

REFERENCE CORNER
FD. 2" IRON PIPE

SOUTH QUARTER CORNER

7-15-4

FD. 1-1/4" IRON ROD

N89°37'33"W 2634.97' (N89°37'43"W 2634.84' [2635.06'])

SOUTHEAST CORNER

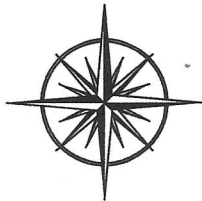
7-15-4

CORNER FALLS IN THE
LEMONWEIR RIVER
"COMPUTED"

JUNEAU COUNTY CERTIFIED SURVEY MAP

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

N



0 100 200
SCALE: 1" = 200'

P.O.C.

CENTER QUARTER CORNER
7-15-4
FD. PK NAIL

MCEVOY STREET

(66' WIDE)

N. LINE SE 1/4 - S89°35'45"E

*** NOTE ***
THERE IS A DEFLECTION
ANGLE OF 00°03'01"
BETWEEN
THE MONUMENTED WEST
LINE OF THE SOUTHEAST
QUARTER PER ASSESSORS
PLAT NO. 4 AND THE
PRESENT DAY WEST LINE
OF THE SOUTHEAST
QUARTER

ASSESSOR'S PLAT NO. 4

P.O.B.

SW CORNER LOT 25
ASSESSORS PLAT NO. 4
2" RION PIPE DISTURBED
"RESET"

LOT 1

LANDS BY:
BLACKHAWK
INVESTMENTS, LLC
PARCEL NO. 292510294.050
DOC. 741274

SEE "DETAIL A"
158.19' (158.36')

DETAIL B
TOP SLOPE
BOT SLOPE
FILL
ENCROACHMENT

LOT 2

LANDS BY:
BLACKHAWK
INVESTMENTS, LLC
PARCEL NO. 292511669
DOC. 725056

LOT 3

*** NOTE ***
SEE UNRECORDED CSM
LID 9109580004

AREA

TOTAL AREA
392,646 Sq. Ft. +/-
9.01 Acres +/-

AREA INSIDE MEANDER
AREA INCLUDING R/W
370,812 Sq. Ft. +/-
8.51 Acres +/-
AREA EXCLUDING R/W
357,203 Sq. Ft. +/-
8.20 Acres +/-

LOT 1
AREA INSIDE MEANDER
AREA INCLUDING R/W
129,235 Sq. Ft. +/-
2.96 Acres +/-
AREA EXCLUDING R/W
125,937 Sq. Ft. +/-
2.89 Acres +/-

LOT 2
AREA INSIDE MEANDER
AREA INCLUDING R/W
110,105 Sq. Ft. +/-
2.53 Acres +/-
AREA EXCLUDING R/W
106,896 Sq. Ft. +/-
2.45 Acres +/-

LOT 3
AREA INSIDE MEANDER
AREA INCLUDING R/W
131,472 Sq. Ft. +/-
3.02 Acres +/-
AREA EXCLUDING R/W
124,370 Sq. Ft. +/-
2.86 Acres +/-

SE CORNER
N 1/2 - NW 1/4 - SE 1/4

423.72' = [25 RODS, 17 LINKS]

N. LINE S 1/2 - NW 1/4 - SE 1/4

LINE TABLE

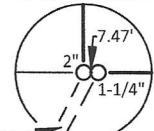
L1 = S32°54'15"W 33.18'
L2 = S32°54'15"W 32' +/-
L3 = N51°11'36"W 184.79'
L4 = N51°11'36"W 187.35'
L5 = N54°08'11"W 29.16'
L6 = N54°08'11"W 29.16'
L7 = S37°19'48"W 33.01'
L8 = S37°19'48"W 71' +/-
L9 = N54°08'11"W 100.02'
(N54°37'10"W)
L10 = N54°08'11"W 94.45'
L11 = S27°42'42"W 33.34'
L12 = S27°42'42"W 63' +/-
L13 = N54°08'11"W 99.96'
(N54°37'10"W 100.00')
L14 = N54°08'11"W 99.99'
L15 = S27°45'31"W 33.33'
(33.30')
L16 = S27°45'31"W 54.71'
(54.64')
L17 = S27°45'31"W 10' +/-
(5' +/-)

SE CORNER
NW 1/4 - SE 1/4
1-1/4"

LEGEND

- IRON ROD SET
3/4" DIA. X 30" LENGTH
(1.50 Lbs. / Ft.)
- COMPUTED POINT - NO MON. SET
- 3/4" IRON ROD FOUND
- IRON PIPE FOUND "AS NOTED"
- SECTION CORNER MON. FOUND
"AS NOTED"
- () PREVIOUSLY MEASURED AS
- [] DEED DIMENSION

DETAIL A
2X ENLARGEMENT



"UNKNOWN OWNERSHIP"

LEMONWEIR RIVER

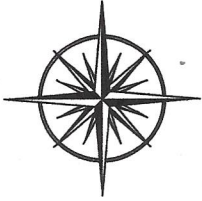
ROOSEVELT STREET

(33' WIDE)

JUNEAU COUNTY CERTIFIED SURVEY MAP

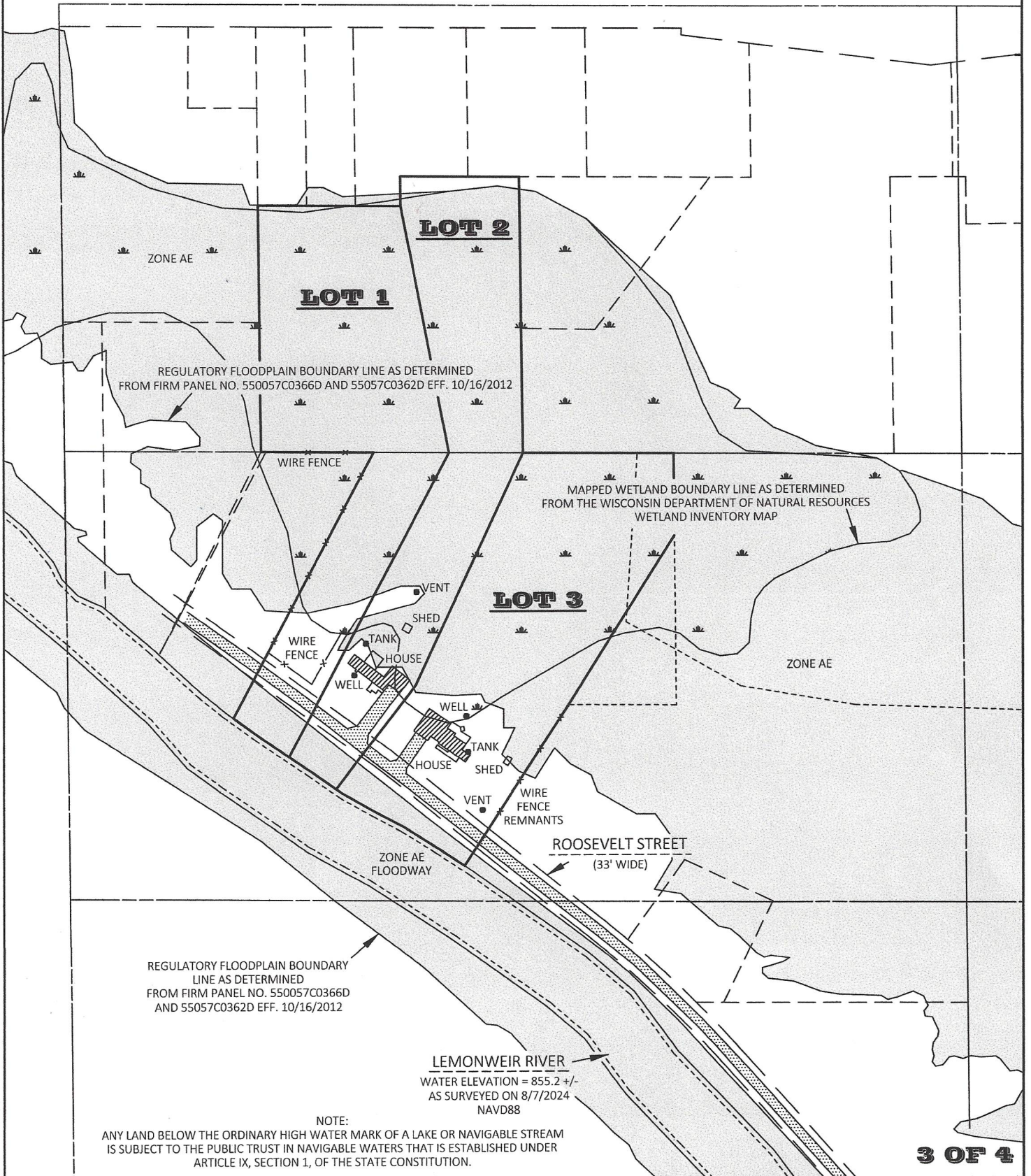
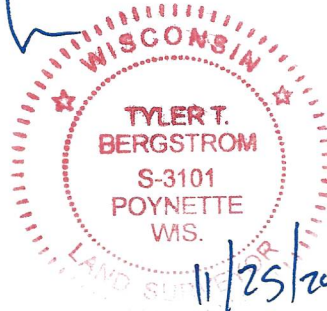
BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.

N



0 100 200
SCALE: 1" = 200'

Tyler T. Bergstrom



**JUNEAU COUNTY
CERTIFIED SURVEY MAP**

BEING LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN,
CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN.


SURVEYOR'S CERTIFICATE:

I, TYLER T. BERGSTROM, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT BY THE ORDER OF BLACK HAWK INVESTMENTS LLC, I HAVE SURVEYED, MONUMENTED, MAPPED AND DIVIDED LOT 25, ASSESSOR'S PLAT NO. 4 AND UNPLATTED LANDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 7, TOWNSHIP 15 NORTH, RANGE 4 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 7;
THENCE S00°36'18"E, ALONG THE MONUMENTED WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 661.43 FEET;
THENCE S89°35'45"E, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 289.50 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF ASSESSOR'S PLAT NO. 4 AND THE POINT-OF-BEGINNING;
THENCE N00°36'18"W, ALONG THE EAST LINE OF UNPLATTED LANDS BY HADAC AS DESCRIBED IN DOCUMENT NUMBER 737741 AND THE EAST LINE OF LOT 19 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 364.55 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF ASSESSOR'S PLAT NO. 4;
THENCE S89°35'48"E, ALONG THE SOUTH LINE OF LOTS 21, 22 AND 23 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 209.50 FEET;
THENCE N00°36'18"W, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 43.70 FEET;
THENCE S89°35'48"E, ALONG SAID LOT 23 AND LOT 24 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 175.41 FEET TO THE NORTHWEST CORNER OF LOT 26 OF ASSESSOR'S PLAT NO. 4;
THENCE S00°42'22"E, ALONG THE WEST LINE SAID LOT 26 AND THE WEST LINE OF LOT 27 OF ASSESSOR'S PLAT NO. 4, A DISTANCE OF 408.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S89°35'45"E, A DISTANCE OF 221.67 FEET TO THE NORTHWEST CORNER OF UNPLATTED LANDS BY KARBOWSKI AS DESCRIBED IN DOCUMENT NUMBER 749666, SAID POINT BEING N89°35'45"W, A DISTANCE OF 423.72 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S00°33'41"E, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALONG THE WEST LINE OF LANDS BY KARBOWSKI, A DISTANCE OF 121.00 FEET;
THENCE S32°02'45"W, ALONG THE WEST LINE OF LANDS BY KARBOWSKI, A DISTANCE OF 293.90 FEET;
THENCE S32°54'15"W, ALONG THE WEST LINE OF LANDS BY KARBOWSKI, A DISTANCE OF 250.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROOSEVELT STREET AND THE BEGINNING OF A MEANDER LINE OF THE LEMONWEIR RIVER, SAID POINT BEING N32°54'15"E, A DISTANCE OF 32 FEET MORE OR LESS FROM THE WATERS EDGE;
THENCE N51°11'36"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 187.35 FEET;
THENCE N54°08'11"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 29.16 FEET;
THENCE CONTINUING N54°08'11"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 94.45 FEET;
THENCE CONTINUING N54°08'11"W, ALONG SAID RIGHT-OF-WAY LINE AND SAID MEANDER LINE, A DISTANCE OF 99.99 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF CERTIFIED SURVEY MAP NUMBER 1114 AND THE END OF SAID MEANDER LINE, SAID POINT BEING N27°45'31"E, A DISTANCE OF 65 FEET MORE OR LESS FROM THE WATERS EDGE;
THENCE N27°45'31"E, ALONG THE SOUTHEASTERLY LINE OF CERTIFIED SURVEY MAP NUMBER 1114, A DISTANCE OF 378.54 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE N89°35'45"W, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 1114 AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 165.66 FEET TO THE POINT-OF-BEGINNING.

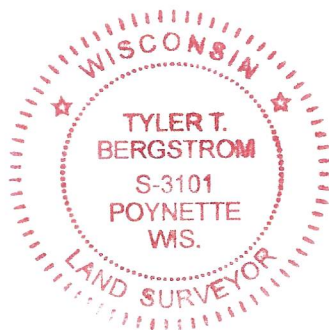
CONTAINING 8.51 ACRES OR (370,812 Sq. Ft.) MORE OR LESS, AND INCLUDES ALL LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WATERS EDGE OF THE LEMONWEIR RIVER, ALL LANDS BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS RECORDED OR UNRECORDED, AND FURTHER BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER AND ABOVE THOSE LANDS LYING BETWEEN THE ORDINARY HIGH WATER MARK AND THE WATERS EDGE OF THE LEMONWEIR RIVER.

I DO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE CODE OF ORDINANCES OF THE CITY OF MAUSTON, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TYLER T. BERGSTROM / (608)-745-2342
PROFESSIONAL LAND SURVEYOR NO. S-3101
DATED:

11/25/2024



CITY OF MAUSTON APPROVAL:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MAUSTON, JUNEAU COUNTY, WISCONSIN, IS HEREBY

APPROVED ON THIS _____ DAY OF _____, 2024.

DARRYL D.D. TESKE, MAYOR

I HEREBY CERTIFY THAT THE FORGOING CERTIFIED SURVEY MAP IS ADOPTED BY THE COMMON COUNCIL OF THE

CITY OF MAUSTON ON THIS _____ DAY OF _____, 2024.

NICOLE LYDDY, DEPUTY CLERK