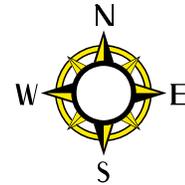


CLARK COUNTY SURVEYOR



Columbia Original Plat and Assessor's Plat

(Revised March 23rd, 2010)

At the request of the Clark County Forestry office, I have surveyed the south line of the Assessor's Plat of the Unincorporated Village of Columbia between Columbia Avenue and Fisher Avenue. It is my conclusion that serious discrepancies exist between the platted lots and the current section corner positions. Having spent several weeks searching for and recovering monuments that clearly define the positions of the blocks and lots of the Village of Columbia Plat, it has become apparent that these monuments should be used to retrace the lots of the Assessor's Plat of the Unincorporated Village of Columbia.

History

The Plat of the Village of Columbia was completed in 1890 by O.G. Bleedorn, who was the Rock County Surveyor from 1891 to 1898, according to the Wisconsin Bluebook. This plat was completed under the direction of George G Chittenden and Charles S. Graves of the Columbia Improvement Company. Over 1200 25' x 100' lots and numerous streets were created.

The First Addition to Columbia was also completed by O. G. Bleedorn in 1893 again under the direction of the Columbia Improvement Company. This plat created over 2000 lots, with the vast majority being 25' x 100'. Many streets were also platted running in north-south and east-west directions.

In 1939, B.O. Enerson completed a resurvey of section 35, re-monumented all section corner positions and filed the notes of his survey.

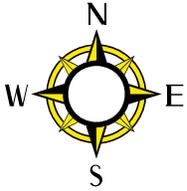
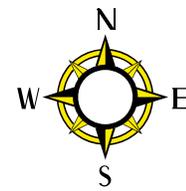
Documents recorded in Volume 39 Misc., page 543, detail a 1940 Circuit Court action ordering the vacation of the Original Plat and First Addition to the Village of Columbia. An attached map, being identical to the Original Plats does identify which streets are not to be abandoned. This document states the reason for vacation as "the land is now only used for farming purposes and for reforestation and has never been used for any other purpose since it was platted, and there is no evidence to show that it will ever be used for any other purpose, and that the expense of keeping detailed records of such small parcels of land has proved to be erroneous." Clark County Circuit Court Judge Emery W. Crosby.

It is stated in the minutes of the fall session of the Clark County Board of Supervisors; "WHEREAS, the recorded plat for the Unincorporated Village of Columbia, Town of Hewett, Clark County, Wisconsin, has been abandoned by the Circuit Court for Clark County." The Board does go on to approve a resolution to prepare assessor's plat and in the next action does approve the assessor's plat that has been prepared. This session occurred on November 12th, 1942. The Assessor's Plat was recorded on May 21st, 1943 with the certifying person being John H. Fradette.

40.00 Ch. - 1', 70-50'

40.00 Ch. - 1', 70-50'



**CLARK COUNTY SURVEYOR****Columbia Original Plat and Assessor's Plat**

(Page 2)

Section Corners

In 1939, B.O. Enerson, who was a deputy County Surveyor, completed the resurvey of most sections in the Town of Hewett that contained County Forest lands. His notes are not very detailed, but it is apparent that he re-established most of the section corner positions by proportioning. Some occupation and road evidence was held and the only corner with a recovered monument noted was the southeast corner of section 35. The question is; why did Enerson not use the Columbia Plats and monuments to retrace the corner positions?

South ¼ Corner of Section 35

The Plats clearly indicate that a stone monumented the south ¼ corner of section 35. Enerson re-established this corner position by single proportioning*. I recovered Enerson's brass capped iron pipe corner monument in very good condition and being positioned very nearly midway between the restored Enerson corner positions at the southeast and southwest corners of section 35. I did find a suspicious stone laying flat on top of the ground, about 35' north of the pipe. No cross or markings were found on this stone. Recovered plat irons that are indicated by the Plat to be on the N-S ¼ line, would place this corner 72' west of the current monument position. Plat irons would place the southwest corner of section 35 about 70' west of the position re-established by Enerson. An original survey call to Wedges Creek would place the corner about 35' to the east of Enerson's corner position and 107' east of the Columbia Plat position.

West ¼ Corner of Section 35

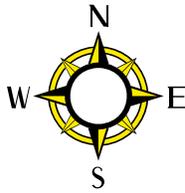
The west ¼ corner position was also re-established by Enerson using single proportioning methods. His notes state that the corner fell on the wooden deck of a bridge over Five Mile Creek. Enerson set a brass capped iron pipe witness monument 3 rods south and 1-1/2 rods east of the corner position. He also referenced the corner position to a 16" W. Pine and a 17" Red Oak. The witness monument is gone, most likely destroyed by bridge reconstruction or utility placement. Enerson's corner and witness positions can be retraced using a CSM completed by John S. Scheibe in 1987. Original Survey Notes indicate that the corner was positioned on the south bank of the creek. The Columbia Plat would also indicate that corner was on the south bank, very close to the water. A corner monument, set by Phil Epping in 1997, was removed by me as its position was re-established incorrectly (misinterpretation of Enerson notes?)

* *Single proportioning is a means of re-establishing the position of a lost section corner in which the corner position is calculated by connecting a straight line between the nearest identified corners and then proportioning record and measured distances between the same identified corners.*

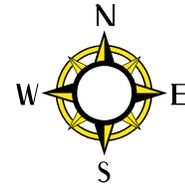
40.00 Ch. - 1', 70-50'

40.00 Ch. - 1', 70-50'





CLARK COUNTY SURVEYOR



Columbia Original Plat and Assessor's Plat

(Page 3)

Section Corners

West 1/4 Corner, Section 35, Continued

I restored this section corner position to that as monumented by B.O. Enerson by intersecting the distance (81.18') from Enerson's White Pine reference tree and the distance (55.34') from the retraced position of Enerson's reference monument. The position falls on the concrete deck of the bridge over Five Mile Creek and generally agrees with "South Bank of the creek" as stated in the original survey and shown on the Columbia Plat.

The corner position, as retraced from the Columbia Plat, is positioned S 17-44'-05" E, 28.09 feet from the restored corner position as described above. The Epping corner position was positioned S 01-59'-19" E, 40.05 feet from the corner position as re-established by Enerson and re-monumented by myself. Bearings are referenced to the Wisconsin Coordinate System (Clark County Zone) NAD 83 (1991).

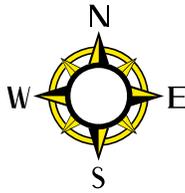
East 1/4 Corner, Section 35

The east 1/4 corner position was also re-established by Enerson using single proportioning. I recovered Enerson's brass capped iron pipe corner monument and reference stumps. The Columbia Plat would place this corner position 96 feet south of Enerson's monument. The plat of the First Addition to Columbia indicates that an "iron fish plate" monuments this corner position. I did an extensive search where I believe that this corner could have been located and recovered no other corner monument. Numerous block corners forming the First Addition survey were recovered in the area, which allowed for the creation of an accurate search area. This section corner is located in a swampy area that has likely never been disturbed.

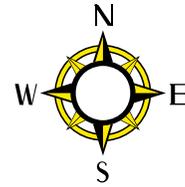
40.00 Ch. - 1' 70-50'

40.00 Ch. - 1' 70-50'





CLARK COUNTY SURVEYOR

**Columbia Original Plat and Assessor's Plat**

(Page 4)

North ¼ Corner, Section 35

The north ¼ corner was also re-established by Enerson using single proportioning methods. He set a brass capped iron pipe witness monument one rod west of the corner position, which was monumented by a "pipe." In 1997, Epping re-established this corner position based on the Columbia Cemetery deed from 1907 recorded in volume 71, page 427. I recovered Enerson's witness monument torn from the ground and laying in the woods about 100' west of the road. I would assume that it was ripped out by road ditching and pitched back into the woods. The cemetery deed does contain calls that justly place the corner position as re-established by Epping. An extension of the recovered plat irons would place this section corner 45' east of the currently monumented position.

I examined Enerson's map and found that the distances do generally agree with that of the original survey. In order to fit the section corners as retraced from the Columbia Plat, the entire section would have to be rotated clockwise almost 1-1/2 degrees. I do not believe that this would be an appropriate solution to the correct the discrepancies between the Columbia Plat and current section corner positions. It is my strong belief that the Assessor's Plat of Columbia was not completed by a surveyor and that no actual field work was done. The corner position as monumented by Phil Epping, is accepted as correct.

Southwest Corner, Section 35

B.O. Enerson re-established this corner position in 1939. His notes do not provide much detail or evidence considered in determining his corner position. Based on distances shown on his map, it is very likely that he re-established this position by single proportioning the distance between recovered original corner evidence at the south ¼ corner of section 33 and the southeast corner of section 35. His notes indicate that a fence ran east of this SW corner of section 35. I believe that Enerson proportioned the E-W distance and held the fence line running east for the section corner position as there is a bend at this point.

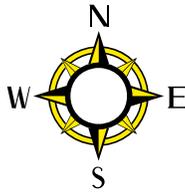
Enerson set a brass capped iron pipe witness monument 1-1/2 rods east of the section corner and referenced the position to two Red Oak trees and the Blanch Grimes grave marker.

I recovered Enerson's witness pipe and the Blanch Grimes grave marker. No evidence of the Red Oak trees was recovered. I re-established this corner position by intersecting Enerson's distances from the witness pipe and the grave stone. The section corner as used in the Columbia Plat, would be located about 107' S 69 degrees W from the monumented corner position. I found no evidence of a corner monument at this location.

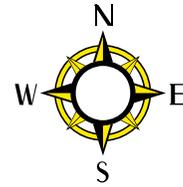
40.00 Ch. - 1', 70-50'

40.00 Ch. - 1', 70-50'





CLARK COUNTY SURVEYOR

**Columbia Original Plat and Assessor's Plat**

(Page 5)

Northeast Corner, Section 35

The northeast corner was also re-established by Enerson likely using double proportioning**. He set a brass capped iron pipe at the corner position. He referenced the position to the east end of an old concrete culvert. I recovered this corner monument in place and found it to agree well with the end of the old culvert.

Southeast Corner, Section 35

B. O. Enerson re-established this corner position likely based on recovered corner or accessory evidence. His notes state "stone in road", which I would presume to have been found. He set a brass capped iron pipe witness monument 1-1/2 rods to the north and referenced a 6" J. Pine and an 8" Red Oak.

In 1991, Glen Barker, RLS, re-established this corner position 1-1/2 rods south of the recovered Enerson witness monument. He referenced the corner position to three 2"x30" iron pipes.

In 2004, I found Barker's corner monument to be gone and reset a brass capped iron pipe from Barker's reference monuments. The Columbia Plat section corner position would likely be located S 49 degrees W, 135' from the monumented corner position and was to be an iron bolt. I found no evidence of any monument at this location.

** *The term 'double proportionate measurement' is applied to a new measurement made between four known corners, two each on intersecting meridional and latitudinal lines, for the purpose of relating the intersection to both.*

In effect, by double proportionate measurement the record directions are disregarded, excepting only where there is some acceptable supplemental survey record, some physical evidence, or testimony that may be brought into the control. Corners to the north and south control any intermediate latitudinal position. Corners to the east and west control the position in longitude."

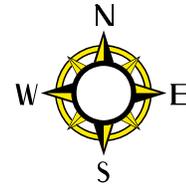
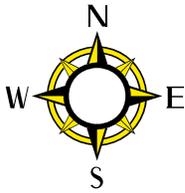
40.00 Ch. - 1', 70-50'

40.00 Ch. - 1', 70-50'





CLARK COUNTY SURVEYOR



Columbia Original Plat and Assessor's Plat

(Page 6)

I compared the Assessor's Plat to the original plats of Columbia, and found the dimensions, mapped monument locations and section corner monuments to be identical. I believe that the Assessor's Plat is an office drawing that simply used the Columbia Plat dimensions to create the desired lots. It is interesting to note that the County Treasurer in 1942 was James H. Fradette and the Assessor's Plat was completed by John H. Fradette. The Assessor's Plat was apparently done after Enerson had completed his resurvey and his monuments likely should have been shown on the map at the section corner positions.

Documents recorded in Volume 39 Misc, page 543 details Circuit Court action ordering the vacation of the Original Plat and First Addition to the Village of Columbia. An attached map, being identical to the Original Plats does identify which streets are not to be abandoned. This document states the reason for vacation as "the land is now only used for farming and purposes and for reforestation and has never been used for any other purpose since it was platted, and there is no evidence to show that it will ever be used for any other purpose, and that the expense of keeping detailed records of such small parcels of land has proved to be erroneous." Circuit Court Judge Emery W. Crosby.

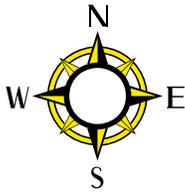
Based on the evidence recovered and documents reviewed, **I strongly believe that the Columbia Assessor's Plat creates new lots based on the layout of the Original Plats of the Village of Columbia and that any survey done involving any lot from the Assessor's Plat should be done through retracement of the Original Plats.** This is what I believe was the intent of the Assessors Plat as it was most likely done in an office based on deeded ownership of the Originally Platted lots.

One issue that comes forth is that the descriptions of the Assessor's Plat lots all commence from a section corner or 1/4-1/4 corner. When examining the Assessor's Plat lots and points of beginning, one can clearly equate those to a lot and or block corner of the Original Plats of Columbia. I believe that the completion of any future surveys within the bounds of either of the Columbia Plats should apply the aforementioned lot and or block corners, obtained from the position of recovered original plat monuments, to determine the beginning point, courses and probable proportioned distances for lots surveyed. It is going to be possible that some metes and bounds divisions of the Assessors Plat lots that were done in latter years, may have had measurements taken off of the centerline of Fisher Ave, which is significantly off of the section line as defined by the section corner positions of the Columbia Plats.

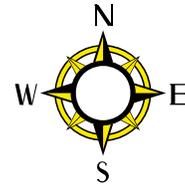
40.00 Ch. - 1', 70-50'

40.00 Ch. - 1', 70-50'





CLARK COUNTY SURVEYOR



Columbia Original Plat – Field Findings

(Page 7)

In 1997 Phil Epping completed CSM No. 542, which marked the boundary of “the north 146 feet of the SE ¼-NW ¼ and the east 220 feet of the north 146.00 feet of the SW ¼-NW ¼.” According to the Columbia Assessor’s Plat, the south line of this parcel should be the same as the north boundary of the Assessor’s Plat, which is one in the same with the centerline of the now vacated Wisconsin Street as shown on the original Plat of the Village of Columbia. I did recover 5 block corners 100’ to the south of the south line of the CSM boundary. This essentially creates a gap of about 67’ and does place houses outside of the surveyed parcel. Longtime landowner Mary Bryan stated that “an old down fence was considered to be the boundary for the past 40 years.” This fence is generally located about 33’ north of the iron I recovered near Columbia Avenue.

Epping also completed CSM No. 1105 which monumented many lines and corners of the Assessor’s Plat. This survey used the incorrectly monument corner at the west ¼ corner of section 35. It is interesting to note that Epping used a proportioned position for this ¼ corner in 1997 and in this survey a position being 38’ in difference, is used. I believe that this CSM is incorrect in part for that reason. Epping’s map does not give any indication as to how the boundaries were determined. I did recover a block corner 50’ westerly of one of Epping’s monuments. Epping’s most southerly boundary is positioned just 7’ south a line of recovered irons, when it should be 33’. Caution should be used when using any part of this survey.

I located the centerline of the abandoned railroad bed at Fisher and Columbia Avenues, and found that the original Columbia Plat and the Assessor’s Plat dimensions fit within a foot or two of the distances from recovered irons.

There is the potential some issues may exist if any measurements were made off of Fisher Avenue, assuming that the centerline was the section line.

I talked with Gene Jensen, who lives in part of lots 98 and 68 of the Assessor’s Plat. He was not aware of any monuments and stated that there is some uncertainty over boundary locations in this area.

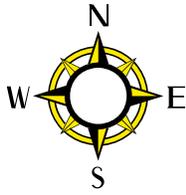
I recovered an old iron pipe at the northwest corner of the SW ¼-NW ¼, on the west right of way line of Fisher Avenue. This pipe is positioned 1309’ south of the northwest corner of section 35 and is located by an old corner post to a down fence line that runs to the west.

Please see attached maps for locations of recovered monuments. I have also attached a coordinate list to aid in future searches for additional block corner monuments.

40.00 Ch. – 17, 70-50’

40.00 Ch. – 17, 70-50’





CLARK COUNTY SURVEYOR

Columbia Original and Assessor's Plat – Summary

(Page 8)

In conclusion, I feel that it is my duty as County Surveyor to address the issue at hand and to file documentation of both my field findings and scrutiny of the evidence at hand. It is obvious that the three CSM's that have been completed in or near the Columbia Assessor's Plat, lack a common method of lot and boundary retracement. These surveys essentially have no ties to the Original Plat or Assessor's Plat and very little effort was put into recovering existing monuments and plat retracement.

Based on recovered monuments and permanent physical features (roads and railroad) the original Plat of Columbia can be retraced, which thus provides an identical retracement of the Assessor's Plat. A comparison of the Original Plat to the Assessor's Plat, makes it clear that the Assessor's Plat creates lot corners and boundaries that are in direct correlation (positional and dimensional) to the Original Plat. I believe that the Assessor's Plat was created in someone's office to create lots based on deeded ownership of the plated Lots and to correctly transfer ownership of the appropriate half of street right of ways and alleys to adjacent owners.

The Assessor's Plat lots all begin at a point referenced to a section or 1/4-1/4 corner. The tie between the two was obviously either scaled or calculated from the Original Plats and I am quite confident that no field work was ever done in the completion of the Assessor's Plat. The Assessor's Plat lot corners and boundaries should be obtained by using monuments of the Original Plats.

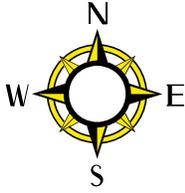
It is interesting to note that a 33' street right of way now appears in the Assessor's Plat that is centered on the section line, along the west side. The Original Columbia Plat does not show that a street existed in this location. If one adds up the distances from the west line of the plat (section line) to the north-south 1/4 line, you will attain the same distance (2,612') on both the Columbia Plat and the Assessor's Plat. Thus the Assessor's Plat has 33' of excess lands and would shift all lots 33 feet to the east. I believe that with the establishment of the street right of way, the lots adjoining the west line of section 35 should have been reduced 33' in their east-west dimension.

The lots along the west line of the section were 125' in length according to the Columbia Plat. The Assessor's Plat shows the lots along the west line of section 35, to be 158' in length, which is obtained by adding the 125' lot length plus the 33' width for 1/2 of Pine Street. Thence by adding on the right of way for what is now Fisher Avenue, 33' should have been deducted and the lot lengths shown to be 125' in length.

40.00 Ch. - 71.70-50'

40.00 Ch. - 71.70-50'





CLARK COUNTY SURVEYOR

Columbia Original and Assessor's Plat – Summary

(Page 9)

I did recover 35 monuments that support this conclusion and there is **no doubt** that a significant number of additional monuments can be easily found. A positional comparison of the recovered monuments indicates that a very good survey was completed by Bleedorn in 1890. I arrived quickly at the monuments as I searched for them. Most of the monuments recovered were standing upright, with many of them found slightly under the ground surface. A few were found laying flat and several were found standing upright with a bent top section.

I believe that current section corner positions should be ignored for lot retracement. This may create some issues with a few lots along Fisher Avenue south of the railroad tracks, which should be addressed at the time surveys are completed in that area. The southwest corner of the plat, along Fisher Avenue, will fall about on the west right of way line of the road.

Please feel free to discuss this with me.

Wade P. Pettit, R.L.S.
Clark County Surveyor
Revised this 23rd day of March, 2010

Note: Revisions were made to this document to correct an error and to provide more information as to the situation that exists in the area known as Columbia.

40.00 Ch. - 1'; 70-50'

40.00 Ch. - 1'; 70-50'

