ASSESSOR'S PLATS

s. 70.27 (1) Wis. Stats.

PURPOSE

Assessor's Plats are used to reconcile parcel boundaries between 2 or more separate owners when the boundaries can not be accurately described or retraced due to:

- Monuments lost, obliterated, or never set.
- Gross errors in lot measurements or locations.
- Ambiguous descriptions.

Assessor's Plats may be used to simplify descriptions, for purposes of assessment, taxation, or conveyance, of parcels that otherwise could be described only by metes and bounds.

An Assessor's Plat may be used when uncertainty in locating existing parcels interferes with the siting of public streets, buildings, or other improvements.

s. 70.27 (1) Wis. Stats.

ORDERING

An Assessor's Plat may only be ordered by the City Council, Village Board, or if in a Town, the Town or County Board having jurisdiction.

Parcel owners may petition the governing body to order an Assessor's Plat.

s. 70.27 (3) Wis. Stats.

EFFECT OF RECORDING

An Assessor's Plat that has been certified, approved, and recorded at the Register of Deeds office has the following effects:

- Any plat or portion of plat included in or altered by the Assessor's Plat (including streets and other public dedications) is vacated.

- Previous parcel descriptions are replaced by reference to the Assessor's Plat parcel description.

- Reference to an Assessor's Plat parcel is sufficient description of the land for all purposes of assessment, taxation, and conveyance.

ASSESSOR'S PLATS

s. 70.27 (5) Wis. Stats.

CREATING AN ASSESSOR'S PLAT

The Surveyor must perform the following steps when creating an Assessor's Plat:

- Each parcel, street, public dedication, etc. must be surveyed and mapped using the best evidence available.
- The parcel surveys must conform with the records at the Register of Deeds office as much as possible.
- Temporary monuments showing the results of the survey must be set.
- The affected parcel owners must be notified (by certified mail to their last known address) of the survey so that they may view the map and monuments, and make known their agreement or disagreement with the temporary boundaries.
- When boundaries are reconciled and mutually agreed to by the owners of record, the agreements must be put in writing and recorded in the Register of deeds office. These boundaries, regardless of variance with descriptions of record, then become the true parcel boundaries.
- The Assessor's Plat must show the volume, page, and document number of the metes and bounds description of each parcel (above) corresponding to the parcel as designated on the Assessor's Plat. (See following example Boundary Line Agreement Table.)
- Parcels that have been conveyed or acquired without a recorded deed may be included on the Assessor's Plat, provided that a metes and bounds description of the parcel is shown.

ASSESSOR'S PLATS

Assessor's Plat Boundary Line Agreement Table

I, the undersigned, hereby consent to the establishment of the boundaries of my land as surveyed and mapped by this assessor's plat and hereby consent to the lines shown hereon and the monuments marking my corners as a true representation of my property and that said boundaries shall be the true boundaries hereafter.

BLOCK	LOT	OWNER	VOL.	PAGE	DOC. NO.	AREA
1	1	John M. Smith JOHN M. SMITH	384	39	2716992	15,000 sf
1	2	JAMES B. BROWN AND Susan A. Brown SUSAN A. BROWN	289	210	1288510	21,000 sf
1	3	Ken Jones KENNETH L. JONES AND Nancy Jones NANCY M. JONES	291	38	1299850	23,100 sf
1	4	Joseph Miller JOSEPH K. MILLER	342	215	1342501	18,720 sf
2	1	Sara Schmidt SARA M. SCHMIDT	342	216	1342502	22,200 sf
2	2	Ruth A. Frank RUTH A. FRANK AND ROBERT L. FRANK	842	101	4577211	19,210 sf
2	3	Jason Sands JASON H. SANDS	452	312	1985573	18,530 sf

s. 70.27 (5) - (7) Wis. Stats.

MONUMENTATION AND MAPPING REQUIREMENTS

An Assessor's Plat is monumented in accordance with s. 236.15 (1) (ac)-(g). Monuments found and accepted are labeled as "found" on the map, and are not replaced even if the monument is not consistent with s. 236.15.

An Assessor's Plat must meet the requirements of s. 236.20 (1) regarding map size, material, margins, sheet numbering and scale. The scale requirements may be waived per s. 236.20 (L) when deemed appropriate by the department.

An Assessor's Plat must meet the requirements of s. 236.20 (2) (a), (b), (c), (d), and (e) regarding the depiction of boundaries and monuments, delineation of boundaries, and block and lot designations.

s. 70.27 (7) Wis. Stats.

CERTIFICATES

The Assessor's Plat must show a sworn, notarized certificate by the Surveyor who made the plat that contains the following:

- The name of the governing body that ordered the Assessor's Plat, and the date of the order. Any resolution no., etc. pertaining to the order should be included.
- A location description of the land contained in the Assessor's Plat referenced by quarter-quarter section, government lot, section, town, range, and county.
- A metes and bounds description of the land commencing from a corner (not center of section) established by the U.S. Public Land Survey.
- If the land contained in the Assessor's Plat is wholly part or all of a plat of record, reference to the plat may be used in lieu of a metes and bounds description.
- A statement that the Assessor's Plat is a correct representation of all the exterior boundaries of the land surveyed and each parcel thereof.
- A statement that the Surveyor has fully complied with the provisions of s. 70.27 in filing the plat.

SURVEY AND MAPPING STANDARDS

In addition to the mapping requirements listed above, the Minimum Standards for Property Surveys outlined in A-E 7 apply.

The Assessor's Plat should also meet the accuracy of survey requirement of s. 236.15 (2), and the mapping standards as shown in s. 236.20 (2) (f) to (k); s. 236.20 (3) (a) to (e); s. 236.20 (4) (a) and (c); and s. 236.20 (5) (a) to (c).

s. 70.27 (2) & (8) Wis. Stats.

FILING AND RECORDING

Upon completion, the Assessor's Plat is filed with the clerk of the governing body that ordered the plat. Within 2 days of filing, the clerk must transmit the plat to the department of administration (plat review). The department has 30 days to review the plat.

After the department has determined that the Assessor's Plat complies with the applicable requirements of s. 236.15 and s. 236.20, the department will provide the clerk of the governing body with the recordable document bearing the certification of the department. The clerk must then promptly publish a class 3 notice per ch. 985 (see example in this section).

The plat must remain on file and be available for public inspection in the clerk's office for 30 days after the first publication. Within the 30 day period, any person or public body having interest in lands affected by the plat may bring suit to have the plat corrected.

If no suit is brought within the 30 day period, the governing body may then inscribe it's approval on the plat, and present the plat to the register of deeds for recording.

If suit is brought, any court ordered revisions to the plat must be made. The clerk must certify on the face of the plat that the revisions comply with the provisions of s. 70.27. The plat need not be re-submitted to the department of administration for review unless so ordered by the court. After any revisions are made, the governing body may then inscribe it's approval on the plat, and present the plat to the register of deeds for recording.

EXAMPLE OF CLASS III PUBLIC NOTICE FOR ASSESSOR'S PLAT

NOTICE - VILLAGE OF DOGPATCH

The ASSESSOR'S PLAT I OF THE VILLAGE OF DOGPATCH will be on file in the Administrative Offices of the Village of Dogpatch, 123 First Street, telephone 987-6543, for a period of 30 days commencing January 2, 1990 for public inspection in accordance with Section 70.27, Wis. Stats. The ASSESSOR'S PLAT I OF THE VILLAGE OF DOGPATCH is located in Government Lot 2, and the NE 1/4 and the NW 1/4 of the SW 1/4 of Section 3, T13N, R24E, Kickapoo County, WI. Persons interested in inspecting this plat may do so Monday through Friday from 7:45 a.m. to 11:30 a.m. and from 12:30 p.m. through 4:00 p.m., after which it will be offered to the Village Board for approval at its February 2, 1990 meeting.

Village Administrator, Village of Dogpatch

Publish: January 2, 1990

ASSESSOR'S PLATS

s. 70.27 (4) Wis. Stats.

AMENDMENTS

Amendments or corrections to an Assessor's Plat may only be ordered by the governing body having jurisdiction. Amendments or corrections must be made on a plat of the area affected that is recorded with the register of deeds. The plat must be made and authenticated following the provisions of s. 70.27. (i.e. the plat is amended or corrected with another Assessor's Plat, and is subject to review by Department of Administration - Plat Review.) See OAG opinion in the Statutes, Rules & Opinions section of this manual for a discussion on amending and correcting an Assessor's Plat.

USES

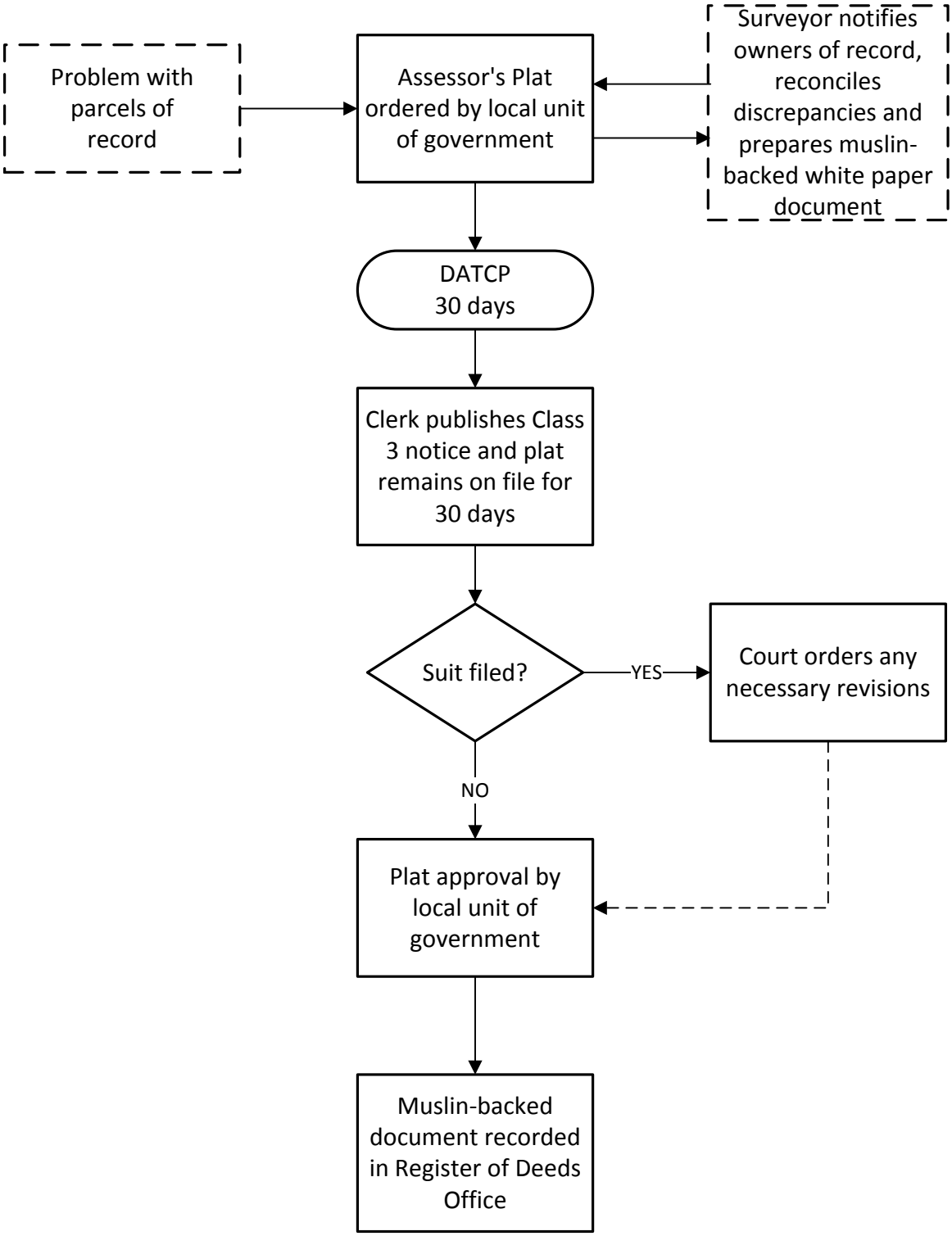
An Assessor's Plat may be used to:

- Consolidate contiguous holdings of an owner into a single parcel.
- Show existing structures, driveways, setbacks, easements etc. and encroachments thereof.
- Show existing streets, alleys, sidewalks, and other public improvements.
- Show drainage, watercourses, lakes, ponds, wetlands, and other natural features.

An Assessor's Plat may not be used to:

- Divide parcels.
- Dedicate lands to the public.
- Create public or private streets, roads, or alleys.
- Create public or private parks, trails, open spaces etc.
- Create easements or other restrictions.

Assessor's Plat Process
s. 70.27 Wis. Stats.



ASSESSOR'S PLATS

Assessor's Plat Surveyor's Certificate

I, (Surveyor's Name) , Professional Land Surveyor, hereby certify: That I have surveyed, divided and mapped (Name of the Assessor's Plat) by the direction of the (City) (Village) (Town) of (Name) , (County Name) , per Resolution # _____, dated _____; that such plat correctly represents all exterior boundaries and each parcel therein; and that this land is located in the (1/4, 1/4) (Sec.), (Town), (Range), (City) (Village) (Town) of (Name) , (County Name), Wisconsin, containing (#) acres of land and described as follows:
(Metes and bounds description)...
Dated this _____ day of (month), (yr.). (Surveyor's Signature)
Revised this _____ day of (month), (yr.). PLS No._____ Seal

Assessor's Plat Approval Certificate

Resolved, that the Assessor's Plat _____ in the (city) (village) (town) of _____, Having been ordered by the (common council) (village board) (town board) and all notices required by s. 70.27 Wis. Stats. having been sent, and said plat having been on file in the office of the (city) (village) (town) Clerk for 30 days, and no suit for correction of said plat having been commenced, (plat name) _____, is hereby approved by the (common council) (village board) (town board).

Date _____

Approved _____

(Mayor) (Village President) (Town Chair)

Date _____

Signed _____

(Mayor) (Village President) (Town Chair)

ASSESSOR'S PLATS

(Clerk's Certificate, if required)

I hereby certify that the foregoing is a copy of a resolution adopted by the (common council)(village board)(town board) of the (city)(village)(town) of _____.

_____(City) (Village) (Town) Clerk

(Optional Clerk's Certificate, if required)

STATE OF WISCONSIN) _____ COUNTY)SS I, _____, being the duly elected, qualified and acting clerk of the (City) (Village) (Town) of _____, (County) do hereby certify that the (common council)(village board)(town board) of the (City) (Village) (Town) of _____ passed Resolution Number _____ on (Date), authorizing me to issue a certificate of approval of the Assessor's Plat (Plat Name), upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20_____.

Dated _____ Clerk_____

WISCONSIN ASSESSOR'S PLAT CHECKLIST

(This checklist is NOT the statute, it is a guide to the statute.)

The following requirements must be met on an Assessor's Plat:
Cross referenced from s. 236.03 (2)

MONUMENTS
s. 70.27 (6) Existing monuments accepted as correct shall be described and noted as "found", even if inconsistent with s. 236.15.

s. 236.15 SURVEYING REQUIREMENTS

(1) MONUMENTS (placed flush with the ground where practical.)

☐ (ag) External boundaries of subdivision shall be monumented by: 2" o.d x 18" iron pipes or permitted equivalents with a minimum weight of 3.65 lbs./lin. ft. -Monuments are required at all corners, the ends of curves, at a point where a curve changes its radius, at all angle points of the boundary line and at all angle points along a meander line.
-Monuments set along meander lines must be set back 20' or more from the top of bank or ordinary high water mark.

☐ (ac) Corners that fall within a street, must monument side line of street or actual corner.

☐ (b) Internal boundaries, shall be monumented by: 2" o.d. x 18" iron pipes or permitted equivalents with a minimum weight of 3.65 lbs./lin. ft.
-Monuments are required at all block corners, the ends of curves, at a point where a curve changes its radius and at all angle points.

☐ (c) Lot, outlot, park and public dedication corners shall be monumented by: 1" o.d. x 18" iron pipe or permitted equivalents with a minimum weight of 1.13 lbs./lin.ft.

☐ (d) Lot, outlot, park and public dedication meander corners shall be monumented by:
-1" o.d. x 18" iron pipe or permitted equivalents with a minimum weight of 1.13 lbs./lin.ft.
-Monuments must be set back 20' or more from the top of bank or ordinary high water mark.

☐ (f) In lieu of par. (c) and (d), any durable metal, stone or concrete monuments may be used if they are uniform throughout the plat and have a permanent magnet embedded near top of the monument.

☐ (g) Plat Review may make other reasonable monumentation requirements to accommodate unusual circumstances.

WISCONSIN ASSESSOR'S PLAT CHECKLIST

The following requirements must be met on an Assessor's Plat:

s. 236.20 (1) GENERAL REQUIREMENTS

☐ (a) & (c) 1" margin on all sides.
(Drawing area 20" x 28")
-Graphic scale not over 100' to 1" on each sheet showing layout features.
[see s. 70.27 (5), Wis. Stats. for scale waiver]
-Sheets numbered as sheet ____ of ____ sheets if more than one sheet.
-Plat name and county on each sheet
-Submit Acrobat PDF created from CAD (please no scans) or paper copy of drawing on any material that is capable of legible reproduction.
-Recordable document is durable white media 22" wide and 30" long, prepared with a nonfading black image.

s. 236.20 (2) MAP AND ENGINEERING INFORMATION

☐ (a) All exterior boundaries. (Drawn with a heavy solid line.)

☐ (b) All monuments, corners, and other points established in the field; indicate material used, except that lot, outlot and meander corners need not be shown. -A description of the monuments, including for metal monuments the kind of metal, the diameter, length, and weight per linear foot.
-All monuments must be described as "found" or "set".

☐ (c) Exact length and bearing of all exterior blocks, public grounds, streets, alleys, and lot lines (except where parallel).
-Easements by center or boundary line length/bearing/width, or by width when parallel to other survey lines.
-Previously recorded bearings & lengths shown "Recorded as _____".

☐ (d) Blocks, if designated, consecutively numbered.

☐ (e) Lots and outlots in each block consecutively numbered.

☐ (L) Strict compliance with requirements of this section may be waived by Plat Review.

s. 70.27 (5) RECORDING DATA (VOLUME, PAGE, AND DOC. NO.) FOR EACH PARCEL. (See example Boundary Line Agreement Table in Assessor's Plat section of Wisconsin Platting Manual.)

WISCONSIN ASSESSOR'S PLAT CHECKLIST

The following requirements must be met on an Assessor's Plat:

s. 70.27 (7) PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

☐ (a) The name of the governing body who ordered the plat and the date (and resolution #, if applicable) of the order.

☐ (b) A clear, concise description, by gov't. lot, 1/4-1/4 section, township, range and county, and by metes and bounds beginning with a corner marked and established in the U.S. Public Land Survey (not center of section), or if wholly within a recorded plat or CSM by reference to such plat or CSM.

☐ (c) Statement that the plat is a correct representation of all the exterior boundaries of the land surveyed and each parcel thereof.

☐ (d) Statement that provisions of s. 70.27 have been fully complied with.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE MUST BE:

☐ Signed ☐ Dated ☐ Registration. No.
☐ Sealed ☐ Notarized

The following property survey standards must be met on an Assessor's Plat:

A-E 7.04 DESCRIPTIONS

☐ Descriptions shall contain ties to adjoiners such that unequivocal identification of lines and boundaries is provided.

A-E 7.05 MAPS

☐ (2) Bearings referenced to a magnetic, true, or other identifiable line of the public land survey, recorded and filed subdivision, or to the Wisconsin coordinate system.

A-E 7.06 MEASUREMENTS

☐ (4) All closed traverses shall have a latitude & departure closure ratio of less than 1 in 3,000.

☐ (5) Bearings or angles shown to the nearest 30 seconds; Distances to the nearest 1/100th foot.

WISCONSIN ASSESSOR'S PLAT CHECKLIST

The following platting standards should be met on an Assessor's Plat:

s. 236.15 (2) ACCURACY OF SURVEY

☐ Ratio of error in latitude and departure closure of any part of the survey less than 1'/3000'. -- Survey by Wisconsin Professional Land Surveyor [see A-E 7.06 Wis. Admin. Code]

s. 236.20 (2) MAP AND ENGINEERING INFORMATION

☐ (f) Exact width of all easements, streets, alleys.

☐ (g) Lengths and bearings of all meander lines, with distances between intersections of meander lines with lot lines and determined or approximated ordinary high water mark. -If approximated, ordinary high water mark noted "for reference only".

☐ (h) Center line of all streets.

☐ (i) North point properly located; referenced to identifiable direction and 1/4 section, P.C., or Federal Reservation Line.

☐ (j) Lot or outlot area in square feet.

☐ (k) CURVES: Main chords drawn as dotted or dashed lines and both tangent bearings shown. Arc length, chord bearing and length, radius, and central angle shown for main curve and each segment. Street on circular curve of less than 30' radius, tangent to street lines - show radius of curve and tangent distances.

s. 236.20 (3) NAME IN PROMINENT LETTERS, NOT A DUPLICATE WITHIN COUNTY OR MUNICIPALITY

☐ (a) Immediately under plat name show government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county.

☐ (b) Tie by bearing and distance to a boundary line of 1/4 section, P.C. or Federal Reservation. Description of monuments at ends of boundary line.

☐ (c) Small drawing oriented same as main drawing, showing section or a government subdivision of section in which the plat lies, or relationship of plat to existing streets.

☐ (d) Names of adjoining streets, state highways, subdivisions and other land divisions in proper location, underscored by dotted/dashed lines.

☐ (e) Abutting street and highway right-of-way lines with dotted or dashed lines and in proper location; abutting street and highway right-of-way widths.

s. 236.20 (4) ROADS AND PUBLIC SPACES

☐ (a) Name of each road and street in plat.

☐ (c) Mark clearly all non-public roads "Private Road", "Private Street" or "Private Way".

WISCONSIN ASSESSOR'S PLAT CHECKLIST

s. 236.20 (5) SITE CONDITIONS AND TOPOGRAPHY

☐ (a) All existing buildings.
☐ (b) All watercourses, drainage ditches, other pertinent features.
☐ (c) Water elevations of adjoining lakes or streams at date of survey, approximate high water elevations, referred to permanently established datum plane.

s. 236.20 (6) PUBLIC TRUST INFORMATION

☐ Plats bounded by or containing navigable lakes, rivers or streams must show the following statement: "Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

Assessor's Plat Clerk's Transmittal Form

Plat Review – DOA
Mailing Address: PO Box 1645, Madison WI 53701
Shipping Address: 101 E Wilson St FL 9, Madison WI 53703

Phone: 608-266-3200 **Fax:** 608-264-6104
Email: plat.review@wi.gov
Web: http://doa.wi.gov/platreview

Plat Review
WI Department of Administration

Subdivision Name:

County:

City/Town/Village: of

As clerk I am aware that the above listed assessor's plat has been transmitted to the Wisconsin Department of Administration for review in compliance with s. 70.27 (8), Wiscsonsin Statutes.

Prepared By Clerk:
City/Town/Village: of

Clerk's Name:

Clerk's Phone:

Clerk's Email:

Date:

ASSESSOR'S PLATS

SAMPLE ASSESSOR'S PLAT CERTIFICATION LETTER

This letter is sent by Plat Review to the Clerk of the Town, County, or Municipality that directed that the Assessor's plat be made, to provide confirmation that Plat Review has certified no objection to the Assessor's plat.

WISCONSIN DEPARTMENT OF ADMINISTRATION

JIM DOYLE
GOVERNOR
MICHAEL L. MORGAN
SECRETARY
Plat **R**eview
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104
E-mail: plat.review@wi.gov
http://doa.wi.gov/platreview

July 27, 2005 PERMANENT FILE NO. 25471

MAUREEN B. KRUEGER
CLERK, TOWN OF POYGAN
8291 TRITT RD
OMRO WI 45619

Subject: ASSESSOR'S PLAT NO. 3 TOWN OF POYGAN
NE 1/4 S 16 T19N R14E
TOWN OF POYGAN, WINNEBAGO COUNTY

Dear Ms. Krueger:

You have submitted ASSESSOR'S PLAT NO. 3 TOWN OF POYGAN for review. The Department of Administration does not object to this assessor's plat. Therefore, the recordable muslin-backed paper document has been certified as complying with the provisions of ss. 236.15 (1) (a) to (g) and 236.20 (1) and (2) (a) to (e), Wis. Stats.

DEPARTMENT OF ADMINISTRATION - PLAT REVIEW COMMENTS:
Plat Review has no conditions for this plat.

A class 3 notice, under Ch. 985, shall be published and the plat shall remain on file in your office for 30 days after the first publication. At any time within such 30-day period, any person or public body having an interest in any lands affected by the plat may bring a suit to have such plat corrected. If no such suit is brought within such time, the plat may be approved by the Town Board and filed for record.

Any changes to the plat involving details checked by this Department, unless court ordered, (see s. 70.27 (8), Wis. Stats.), will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the half-size copy furnished the letter recipients listed.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,

Reneé M. Powers, Supervisor
Plat Review
Phone: (608) 266-3200

Enc: Recordable Document

cc: Andrew J. Shie, Surveyor (w/ Original & Print.)
Winnebago County Planning & Zoning Committee
Register of Deeds

ORIGINAL RECEIVED FROM CLERK ON 5/12/05; REVIEWED ON 6/15/05;
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 6/30/05.

ASSESSOR'S PLAT I
of The Village of Dogpatch

Located in Govt. Lot 2 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 3, Town 13 North, Range 24 East, Village of Dogpatch
KICKAPOO COUNTY, WISCONSIN

BOUNDARY LINE AGREEMENT TABLE

LOT	OWNER	VOL	PG	DOC NO	AREA	SIGNATURES
1	Bert L & Susie K Matthews	14	233	233641	14,476 sf	Bert L Matthews Susie K Matthews
2	Daniel P & Dolly I Sandwich	12	294	119271	11,572 sf	Dolly I. Sandwich
3	Frieda L Smith	13	252	167879	11,514 sf	Frieda L. Smith
4	John J & Jennifer M Jones	12	122	100147	7,939 sf	John J Jones Jennifer M. Jones
5	Dept. of Natural Resources	12	405	125725	5,363 sf	
6	Donald V Drake	15	10	308275	7,722 sf	Donald V Drake
7	Sara K Schmidt	221	5	894423	6,926 sf	Sara K Schmidt
8	Lee L & Candy J Taylor	15	231	333023	8,239 sf	Lee L Taylor Candy J Taylor
9	John J & Jennifer M Jones	13	147	147089	13,193 sf	John J Jones Jennifer M. Jones
10	Mark J Mitten	15	196	378923	11,613 sf	Mark J Mitten
11	Mary L Mitten	15	353	378927	8,304 sf	Mary L. Mitten
12	Frank R Bunt	15	12	378378	9,146 sf	Frank R. Bunt
13	Janice P & David R Folk	23	56	672240	5,779 sf	Janice P Folk David R Folk
14	Janice P Folk	6	78	77842	10,038 sf	Janice P Folk
15	Dale G & Madge Rock	80	555	987280	13,046 sf	Dale G Rock Madge Rock
16	John J & Jennifer M Jones	13	452	147092	28,554 sf	John J Jones Jennifer M. Jones
17	CT Associates	37	61	987987	19,827 sf	President
18	Milda T & Hugo H Roberts	135	325	1100325	16,109 sf	Milda T Roberts Hugo H Roberts
19	Milda T & Hugo H Roberts	7	52	82233	24,958 sf	Milda T Roberts Hugo H Roberts
20	Ben J Brown	190	12	1500515	17,217 sf	Ben J Brown
21	Robert L & Inga H Brown	52	85	899777	15,219 sf	Robert L Brown Inga H. Brown
22	Edward Z & Janine P Joy	9	106	87725	15,560 sf	Edward Z. Joy
23	Edward Z & Janine P Joy	201	22	1700771	26,421 sf	Edward Z. Joy
24	Gregory E Knowles	12	231	99797	19,936 sf	Gregory E. Knowles
25	Village of Dogpatch	15	45	31233	13,504 sf	Ben Brown (clerk)
PARK	Village of Dogpatch	10	98	917786	93,290 sf	Ben Brown (clerk)
Outlot 1	John Q Smith	12	435	856631	5,894 sf	John Q Smith

VILLAGE RESOLUTION
Be it resolved that ASSESSOR'S PLAT I OF THE VILLAGE OF DOGPATCH in the Village of Dogpatch, having been ordered by the Village Board and all notices required by s. 70.27 Wis. Stats. having been sent and on file in the office of the Village Clerk for a period of 30 days, and no suit having been commenced to have such plat corrected, ASSESSOR'S PLAT I OF THE VILLAGE OF DOGPATCH is hereby approved by the Village Board.

Village Administrator _____ Date _____

Village Clerk _____ Date _____

2" x 4 1/2" Space for Plat Review stamp

All dimensions measured and shown to the nearest hundredth of a foot; all angles measured to the nearest five seconds and computed to the nearest second.
Water elevations: 10/01/89 800'
Appx. low water elev. 785'
Appx. high water elev. 803'
Elevations referenced to U.S.G.S.

Legend:
- ▲ P.K. Nail, Found
- ▫ 1.05" Round Iron Pipe, Found
- × Found chiseled "x" in concrete
- ○ 2.375" OD X 30" Round Iron Pipe 3.65 Lbs./Lin. Ft., Set
- ● 2.375" OD Round Iron Pipe, Found
  All Other Lot and Meander Corners
  1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft., Set
- Existing Fenceline
- Encroaching Structures. Note: other existing structures not shown per agreement with Village

SURVEYOR'S CERTIFICATE
I, Jane Doe, Professional Land Surveyor, certify that: I have surveyed and mapped ASSESSOR'S PLAT I of the Village of Dogpatch, located in Govt. Lot 2 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 3 Town 13 North, Range 24 East, Village of Dogpatch, Kickapoo County, Wisconsin, described as:

Commencing at the West Quarter corner of said Section 3; thence EAST, 1320.00 feet; thence SOUTH, 1320.00 feet to the point of beginning; thence WEST, 148.34 feet to a found 1 1/4" iron rebar; thence NORTH, 327.94 feet to a found 1 1/4" iron rebar; thence EAST, 402.47 feet to the northwest corner of PLAT OF THE LAKE SHORE; thence along the west line of said plat, SOUTH, 877.40 feet to the southwest corner of lot 12 of said plat and a found P.K. nail; thence along the south line of said plat, EAST, 341.12 feet to a found 2" iron pipe; thence along the west line of said plat SOUTH, 412.80 feet to a found 2" iron pipe meander corner, said meander corner being NORTH, 16 feet more or less from the water's edge of LAKE KICKAPOO; thence along said meander line the following three courses: S78°44'25"W, 189.00 feet; S75°48'59"W, 253.30 feet; and, S77°57'38"W, 168.01 feet to a found 2" iron pipe marking the end of said meander line, said corner being NORTH 20 feet more or less from the water's edge of LAKE KICKAPOO; thence NORTH 1096.26 feet to the point of beginning. Including the lands between the above described meander line and the water's edge of LAKE KICKAPOO. Plat contains 567,500 square feet, or 13.028 acres, more or less.
That I have made such survey and plat by the direction of the Village of Dogpatch, by Resolution No. 89-125, dated August 9, 1989.
That the plat is a correct representation of the exterior boundaries and each parcel thereof. That I have fully complied with the provisions of s. 70.27 Wis. Stats.

Jane Doe _____ Dated this 24th day of October, 1989.

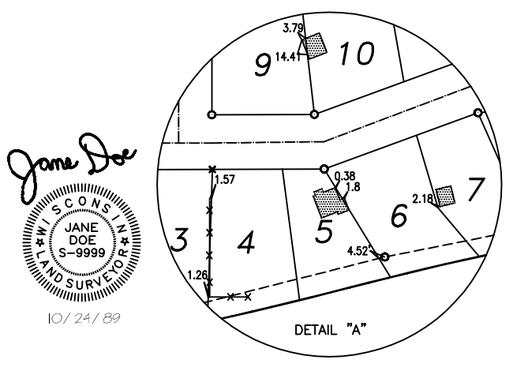
State of Wisconsin } SS
County of Kickapoo }

Personally came before me this 25th day of October, 1989, the above-named Jane Doe, to me known to be the person who surveyed the foregoing instrument and acknowledged the same.

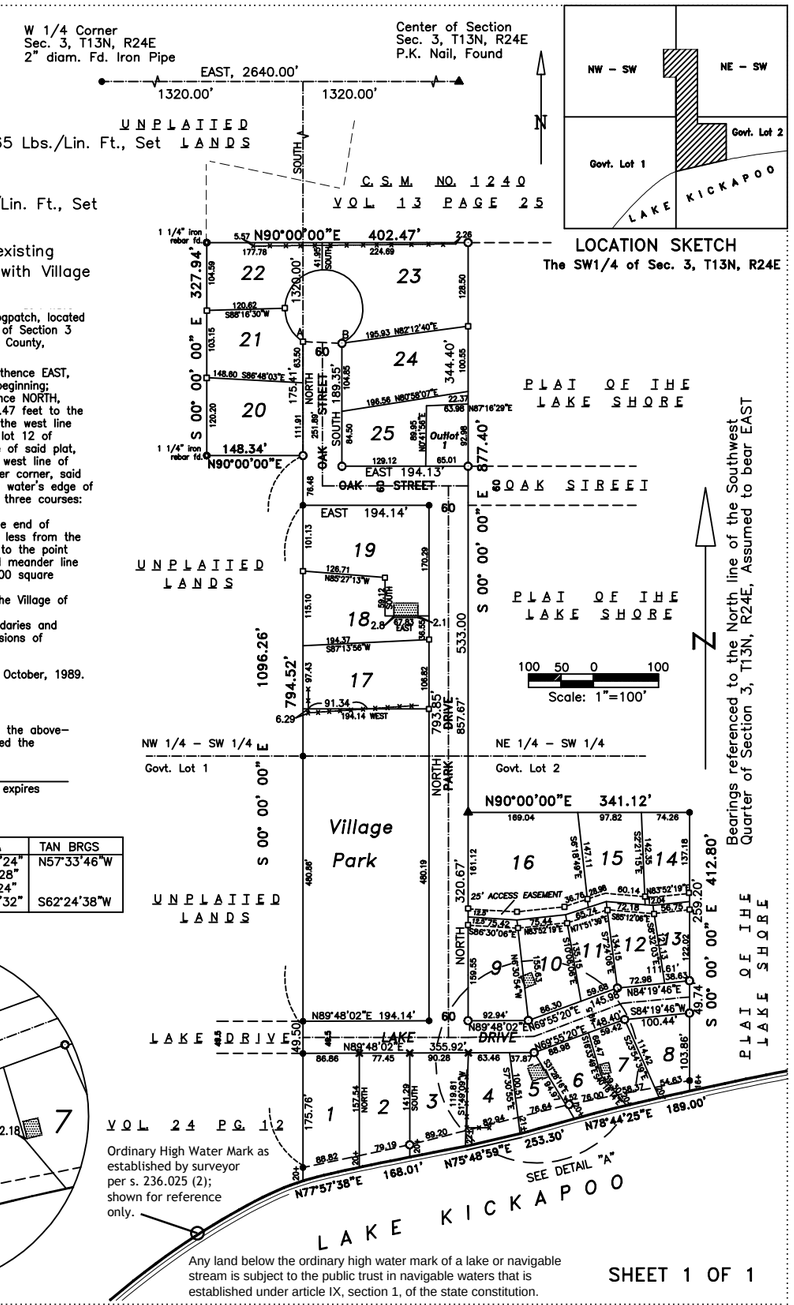
Mary Smith _____ March 8, 1997
Notary Public, Kickapoo County, Wisconsin — My Commission expires

Curve Data Table

CURVE	LOT	RADIUS	CHORD BRG	CHORD	LENGTH	DELTA	TAN BRGS
A-B		60.00'	S87°34'34"E	60.02'	314.13'	299°58'24"	N57°33'46"W
	21	60.00'	N28°20'32"W	58.58'	61.20'	58°26'28"	
	22	60.00'	N44°06'54"E	82.20'	90.56'	86°28'24"	
	23	60.00'	S15°07'08"E	117.17	162.38'	155°03'32"	S62°24'38"W



Jane Doe
WISCONSIN JANE DOE S-9999 LAND SURVEYOR
10/24/89



LOCATION SKETCH
The SW1/4 of Sec. 3, T13N, R24E

Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

SHEET 1 OF 1

O:\DATA/DRAWINGS\assess12 Revised 1/9/02

This halfsize reproduction may not meet the legibility standards outlined in this text. Actual scale: 1" = 225'
The fullsize drawing (at a scale of 1" = 100') meets legibility and drafting standards in this text.