



1179621

KATHRYN A. CHRISTENSON  
EAU CLAIRE COUNTY WI  
REGISTER OF DEEDS  
RECORDED ON  
08/27/2019 01:02 PM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #:  
PAGES: 2

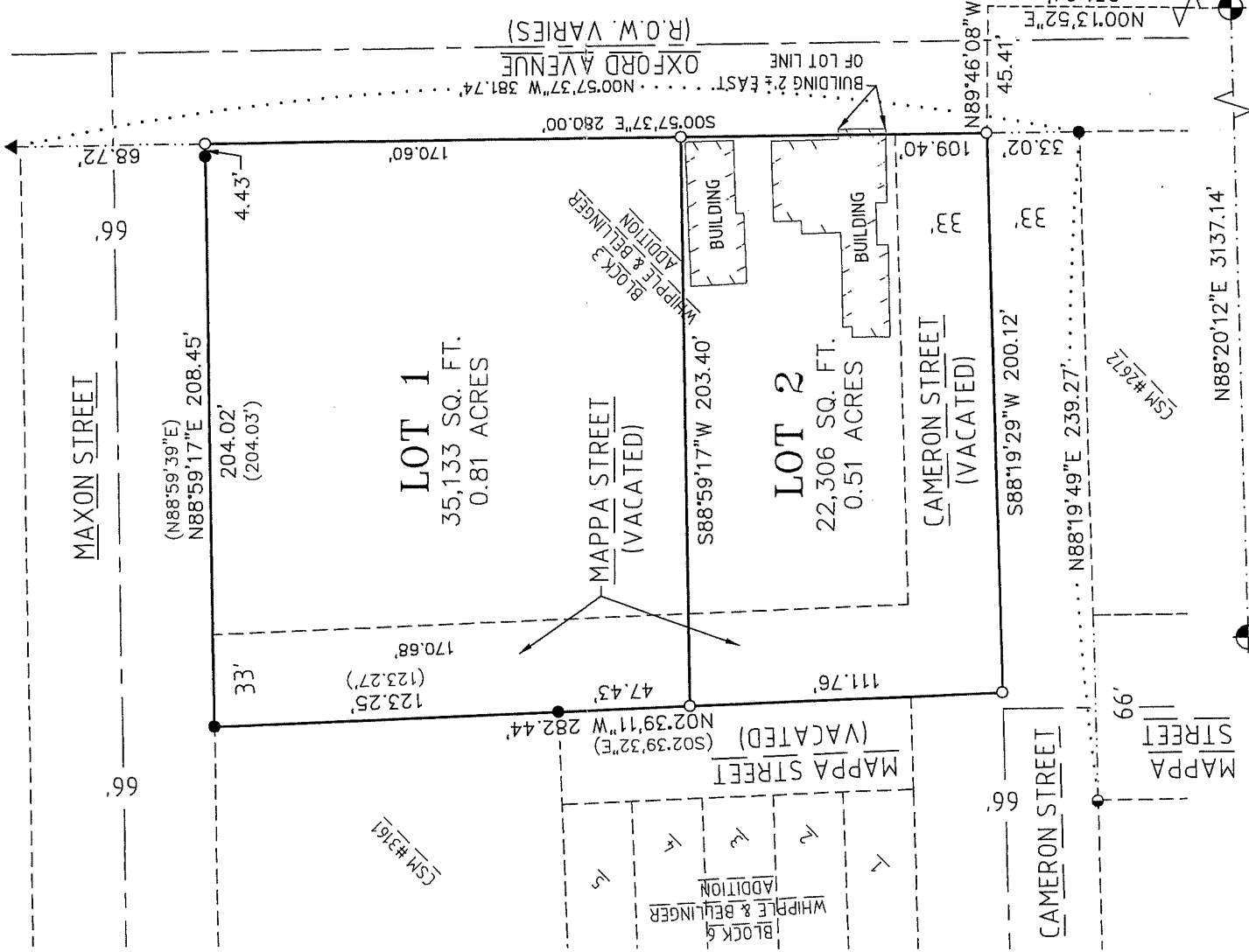
CERTIFIED SURVEY MAP NO. 3498  
VOLUME 19, PAGE 351.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST  
QUARTER, SECTION 18, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN,  
INCLUDING ALL OF BLOCK 3, WHIPPLE & BELLINGER ADDITION,  
THE EAST HALF OF VACATED MAPPA STREET AND THE NORTH  
HALF OF VACATED CAMERON STREET.

PREPARED FOR:  
CANNERY TRAIL RESIDENCES, INC.  
TYLER WARNER  
1720 N. OXFORD AVENUE,  
EAU CLAIRE, WISCONSIN 54702

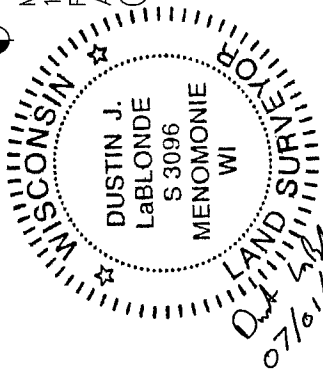
PUBLIC TRUST NOTE:  
"ANY LAND BELOW THE ORDINARY  
HIGH WATER MARK OF A LAKE OR A  
NAVIGABLE STREAM IS SUBJECT TO  
THE PUBLIC TRUST IN NAVIGABLE  
WATERS THAT IS ESTABLISHED  
UNDER ARTICLE IX, SECTION 1, OF  
THE STATE CONSTITUTION."

FLOOD ZONE NOTE:  
PER FEMA MAPPING PORTIONS OF  
LOTS 1 AND 2 APPEAR TO BE  
MAPPED IN ZONE X (SHADED).



North is referenced to the South line of  
the Southeast 1/4, Section 18-27-9  
which bears N88°19'49"E  
(Eau Claire County Grid System)

SOUTHEAST CORNER  
SECTION 18, TOWNSHIP  
27 NORTH, RANGE 9  
WEST, FOUND SURVEY  
SPIKE (TIES VERIFIED)

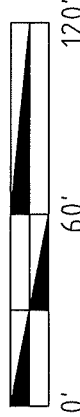


MEANDER CORNER SECTION  
18, TOWNSHIP 27 NORTH,  
RANGE 9 WEST, FOUND  
ALUMINUM MONUMENT  
(TIES VERIFIED)

LEGEND

- Government Corner (As Noted)
- Set 3/4" x 18" Rebar Weighing  
1,502 Pounds/Lineal Foot
- Found 1" Iron Pipe
- Found 2" Iron Pipe
- Found 1-1/4" Iron Rebar
- Recorded Bearing/Distance

SCALE: 1" = 60'



Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751

07/03/2019 COMPLETION DATE OF THE FIELDWORK

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HALF OF VACATED CAMERON STREET.

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Southeast quarter of the Southeast quarter, Section 18, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin, including all of Block 3, Whipple & Bellinger Addition, the East half of vacated Mappa Street and the North half of vacated Cameron Street, more particularly described as follows:

Commencing at the Southeast corner of said Section 18;

Thence N00°13'52"E 631.64 feet;

Thence N89°46'08"W 454.1 feet to the Point of Beginning;

Thence S88°19'29"W 200.12 feet;

Thence N02°39'11"W 282.44 feet to the Southerly right-of-way of Maxon Street;

Thence N88°59'17"E 208.45 feet along said Southerly right-of-way to the Westerly right-of-way of Oxford Avenue;

Thence S00°57'37"E 280.00 feet along said Westerly right-of-way to the Point of Beginning.

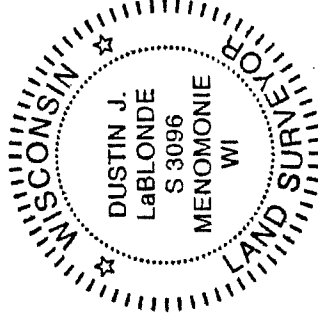
Said parcel contains 57,439 square feet (1.32 acres) more or less.

That I have made such survey, land division, and map at the direction of Tyler Warner, 1728 N. Oxford Avenue, Eau Claire, Wisconsin, 54704. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Eau Claire in surveying, dividing and mapping the same. Said survey is subject to easements of record.

Dated this 1st day of July, 2019.



Dustin J LaBlonde, P.L.S. #3096



CERTIFICATE OF CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

I, SCOTT ALLEN, DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF EAU CLAIRE, HEREBY  
CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED OF AS COMPLYING WITH TITLE 17,  
THE SUBDIVISION ORDINANCE, OF THE MUNICIPAL CODE OF THE CITY OF EAU CLAIRE

DATED THIS 27<sup>th</sup> DAY OF August, 2019.



SCOTT ALLEN, DIRECTOR  
COMMUNITY DEVELOPMENT

Dustin J. LaBlonde, PLS  
Cedar Corporation  
604 Wilson Avenue  
Menomonie, Wisconsin 54751