

TOTAL ACREAGE:
30.9 ± AC
(NOT INCLUDING POND)

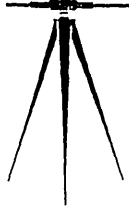
CARLSON SURVEYING
1709 ASH ST.
BARABOO, WI 53913
TEL - FAX: (608) 354-8598

CLIENT:
JOYCE WOLF
212 C.T.H. "EE"
OXFORD, WI 53952

SCALE: 1" = 100'
DRAFTED BY STEVEN M. HOLEY
20 MAR 2002

POS11130741004
SE SE
WOLF
11-15-7

CARLSON SURVEYING & ENGINEERING



LAND SURVEYING
CIVIL ENGINEERING
LAND PLANNING

OFFICE: 1709 ASH STREET
BARABOO, WI 53913
PHONE & FAX: 608-356-8598

20 March 2002

Town of Jackson
c/o Harry Nemitz, Chairman
3425 1st Court
Oxford, WI 53952

Mr. Nemitz:

I'm sorry I haven't spoken with you yet, but at least you were aware that this was coming. Joyce Wolf contacted us to survey off five acres around the house which she occupies, being the house shown on the map enclosed. We knew from previous work for her father, George Connell, that the house is so situated that it would be impossible to create a five acre lot around the house and have a five acre remnant south of the pond and creek. The division would also create a 3.8 acre remnant north of the creek.

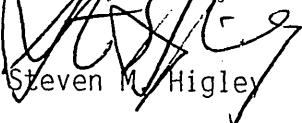
George Connell is now deceased and the land shown on the map is under the Joanne Connell Trust, Joanne being George's wife, with Mrs. Wolf and Pamela Hines, the daughters, having 1/3 interest. (I think I've uncovered a deed which grants full interest, but it describes only part of the trust. I need to talk to their attorney to get straight just what has transpired.) This is what prompted the proposed division in the first place; Mrs. Wolf would like to relinquish her share of the trust and keep the land around the house. She would especially like to remove herself from responsibility for the maintenance of the culvert which drains the pond.

The land is zoned R-1, except for the little corner west of "A" and north of "EE", which is A-1. With the subdivision requirements of the town, the county, etc., this proposed division is fraught with perils and I'd like to work with you and Mr. McLaughlin to accomplish what Mrs. Wolf would like to achieve without getting myself in trouble.

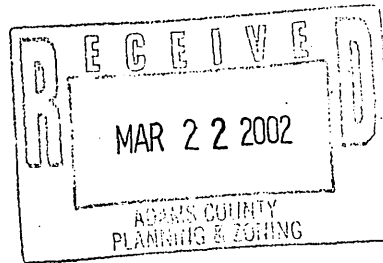
The map reflects what is shown on the tax map of this area and I have drawn a proposed division by a dashed line so that there would be 3.8 acres north of the creek, including a small piece south of the culvert, 4.6 acres west of the house and 6.7 acres around the house. I know Mrs. Wolf wants 5 acres but this is the only way I see to divide around the house and stay within the bounds of what would be a reasonable division since the septic system sticks out to the west. I'd hate for the parcel north of the creek to own more south of the creek than what is necessary for it's maintenance.

Hopefully we can all put our heads together on this. We're pretty swamped, so I'll be out of the office and in the field most days. Try me in the office after 4pm or at home at (608)355-7553.

Thank you very much,


Steven M. Higley

cc: Phil McLaughlin, Adams Co. Planning & Zoning
Joyce Wolf



R-1 w/
some
shore/wet.