

Wisconsin Counties Association   
**2025 ANNUAL CONFERENCE** ***GAME DAY***

9:15 – 10:15 AM

**Legal Land Descriptions: Understanding  
Where the Lines Are**

# ***“It’s a Simple Legal Description – What Could Possibly Go Wrong?”***



**Bryan Meyer**  
**Professional Land Surveyor**  
**La Crosse County Surveyor**  
**September 23, 2025**

***“Dude, what exactly qualifies you to talk about legal descriptions?”***



# BRYAN'S BACKGROUND

**JUNE 7,  
1976**



**H. A. Sime and Associates  
Surveying and Land Planning  
Tomah, Wisconsin**

**Historian  
Mathematician  
Cartographer  
Lumberjack  
Archeologist  
Thinker  
Moderator  
Interpreter  
Writer**



**H. A. Sime and Associates  
Tomah, Wisconsin**

**28½ years**

**PRIVATE PRACTICE  
SURVEY WORK**

**A good share of my work had  
to do with either reading or  
writing legal descriptions**



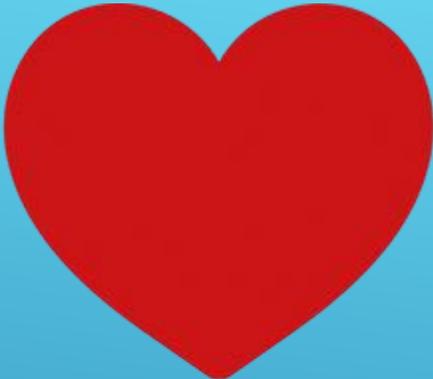
# DECEMBER 2008

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**LA CROSSE COUNTY**  
 Exceptional services. Extraordinary place.



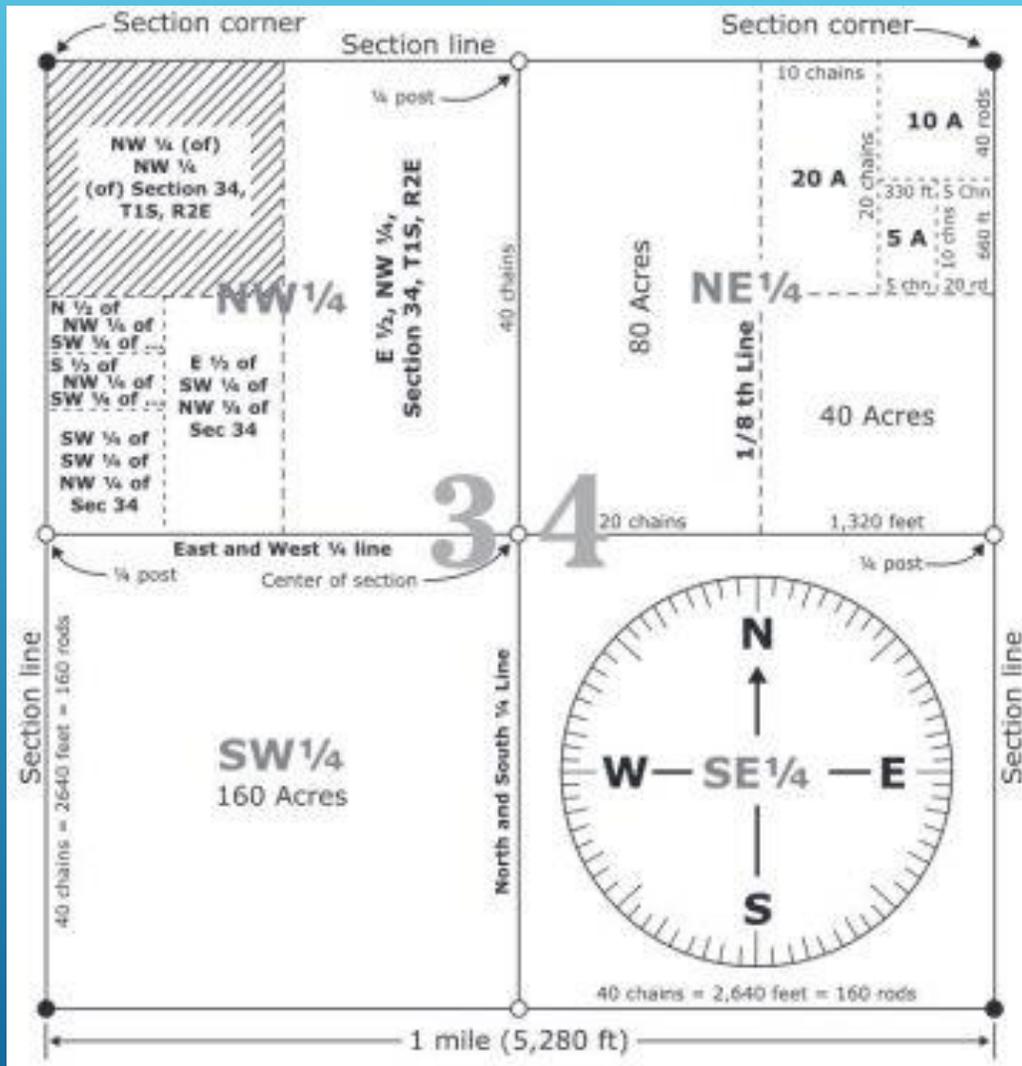
**I**   
**MY**  
**JOB**

# 49 years

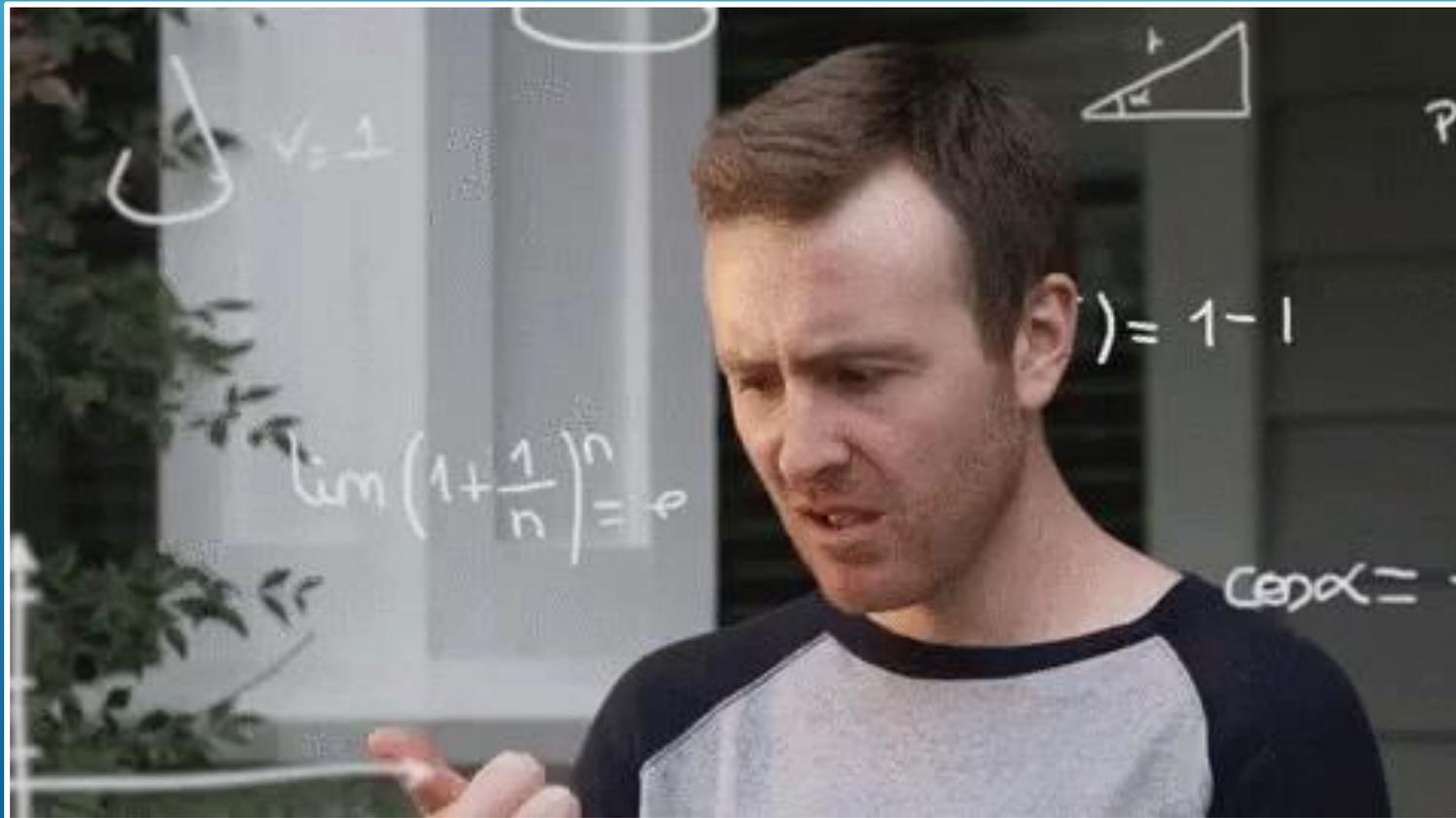
Reading legal descriptions

Interpreting legal descriptions

Writing legal descriptions



One of the more challenging aspects of my job is interpreting legal descriptions in deeds!



*For your convenience, many of your questions have already been included in this session!*

***“So, Bryan, what's the agenda for today?”***



# Today's Outline:



- 1) Purpose of legal descriptions
- 2) Who writes legal descriptions?
- 3) Types of legal descriptions
  - A) Rectangular survey
  - B) Recorded subdivisions
  - C) Metes and bounds
- 4) Problems and Challenges
- 5) A different kind of description

# 1) The purpose of legal descriptions

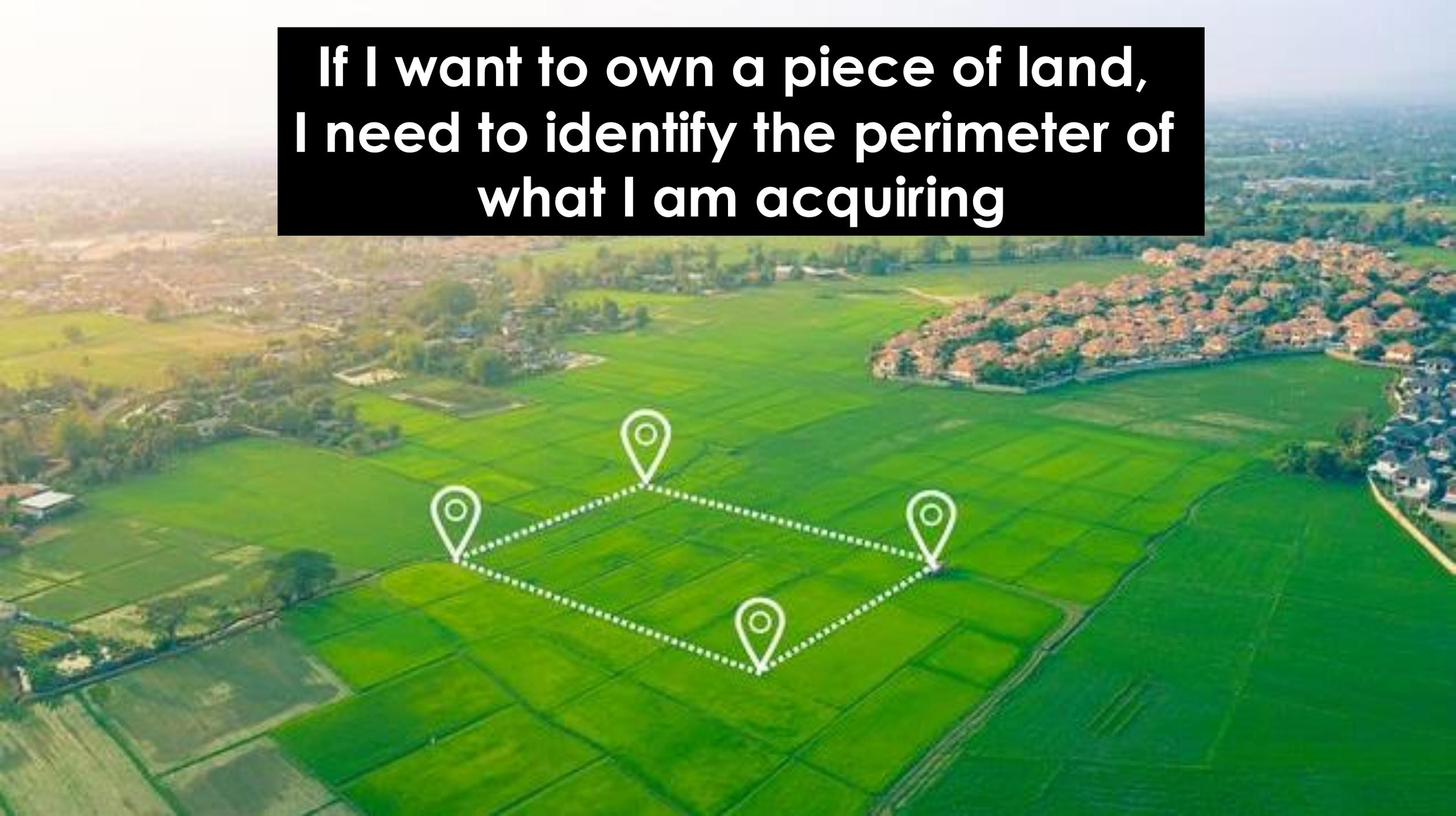


# Why are legal descriptions written?



**To provide a clear, orderly and legal way of identifying the boundaries of a parcel of land.**

**If I want to own a piece of land,  
I need to identify the perimeter of  
what I am acquiring**



# Orderly and Legal

To protect  
landowner rights



# Orderly and Legal

## OFFICIAL DOCUMENTATION:

- Between Grantor (seller) and Grantee (buyer)
- For specified piece of property
- Compensation
- Dated
- Notarized signatures
- Who drafted the document

State Bar of Wisconsin  
**WARRANTY DEED**

Document Number	Document Name
-----------------	---------------

THIS DEED, made between \_\_\_\_\_  
\_\_\_\_\_, ("Grantor," whether one or more),  
and \_\_\_\_\_  
\_\_\_\_\_, ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in \_\_\_\_\_ County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Recording Area \_\_\_\_\_  
Name and Return Address \_\_\_\_\_  
\_\_\_\_\_

Parcel Identification Number (PIN) \_\_\_\_\_  
This \_\_\_\_\_ homestead property.  
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated \_\_\_\_\_

\_\_\_\_\_, (SEAL) \_\_\_\_\_, (SEAL)  
\* \_\_\_\_\_ \*  
\_\_\_\_\_, (SEAL) \_\_\_\_\_, (SEAL)  
\* \_\_\_\_\_ \*

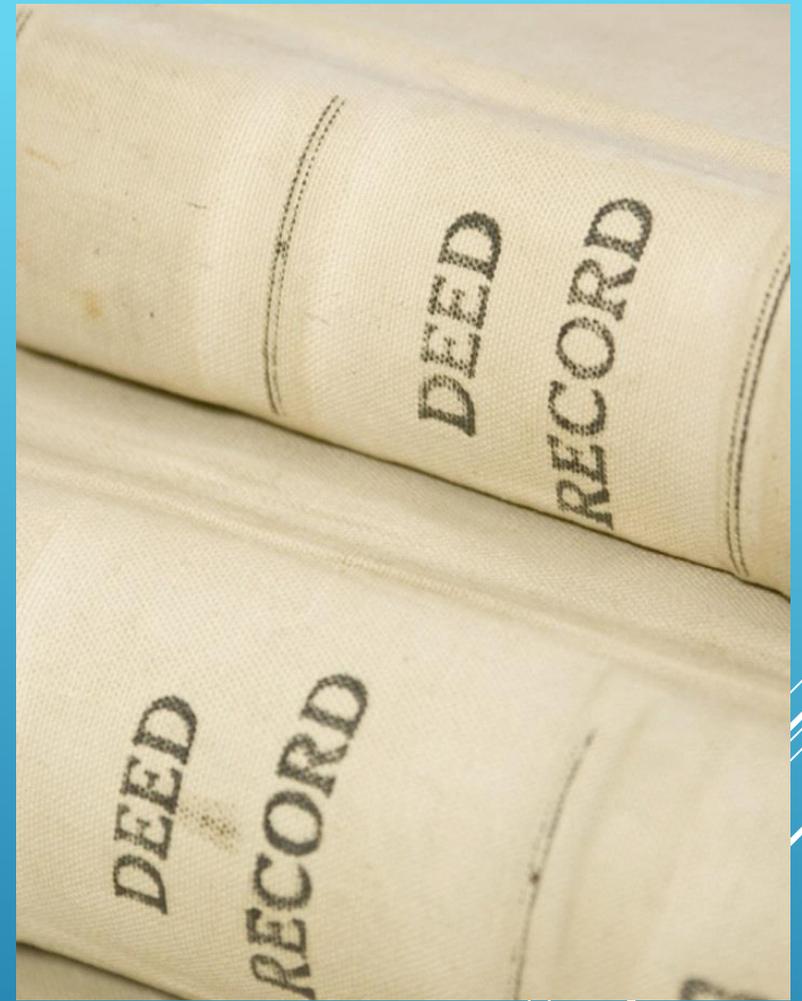
<b>AUTHENTICATION</b>	<b>ACKNOWLEDGMENT</b>
Signature(s) _____	STATE OF WISCONSIN _____ )
authenticated on _____	_____ ) ss. _____
_____	_____ )
TITLE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on _____,
(If not, _____	the above-named _____
authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)  
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003  
\* Type name below signatures.



**Orderly and Legal**

**Public Record**

# Wisconsin Register of Deeds Association



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## Statutory Legal Descriptions

Documents pertaining to real estate require the complete legal description of the property. s. 706.05(2m)(a) as defined as:

- **Metes & bounds** require at a **minimum** the Quarter Section, Section, Township, Range and metes and bounds description associated with the Public Land Survey System or Private Claim or Government Lot. s. 66.0217(1)(c)
- **Plat/Subdivisions** require at a **minimum** Lot, Outlot and Block number (as applies) and the Plat/Subdivision name. s. 236.28 including the description reference to "County Plat", "Town Plat" or "Municipal Plat" s. 236.45(2)(am)
- **Certified Survey Maps** require at a **minimum** Lot or Outlot number, Map number, Volume and Page, if assigned, AND Document Number where map is recorded and County name. s. 236.34(3)
- **Condominiums** require at a **minimum** Unit number, Condominium name and appurtenance number. s. 706.01(7r)(b)
- **Assessor's Plats** require at a **minimum** Lot or Outlot number, Block number (as applies) and Assessor's Plat name. s.70.27(3)(a)

## Wisconsin Business Partner Best Practice Guide

**Examples of “entry ready”** (s. 706.05(2)(c)) and **Best Practices for Complete Legal Descriptions** (as adopted by the Jt. Alpha Committee on April 13, 2023):

- **Split of a Plat/Subdivision Lot** description example:  
A parcel of land being part of Lot 1, Block 1, Sunset Point, Town of Palm Trees, Paradise County, Wisconsin, described as follows:...
- **Certified Survey Map** description example:  
Lot 1 of Certified Survey Map No. 3000 as recorded in Volume 12 of CSM's, Page 73 as Document No. 326065; located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 18 North, Range 11 East, Town of Sea Shells, Paradise County, Wisconsin.
- **Metes and Bounds** description example:  
A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 18 North, Range 11 East, Town of Sea Turtles, Paradise County, Wisconsin, described as follows:...
- **Government Lot** description example:  
A parcel of land being part of Government Lot 1 in Section 14, Township 20 North, Range 11 East, Town of Turquoise Waters, Paradise County, Wisconsin, described as follows:...

**NOTE:** Government Lots and Quarter (¼) Quarter (¼) of Metes and Bounds descriptions will be best recognized when provided at the beginning or the end of the legal description.

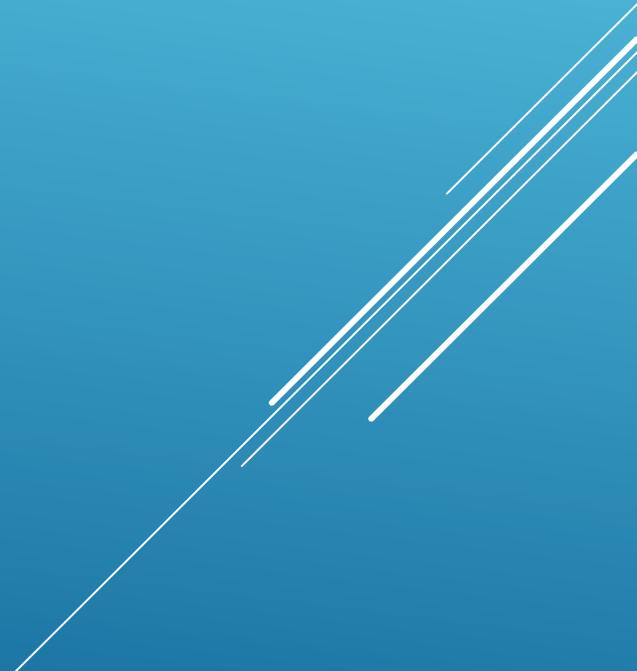
**Exceptions in legal descriptions:** Volume, Page and Document Numbers referring to exceptions in legal descriptions for lands conveyed to the DOT or a Certified Survey Map are appropriate.

**Recorded in the Register of Deeds Office**

**Safe**

**Secure**

**Public Record**

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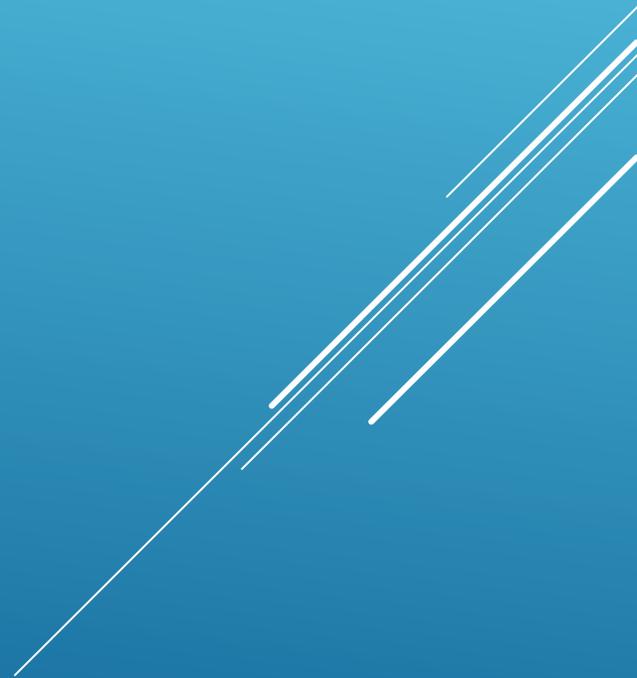
**We have orderly  
and legal.....**

**....but what about.....**



CLEAR

**That's where things get interesting.....**

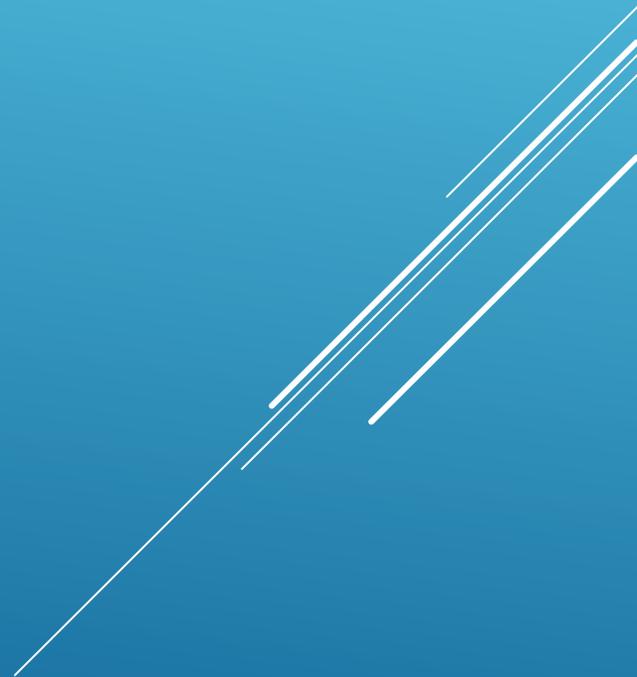
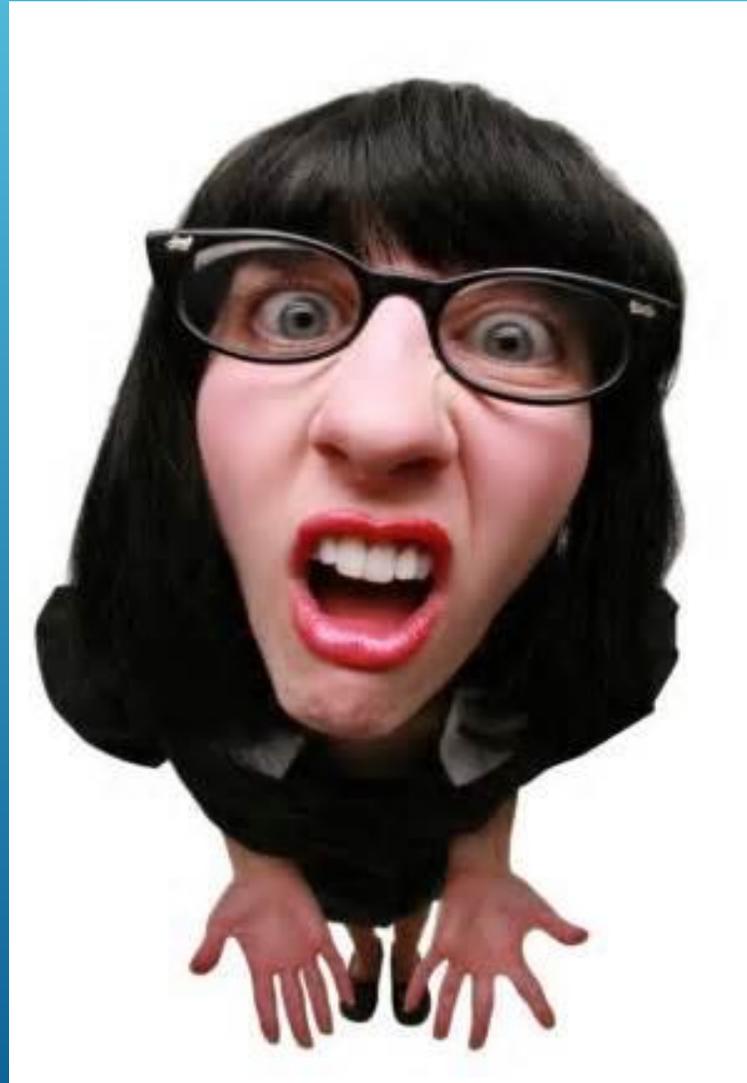


**Sometimes legal descriptions aren't always clear.**



**Many are written by  
underqualified/  
unqualified individuals**

**“HEY BRYAN, WHO WRITES LEGAL DESCRIPTIONS?”**



# WHO WRITES THESE THINGS?

**Landowners**

**Title People**

**Loan Officers**

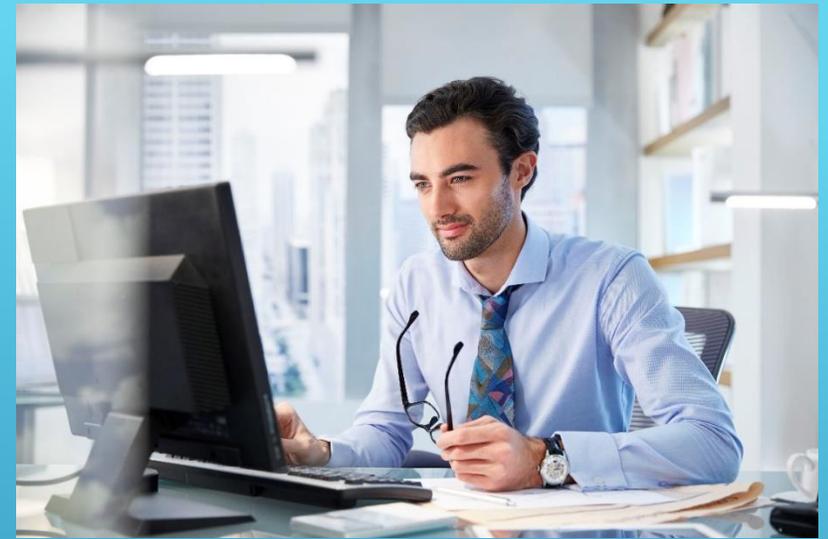
**Attorneys**

**Utility companies**

**Realtors**

**Government agencies**

**Land Surveyors**



# Diverse abilities





**Different knowledge and  
skill levels creates  
different qualities of descriptions**

**And that can create problems for future users of those descriptions.**

**Gaps**

**Overlaps**

**Ambiguities**

# BASIC categories of legal descriptions:

**1) Rectangular Survey**

**2) Subdivisions  
(Major and Minor)**

**3) Metes and Bounds**

# TYPES OF LEGAL DESCRIPTIONS

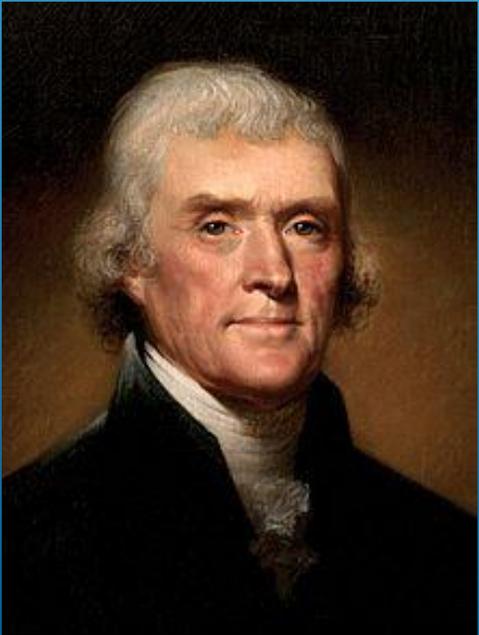
## DESCRIPTIONS OF THE RECTANGULAR SURVEY

Decorative white lines consisting of several parallel lines of varying lengths, slanted upwards from left to right, located in the bottom right corner of the slide.

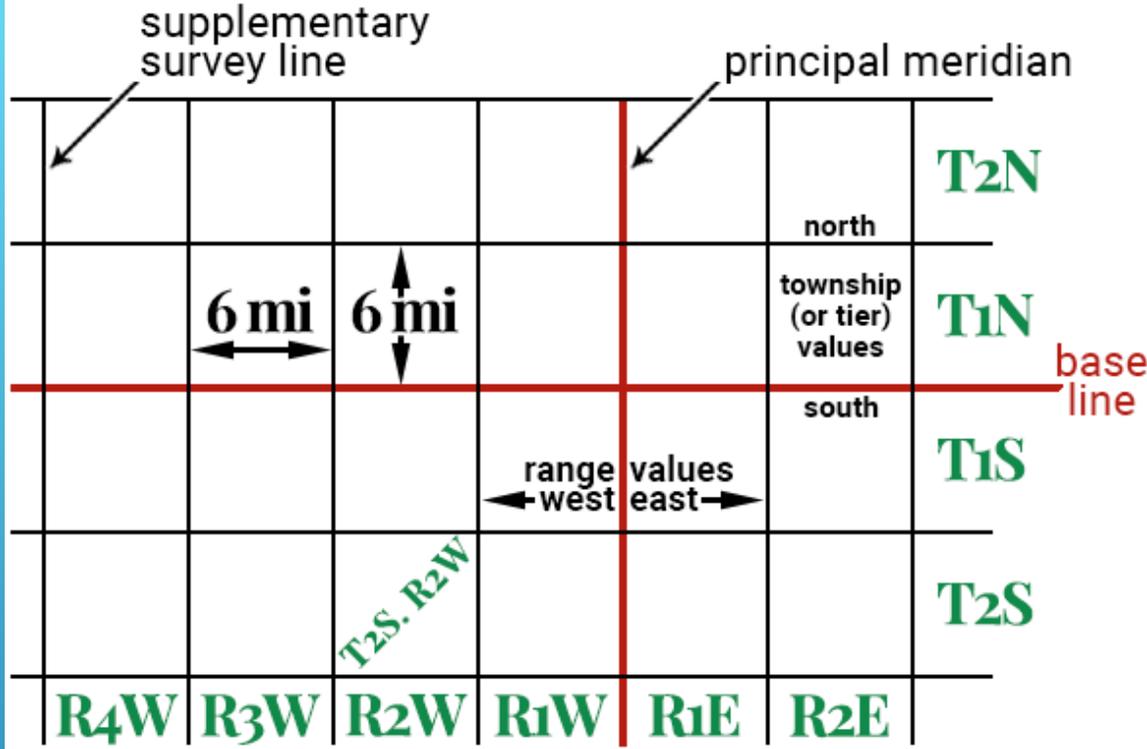
# Rectangular Survey

## Land Ordinance of 1785

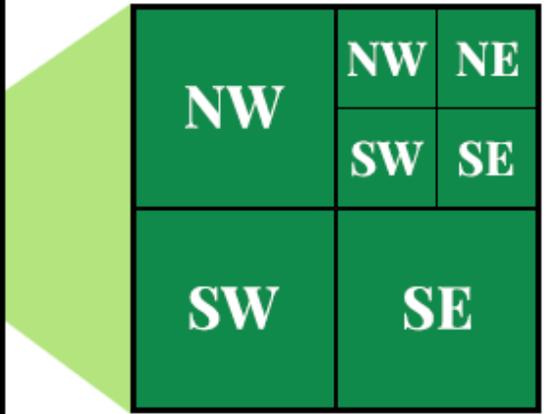
Set up a standardized system whereby settlers could purchase title to farmland in the undeveloped west  
 Championed by Thomas Jefferson



Yeoman farmers  
 160 acres



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



6 miles = 1 township/range block

1 mile = 1 section block

**PUBLIC LAND  
SURVEY SYSTEM  
PLSS**

**Townships =  
Roughly gridded 6 by 6  
mile squares.**

**Sections = Roughly  
gridded 1 by 1  
mile squares.**

## Land Ordinance of 1785



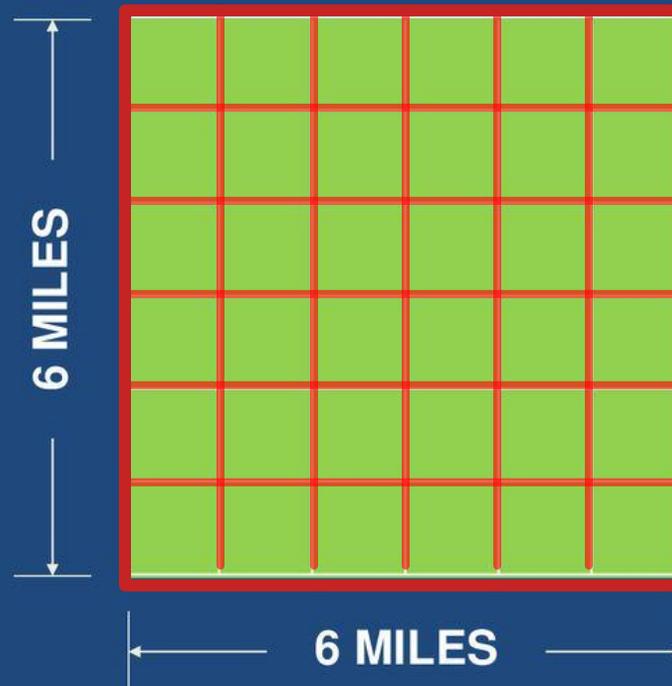
Each township **was** sub-divided into thirty-six sections of one square mile **each.**

# PUBLIC LAND SURVEY SYSTEM PLSS

**Townships =  
Roughly gridded 6 by 6  
mile squares.**

**Sections = Roughly  
gridded 1 by 1  
mile squares.**

## Land Ordinance of 1785

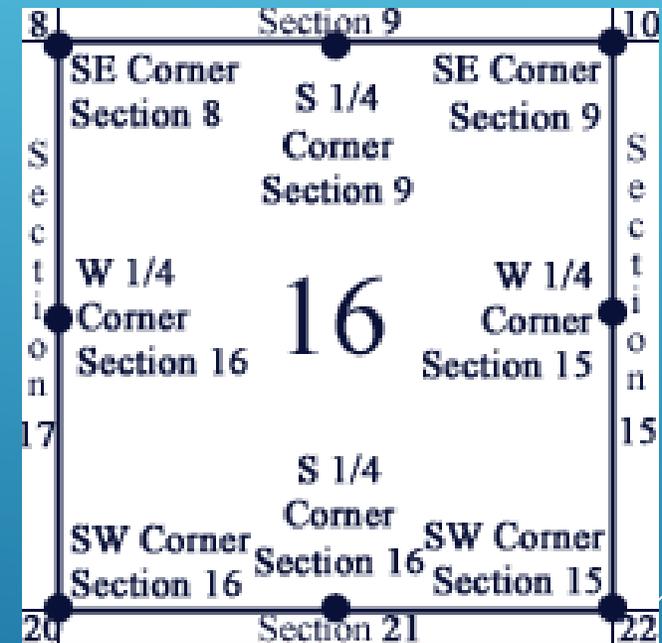


Each township **was** sub-divided into thirty-six sections of one square mile **each.**

# THE CORNERS ESTABLISHED BY THE PLSS

Roughly 1/2 mile intervals – NOT the Center of Section

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

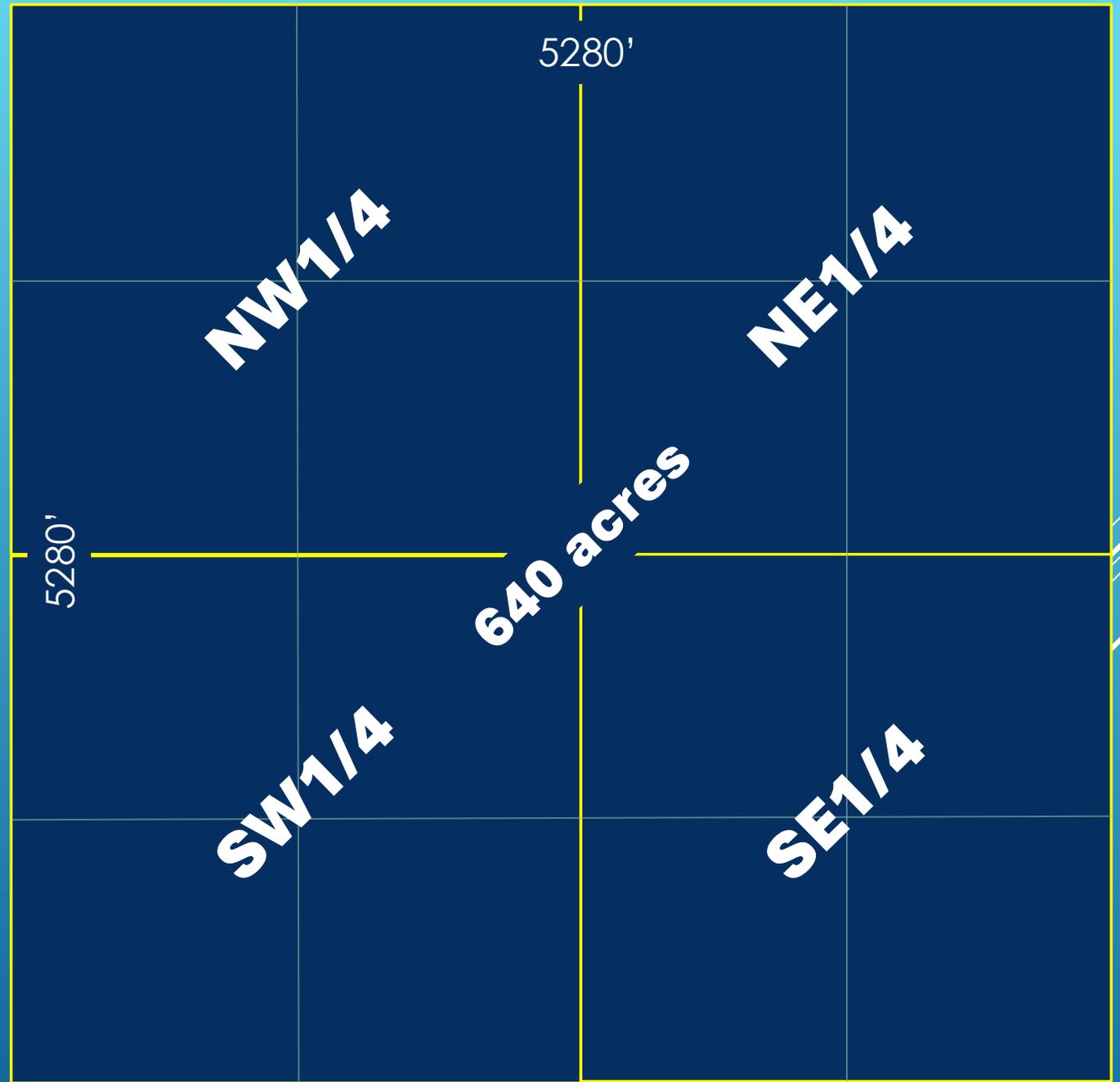


**Point of commencement  
for most descriptions**

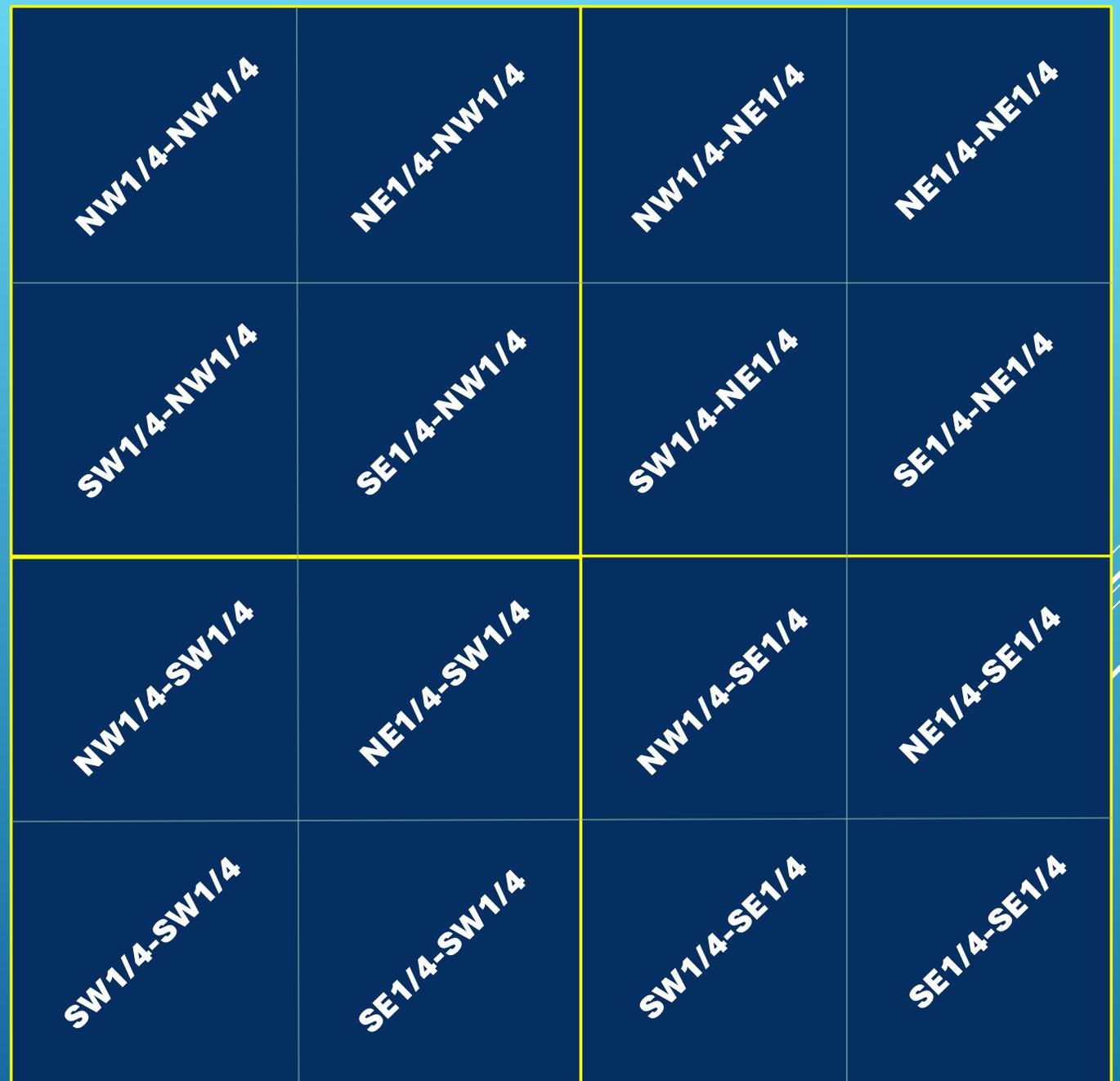


**Ideally, a standard section is:**

- **5280 feet wide/deep**
- **Contains 640 acres**
- **Each quarter is 160 acres**



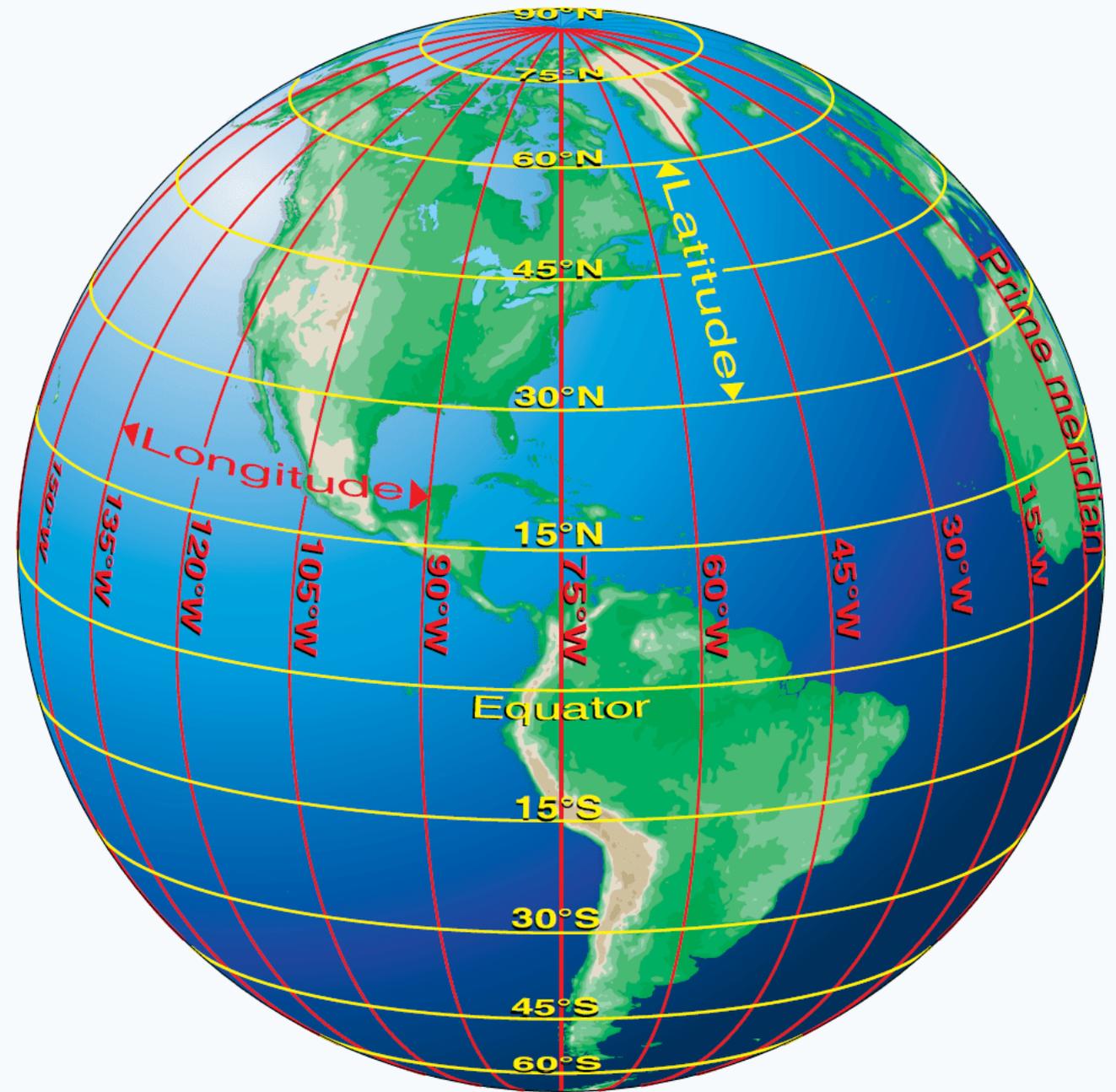
**Ideally, a standard PLSS Section has 16 forty-acre tracts known as “40s”**



One Mile – 5280'

# Converging Meridians

## Correction Lines



# The Equipment of the Time

**COMPASS**



**CHAIN**



# ORIGINAL CORNERS OF THE PLSS

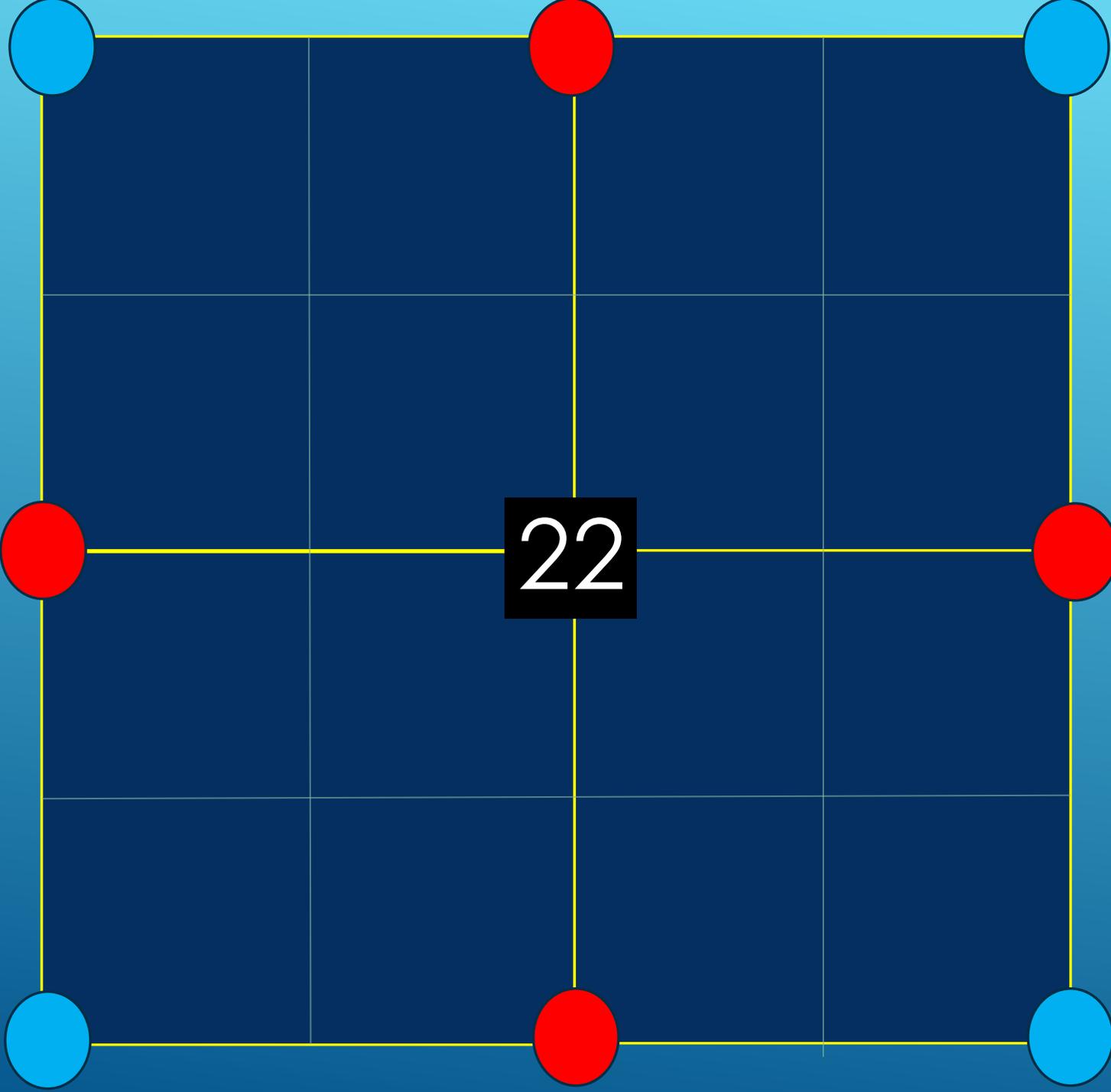


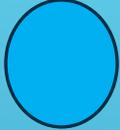
**Wood posts  
(most  
cases)**

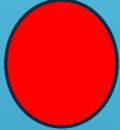


**Bearing trees**

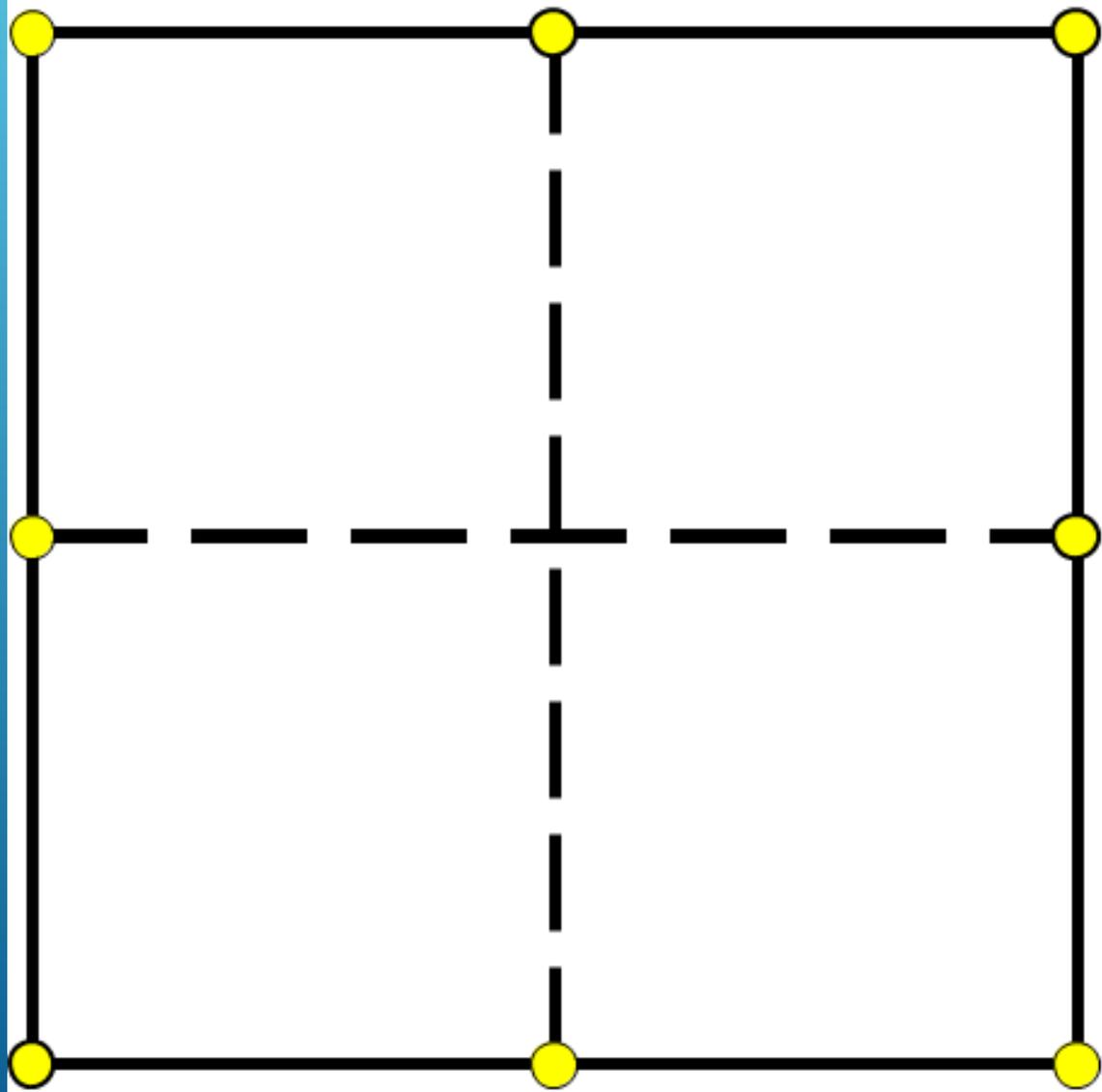




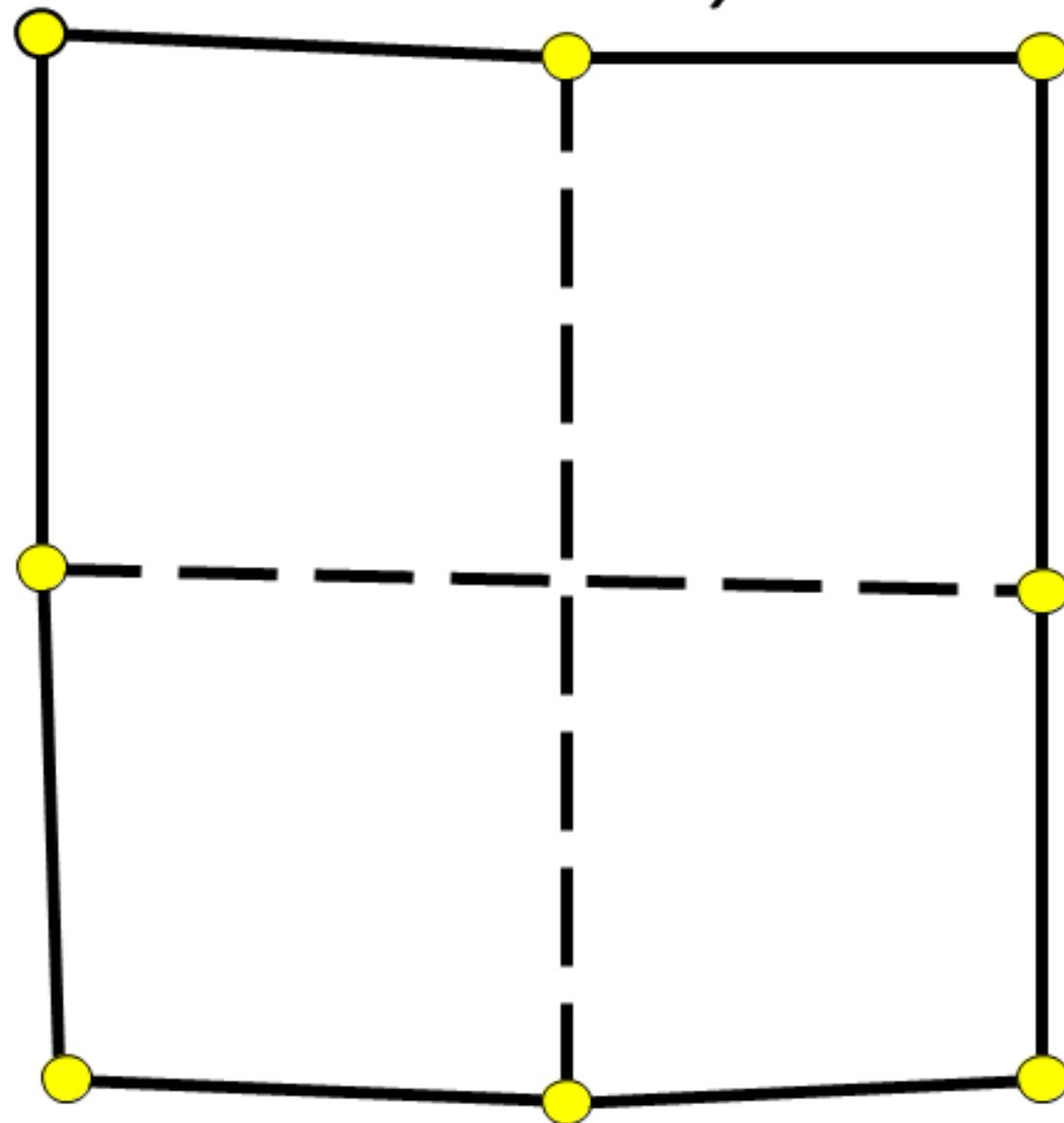
 = SECTION CORNER

 = QUARTER CORNER

*The Intention*



*The Reality*



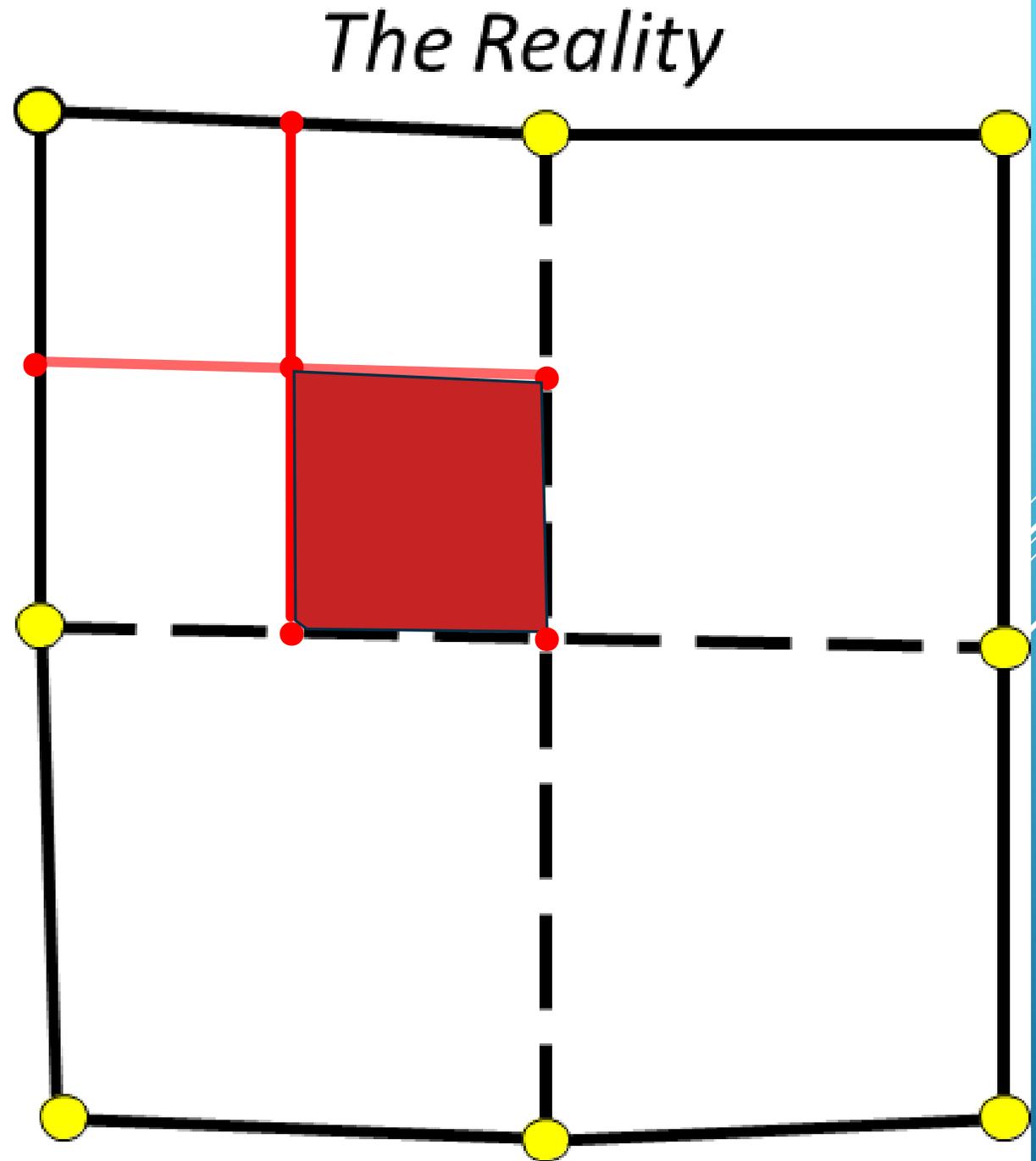
**When a surveyor is tasked with locating the interior lines of a Section, the law requires that we break the Section down in a prescribed way.**

**Connect opposite  $\frac{1}{4}$  corners to establish the center of Section.**

**Connect opposite midpoints of the quarter Section to establish "40" corners.**

**Why are surveyors instructed to subdivide as Section this way?**

**Any extra land is distributed equally  
Any deficiency is distributed equally.**



**I told you all that to tell you this:**

***“In 49 years of surveying, I have yet to see a  
“Forty” that contains exactly 40 acres.”***

**Bryan Meyer La Crosse County Surveyor**

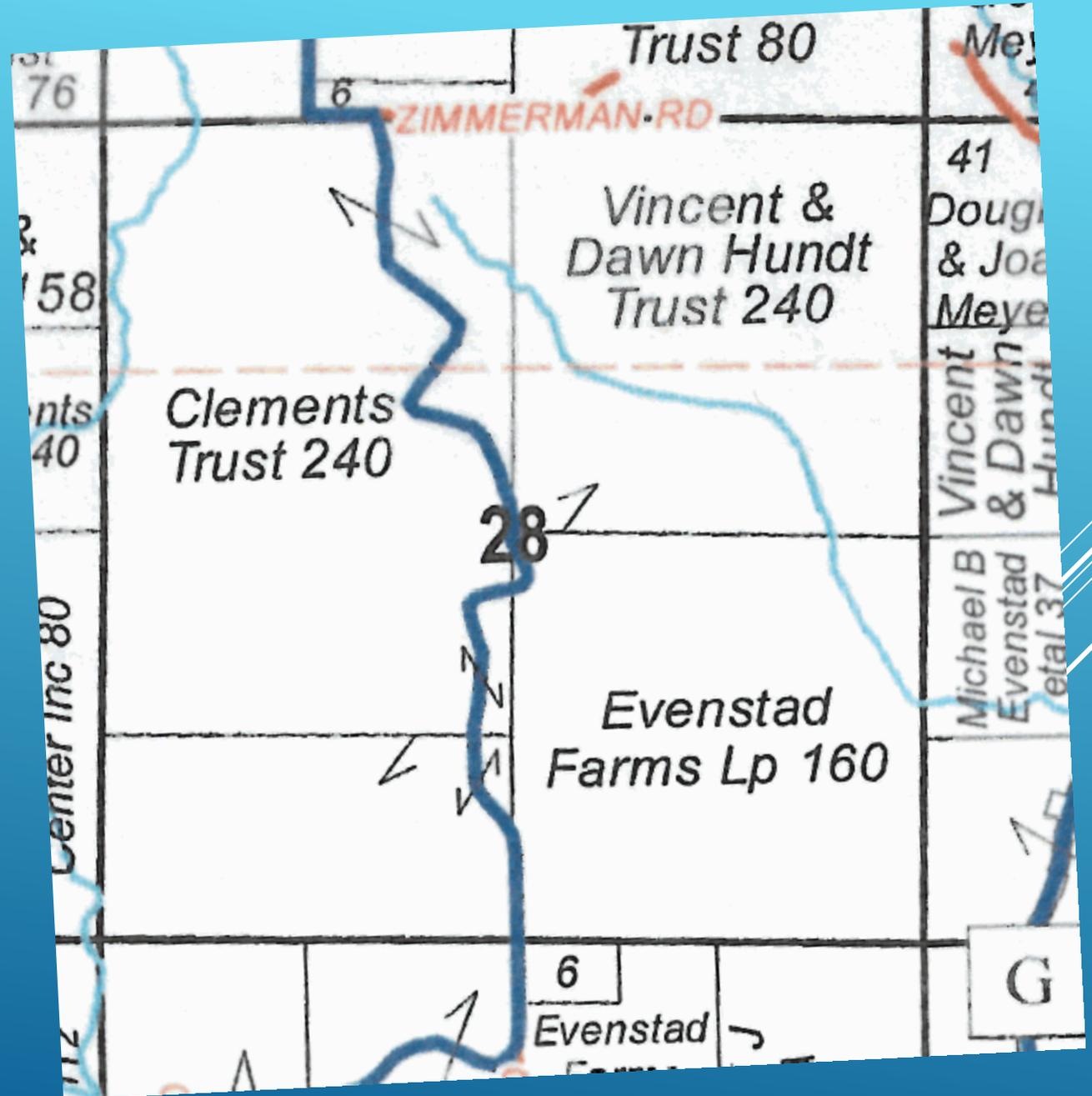
***“Hey, Bryan, do you have any extreme examples of what you just talked about?”***

**Section 28, T15N, R5W,  
Town of Washington  
La Crosse County, WI**

**240 + 240 + 160 = 640 acres**

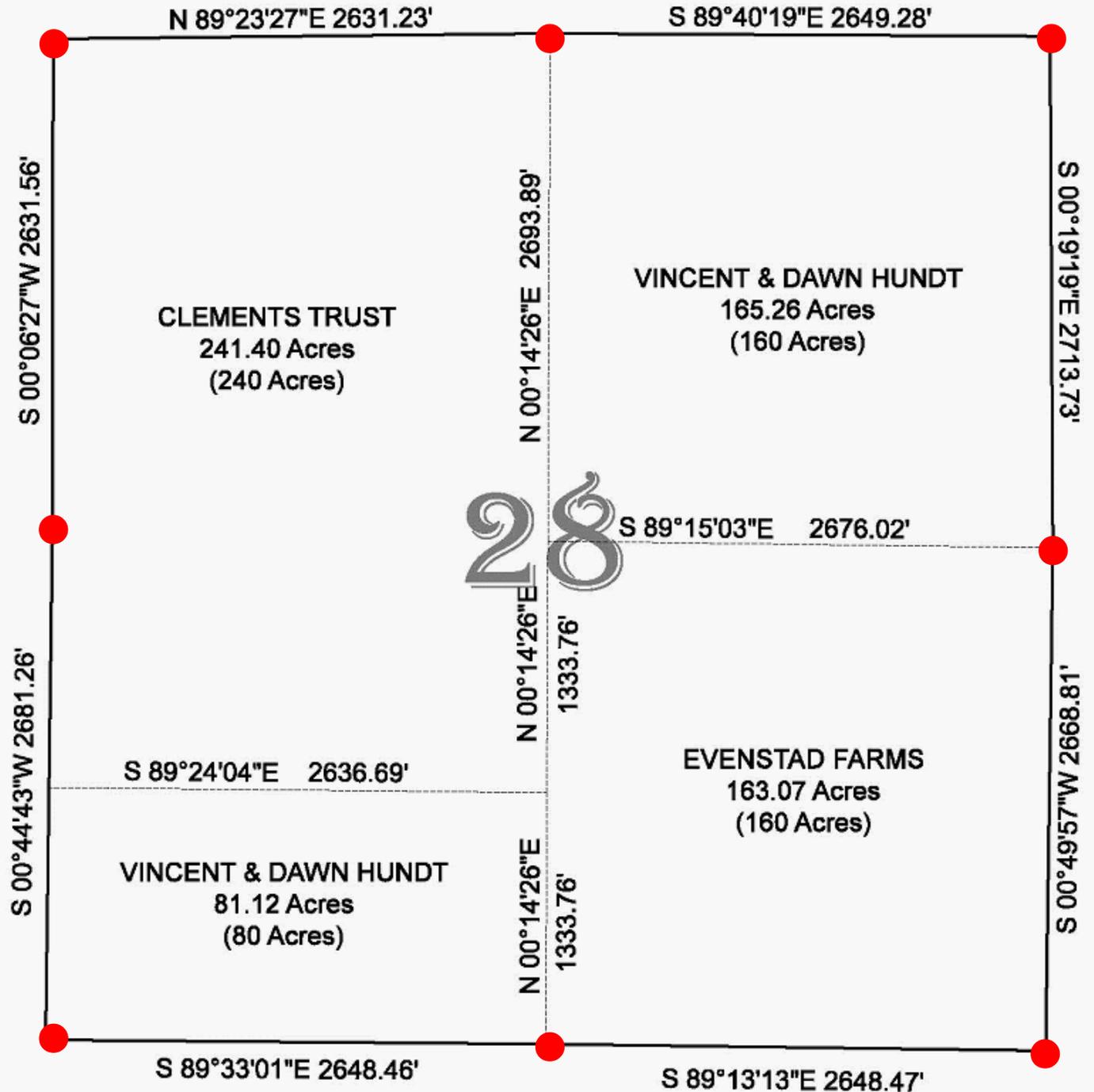
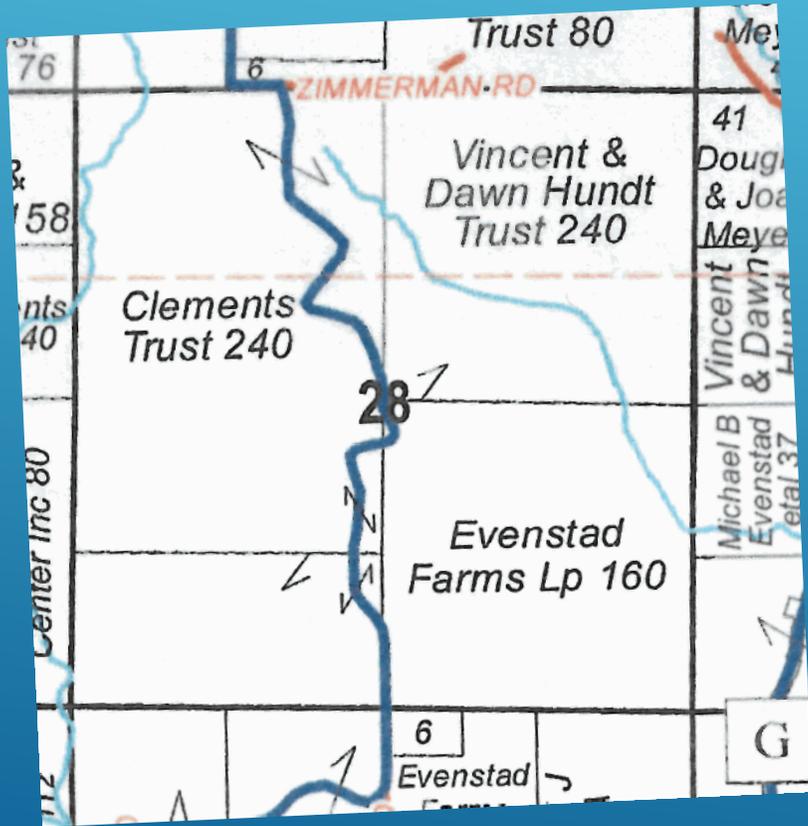
**According to the plat book,  
this is a “normal” Section  
containing 640 acres.**

CREDIT: Rockford Map Publs., Inc.



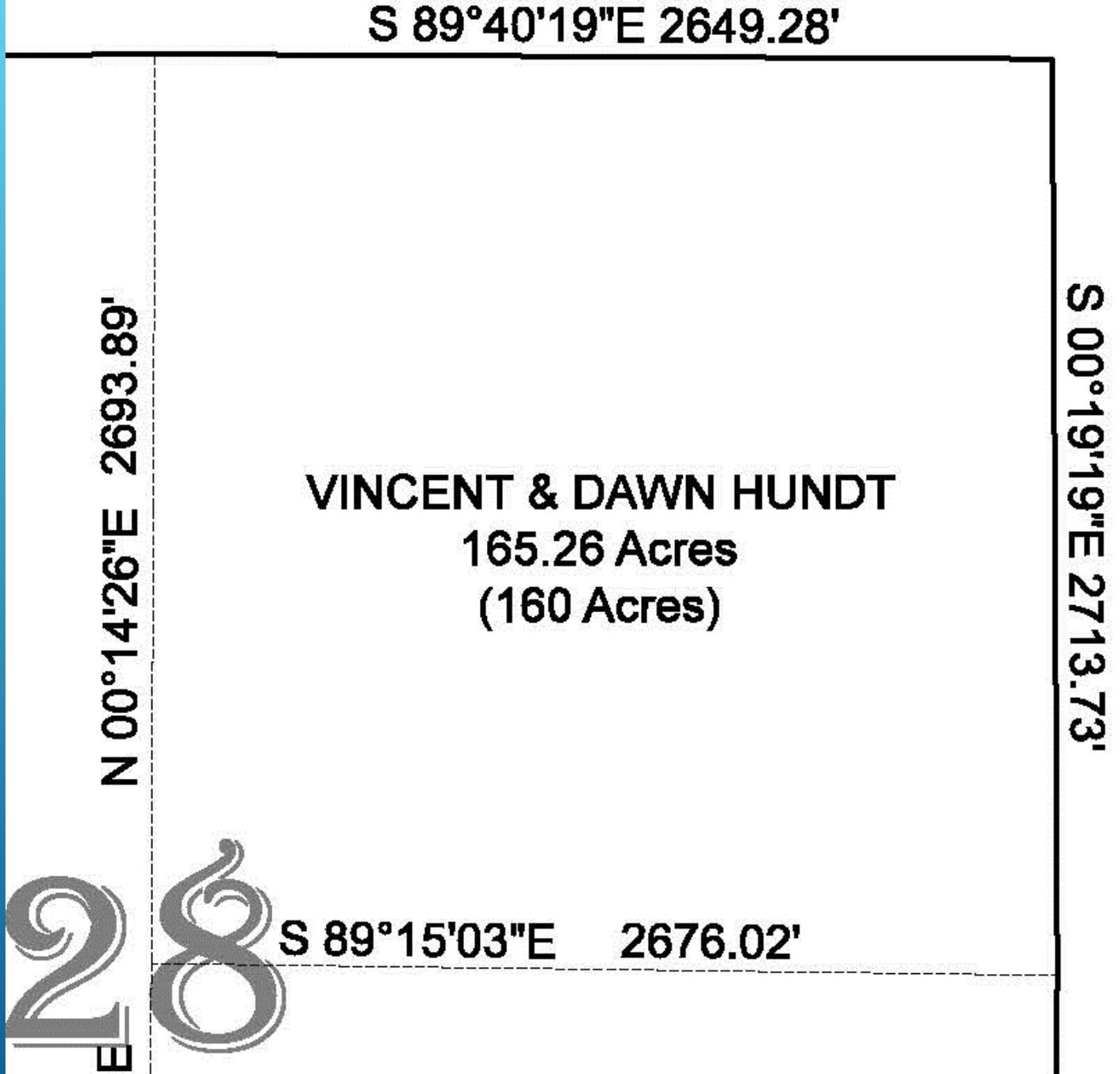
# Section 28, T15N, R5W

After PLSS Corners have been reestablished



CREDIT: Rockford Map Publs., Inc

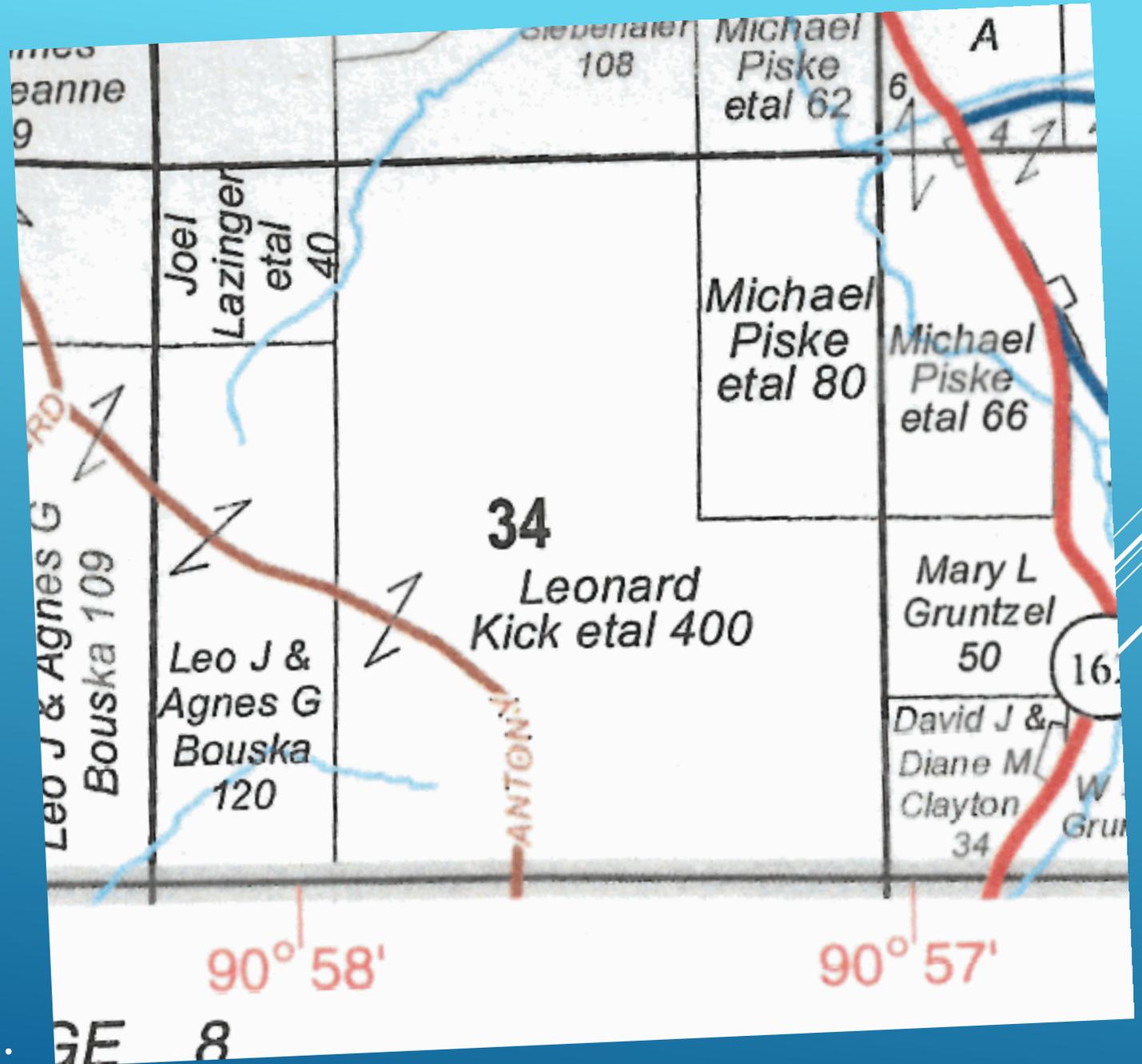
Vincent and Dawn Hundt are being assessed for 160 acres in the NE ¼ but, in reality, they enjoy 165.26 acres of land.



**Section 34, T16N, R5W,  
Town of Bangor  
La Crosse County, WI**

**$40 + 120 + 400 + 80 = 640$  acres**

**According to the plat book,  
this is a “normal” Section  
containing 640 acres.**



CREDIT: Rockford Map Publs., Inc.





**Public Land Survey System  
corners are critical in  
establishing the interior  
lines of a Section.**



**Public Land Survey System corners frequently serve as the Point of Commencement for most descriptions.**

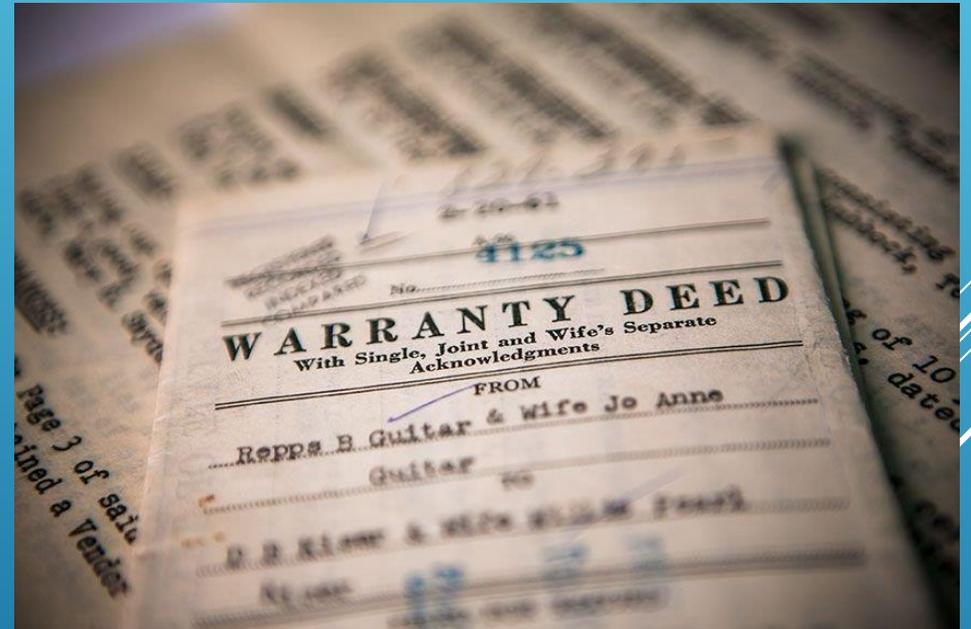


**Every land survey that is completed in Wisconsin is required by law to be tied to two Public Land Survey System corners.**

**There is genuine value in having a  
County Surveyor in your County to  
reestablish and maintain the corners  
of the Public Land Survey System**

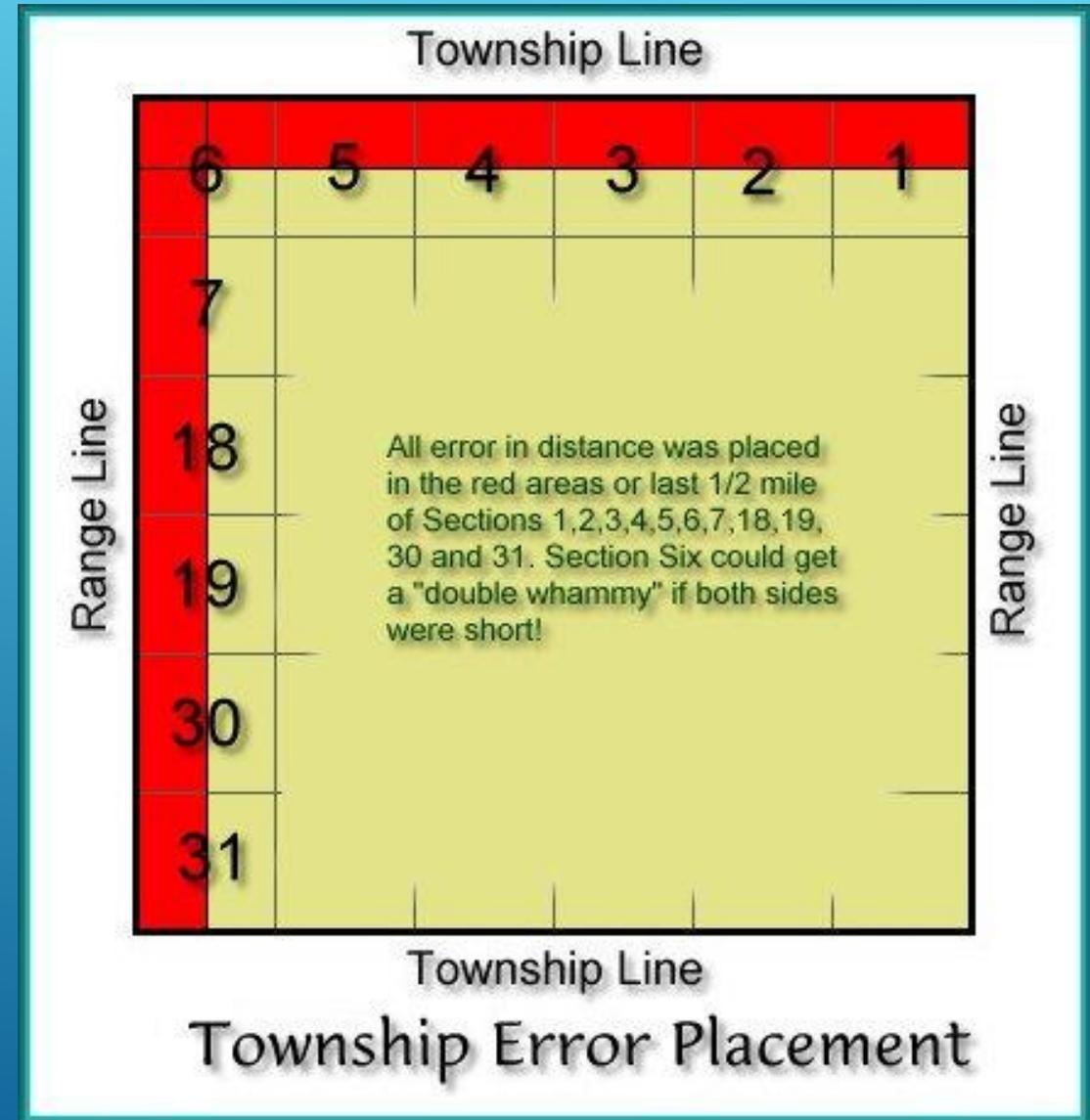
# MORE DESCRIPTIONS OF THE RECTANGULAR SURVEY SYSTEM

## Fractional Parts

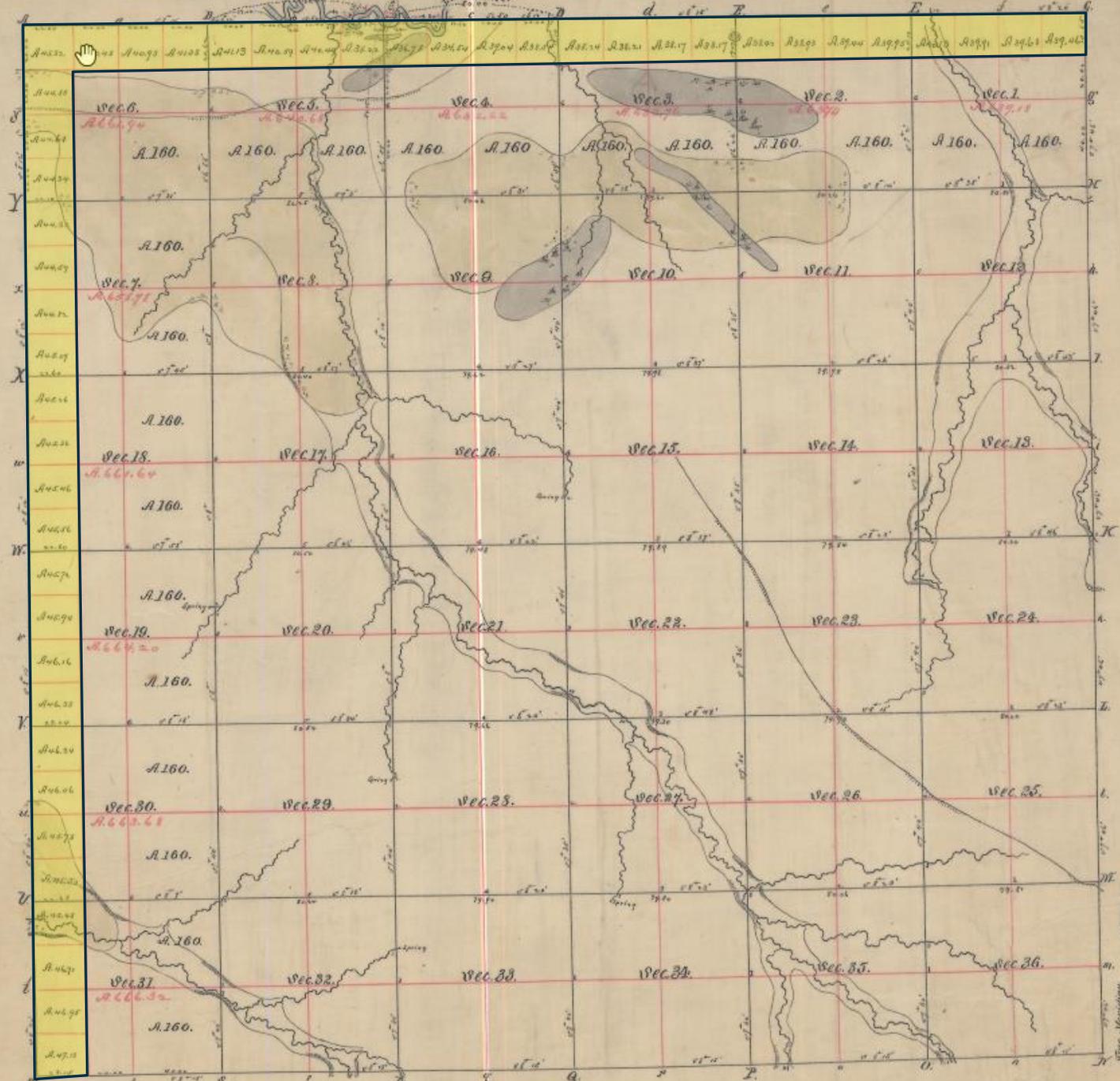


# FRACTIONAL PARTS OF A PLSS SECTION

**When the Original Government Surveyors subdivided a township, any error was left in the North and West parts of a township.**



Township No 16 North of Range No 5 West, of 4th Meridian.



Y

X

W

V

U

T

S

R

Q

6

5

4

3

2

1

2

3

4

5

6

7

8

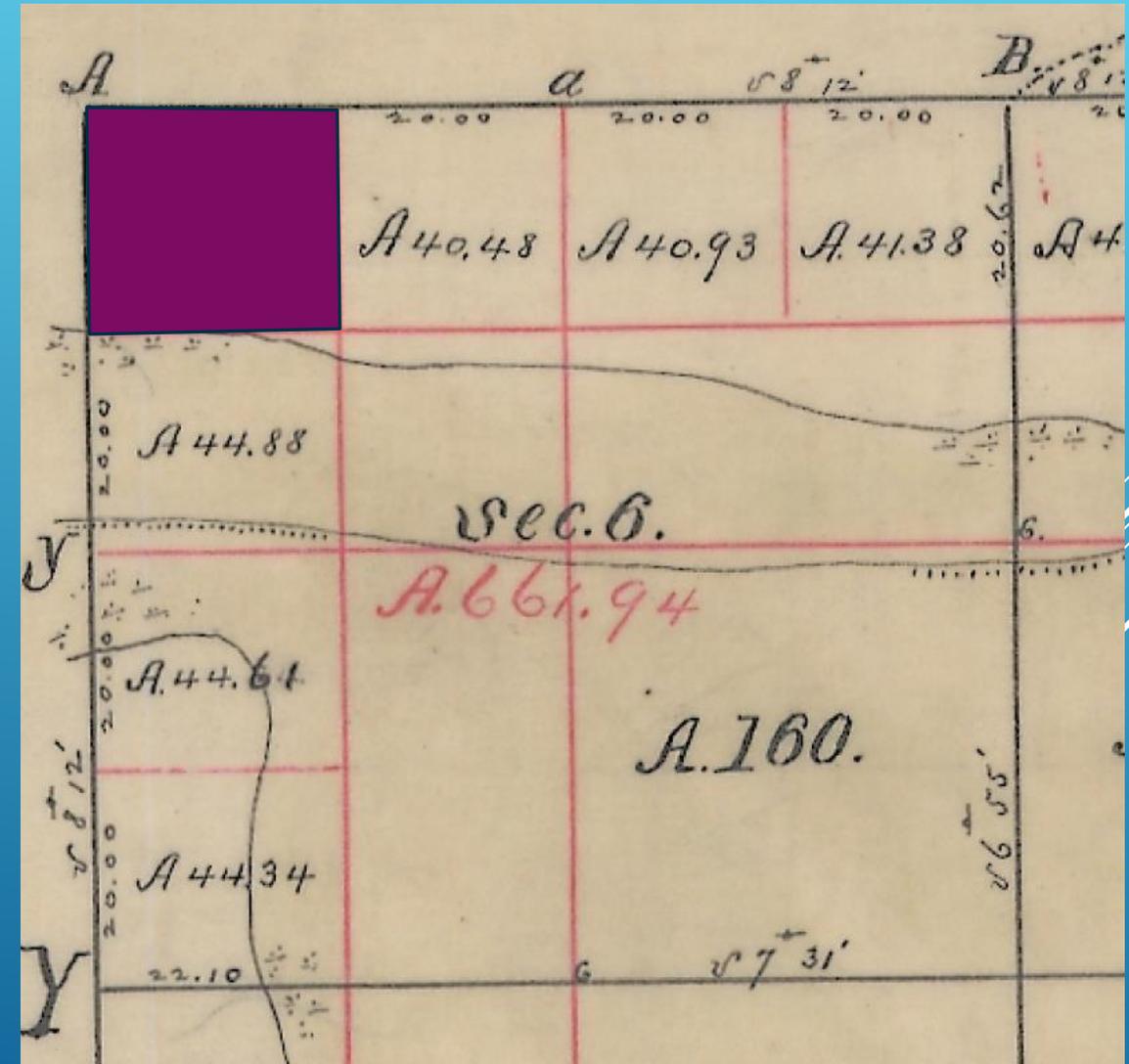
4th Meridian  
Meridian Post

# FRACTIONAL PARTS OF A PLSS SECTION

Commonly abbreviated as:

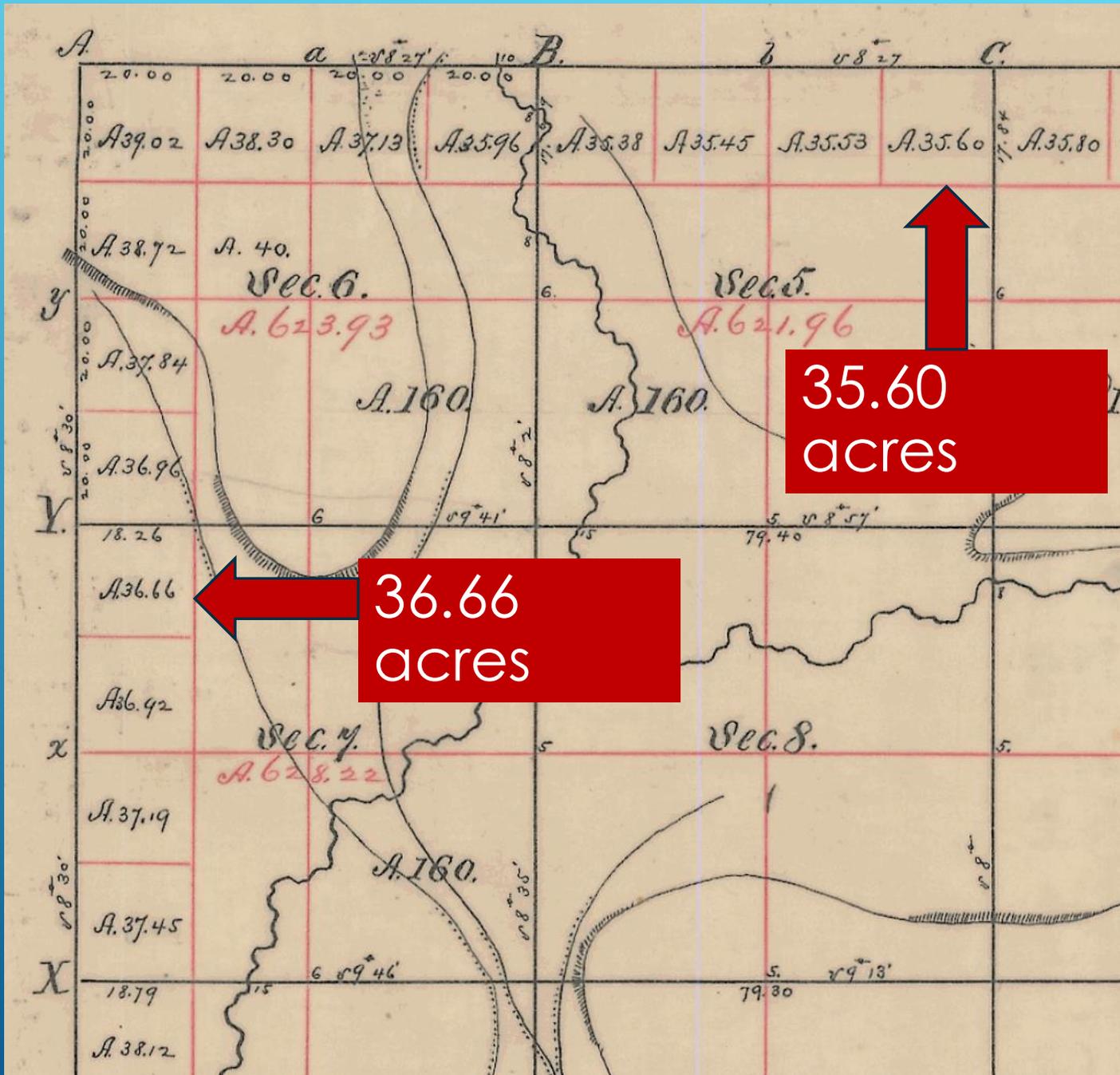
**Frac. Or Fr.**

Example: The Frac.  
NW $\frac{1}{4}$  of the Frac. NW $\frac{1}{4}$

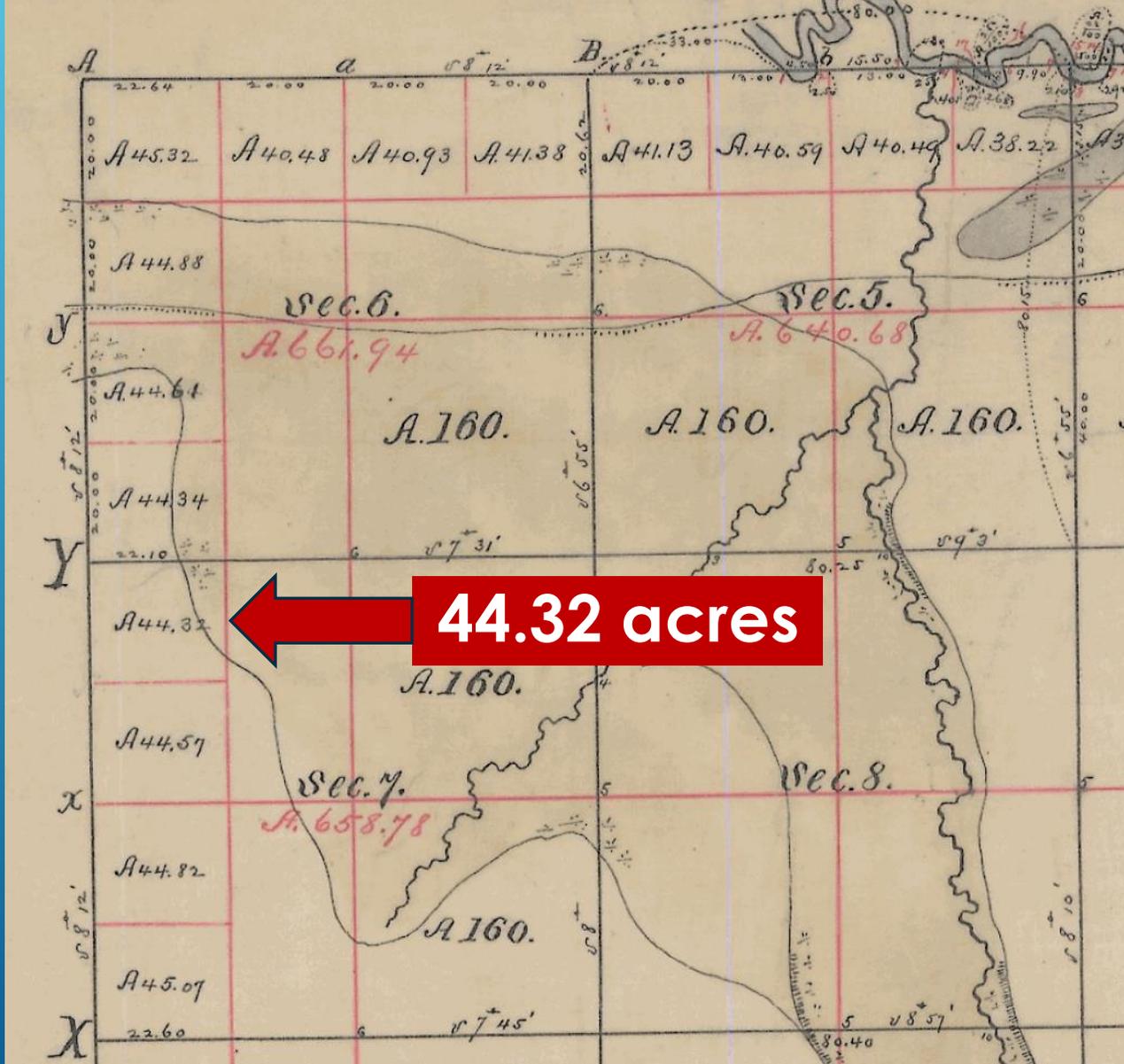


# FRACTIONAL PARTS OF A SECTION

Sometimes those Fractional portions were LESS than 40 acres

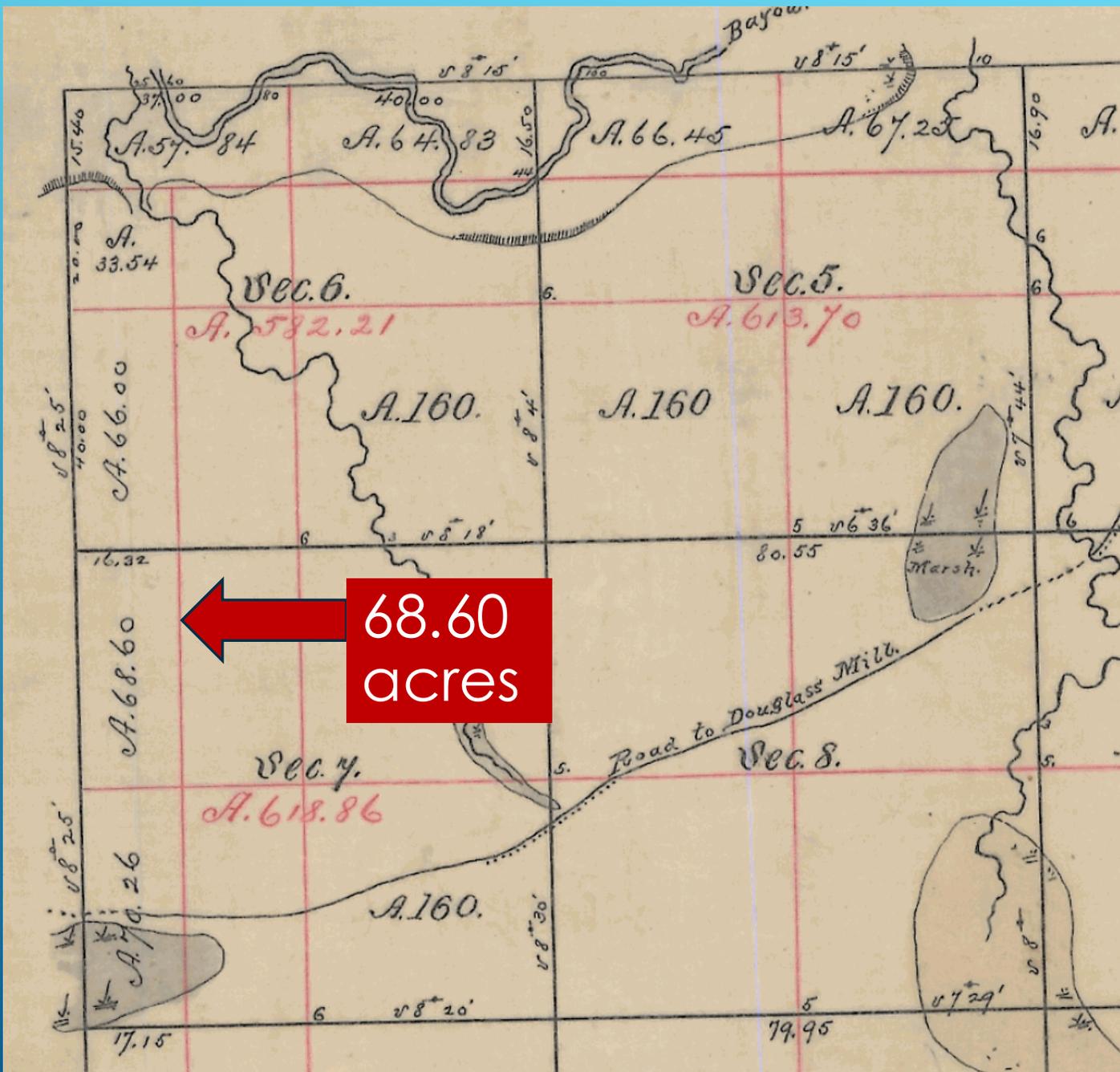


Township No. 16 North



**FRACTIONAL PARTS OF A SECTION**

Sometimes those Fractional portions were **MORE** than 40 acres

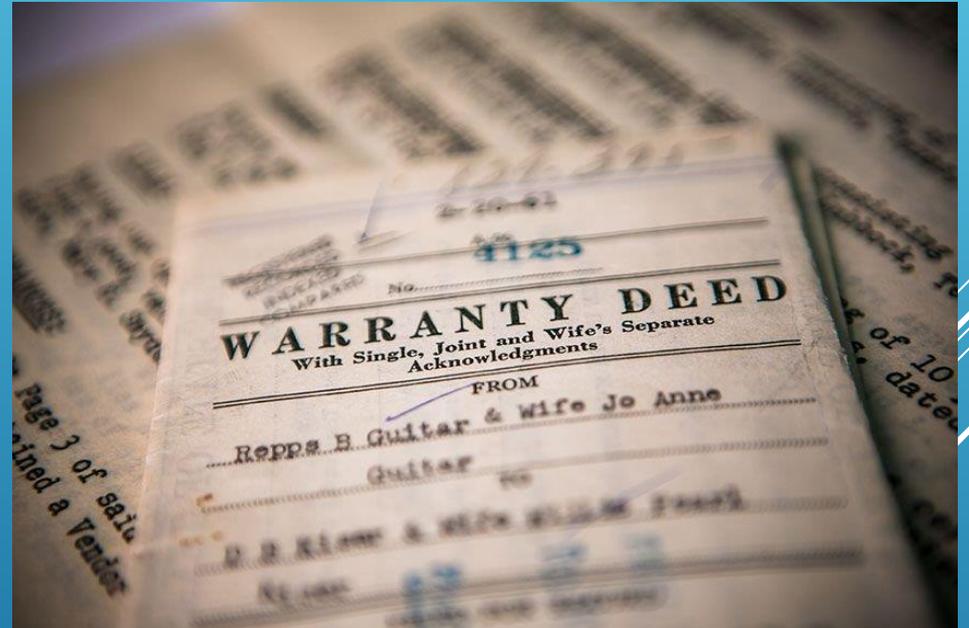


# FRACTIONAL PARTS OF A SECTION

Sometimes those Fractional portions were SO MUCH LESS they are Fractional Halves of a Quarter Section

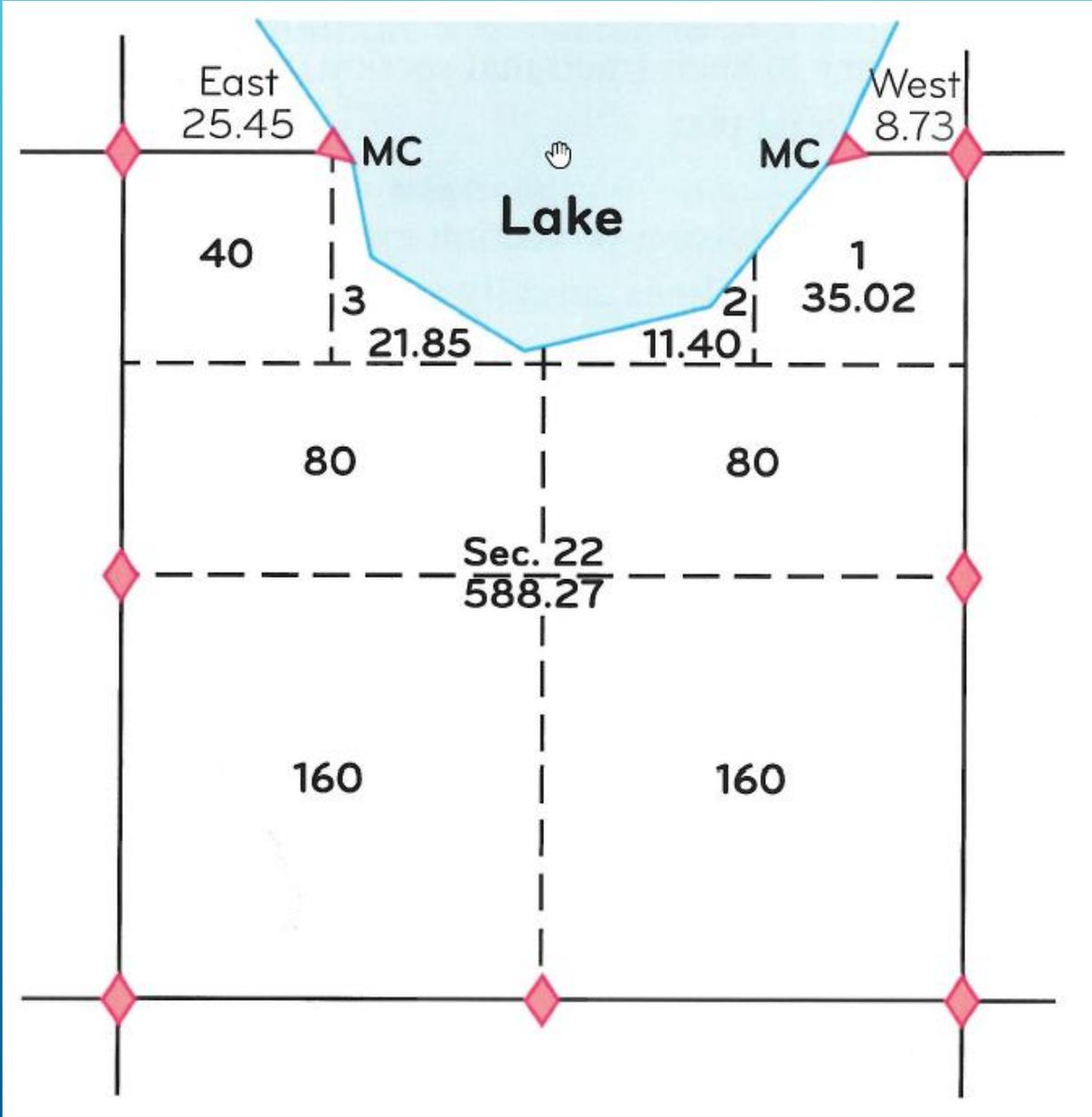
# MORE DESCRIPTIONS OF THE RECTANGULAR SURVEY SYSTEM

## Government Lots



# GOVERNMENT LOTS

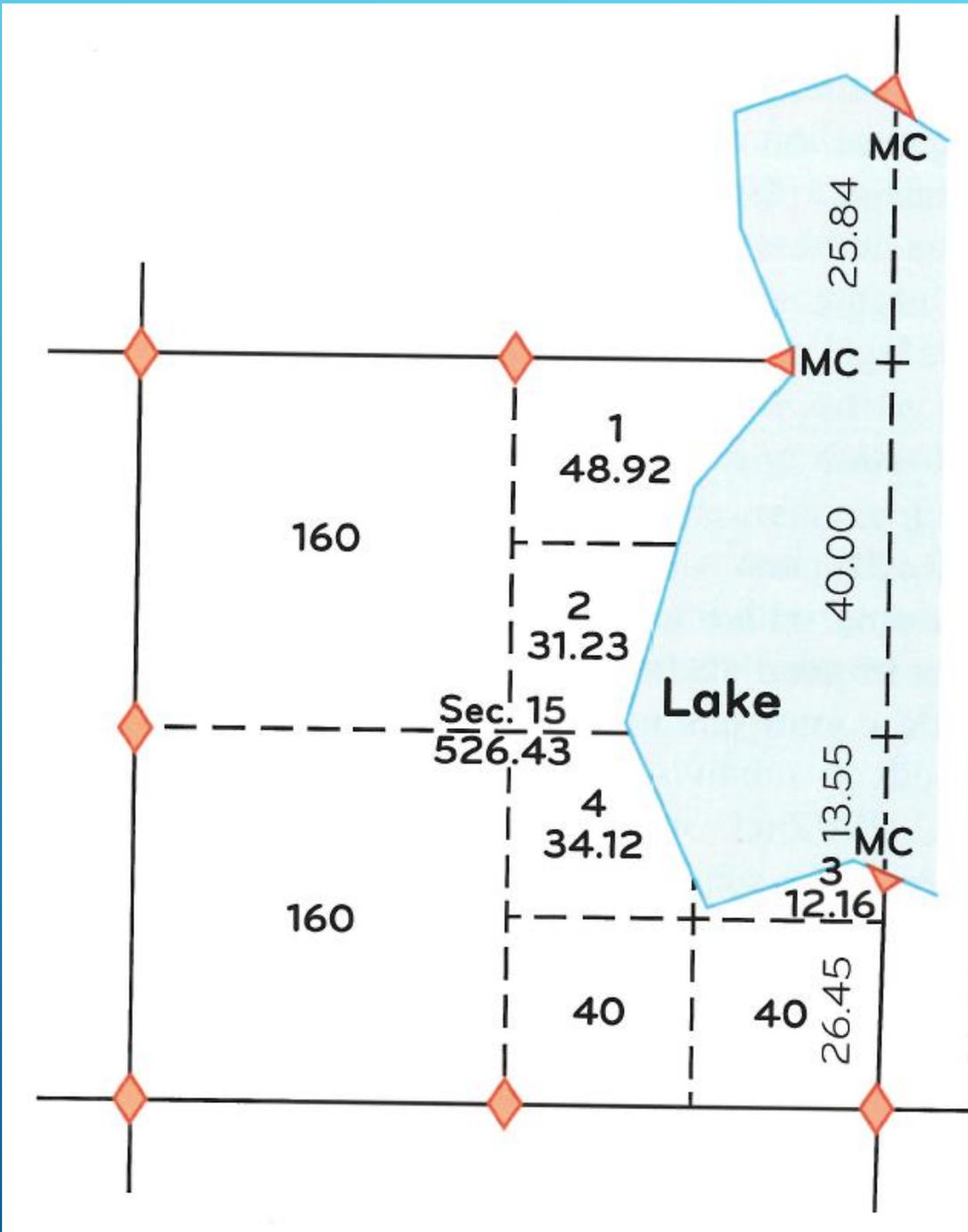
**Government Lot:**  
A part  
of a Section which  
has been altered by a  
body of water.



#1 Rectangular Lands

# GOVERNMENT LOTS

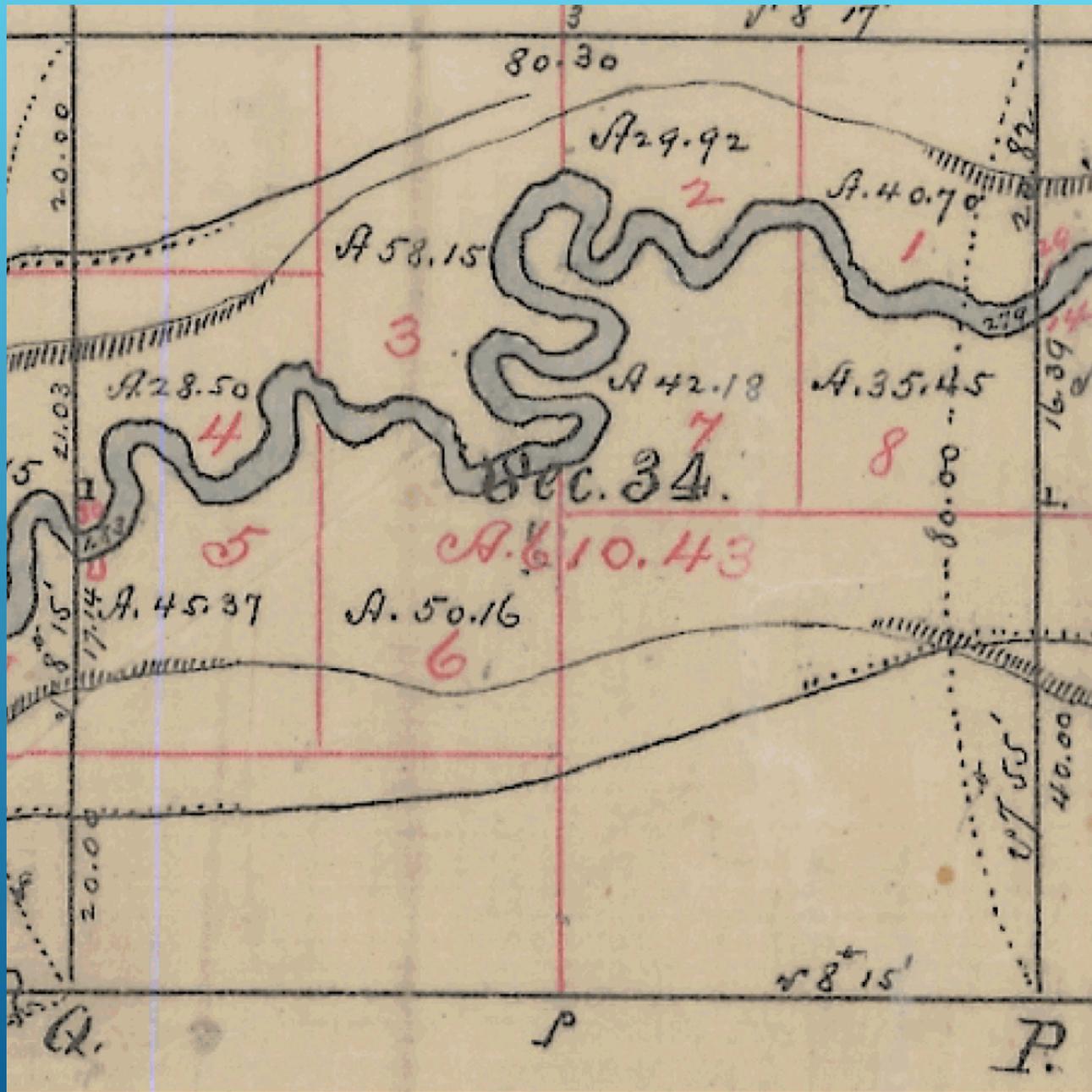
**Government Lot:**  
A part  
of a Section which  
has been altered by a  
body of water.



#1 Rectangular Lands

# GOVERNMENT LOTS

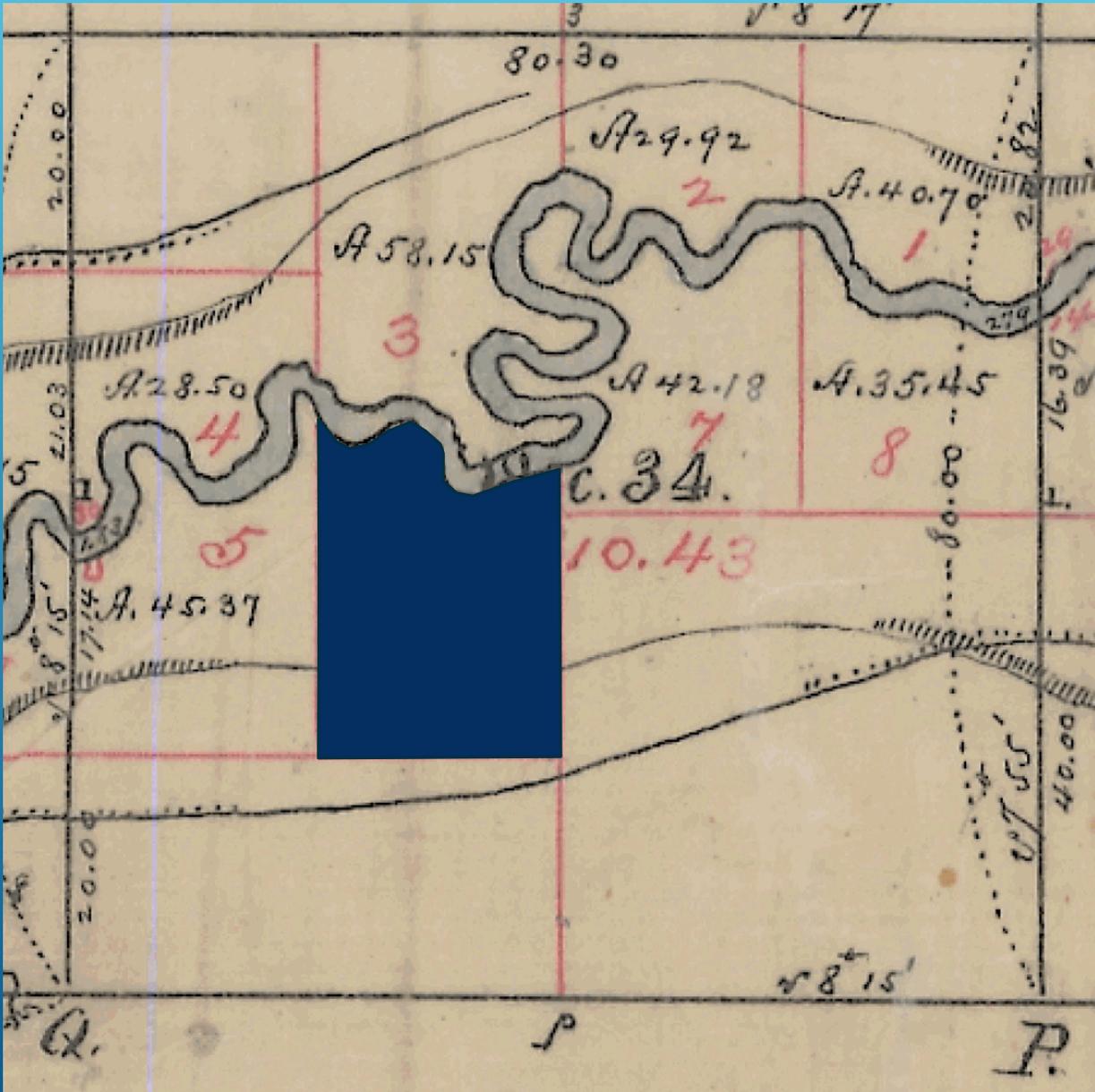
**Government Lot:**  
A part  
of a Section which  
has been altered by a  
body of water.



#1 Rectangular Lands



# GOVERNMENT LOTS



**EXAMPLE:**  
Government Lot 6, Section 34,  
T17N, R6W, Town of Hamilton,  
La Crosse County, Wisconsin.

#1 Rectangular Lands

# **RECORDED PLATS**

Subdivision Plat – Typically more than 4 parcels

**(Major Subdivision)**

Certified Survey Map – Typically 4 parcels or less

**(Minor Subdivision)**

# PART 2 - RECORDED PLATS

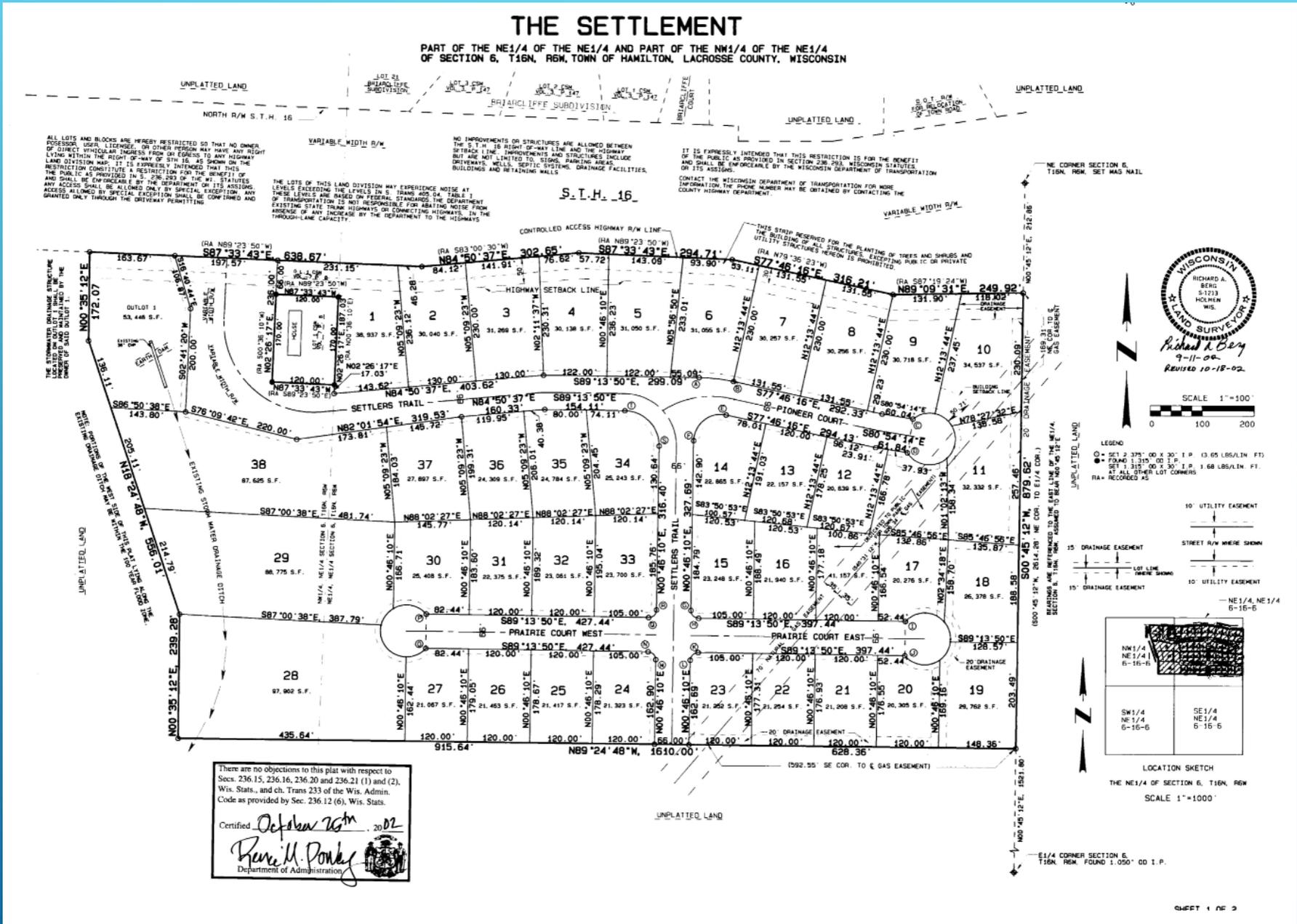


# RECORDED PLAT

## 22" x 30" paper

### Recorded in the Register of Deeds Office

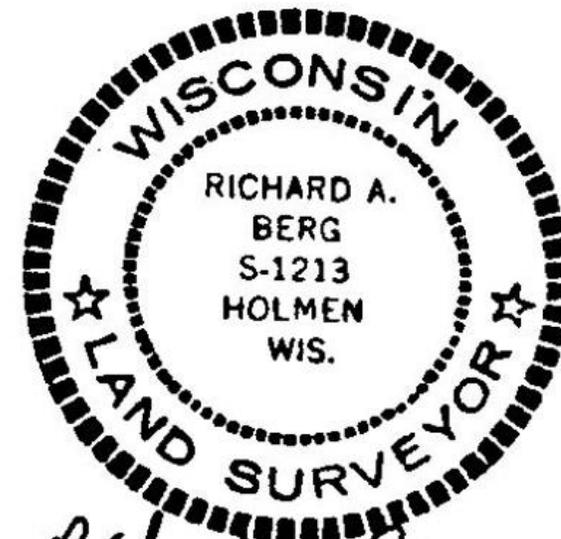
### Used to dedicate streets, parks, etc.



# RECORDED PLAT

Key elements found  
on a subdivision plat:

1. North arrow
2. Graphic scale
3. Legend
4. Seal, signature and date



*Richard A Berg*  
9-11-02  
REVISED 10-18-02

SCALE 1" = 100'



0 100 200

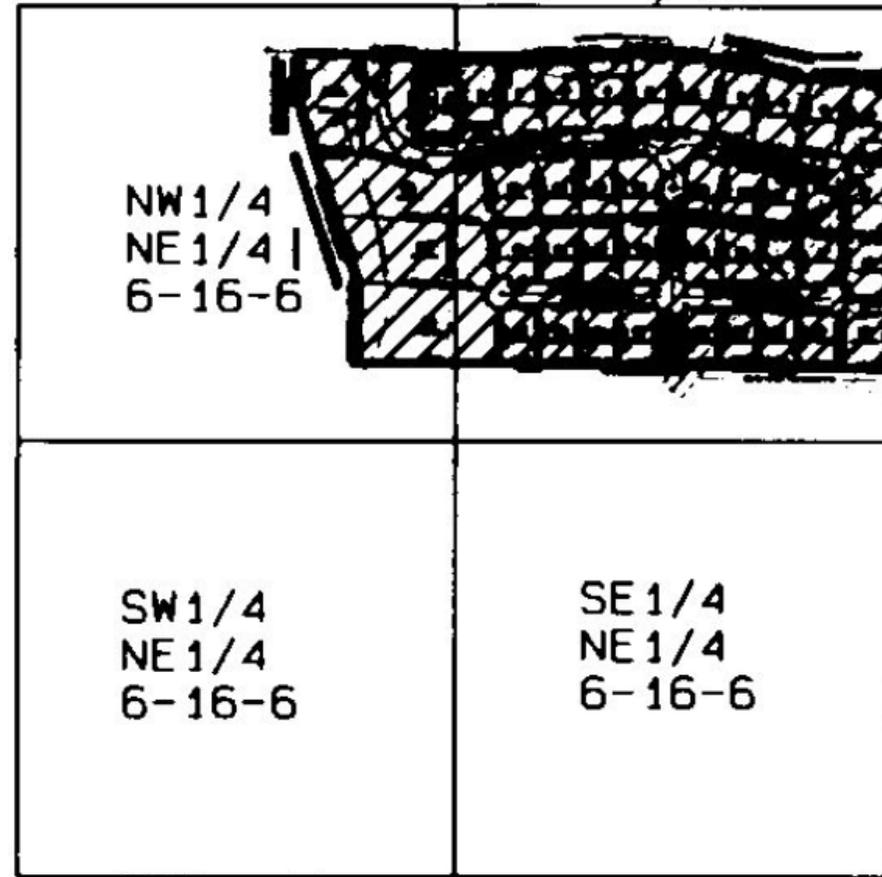
## LEGEND

- ⊙ = SET 2.375" OD X 30" I.P. (3.65 LBS/LIN. FT)
  - = FOUND 1.315" OD I.P.  
SET 1.315" OD X 30" I.P. 1.68 LBS/LIN. FT.
- AT ALL OTHER LOT CORNERS  
RA = RECORDED AS

— NE 1/4, NE 1/4  
6-16-6

# RECORDED PLAT

## Location sketch

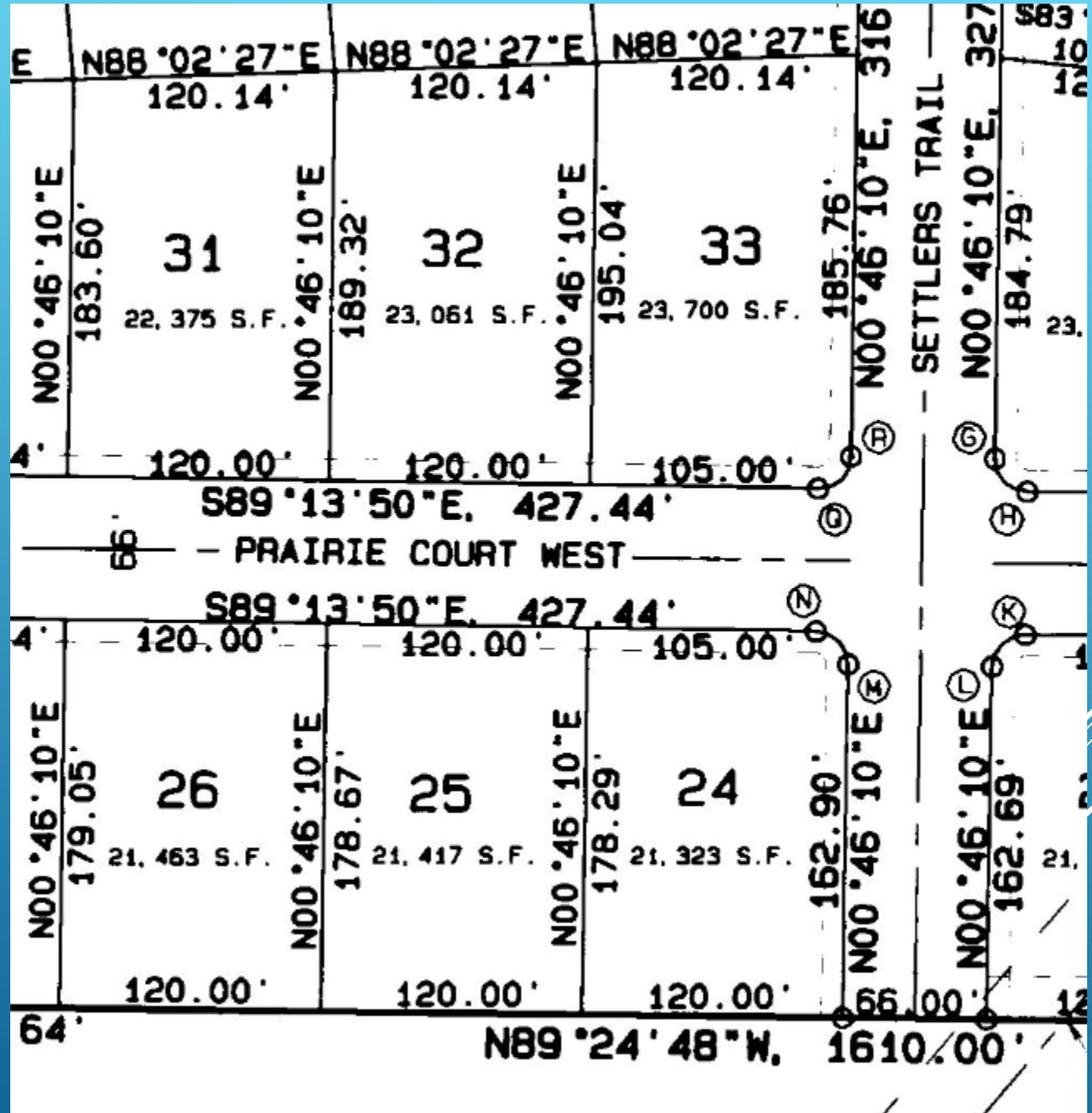


LOCATION SKETCH

THE NE 1/4 OF SECTION 6, T16N, R6W

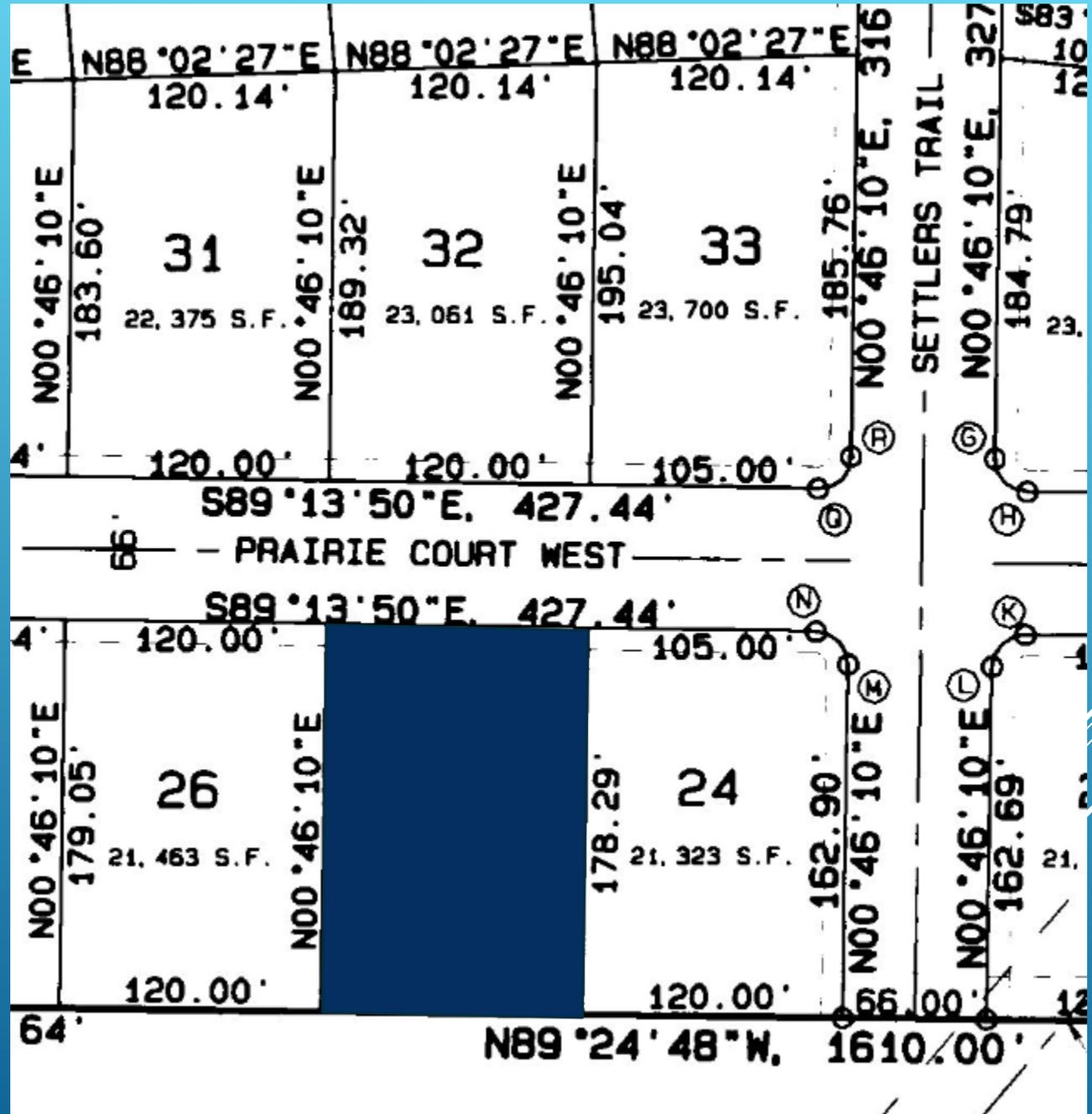
SCALE 1"=1000'

# RECORDED PLAT



# RECORDED PLAT

Lot 25 is to be sold!

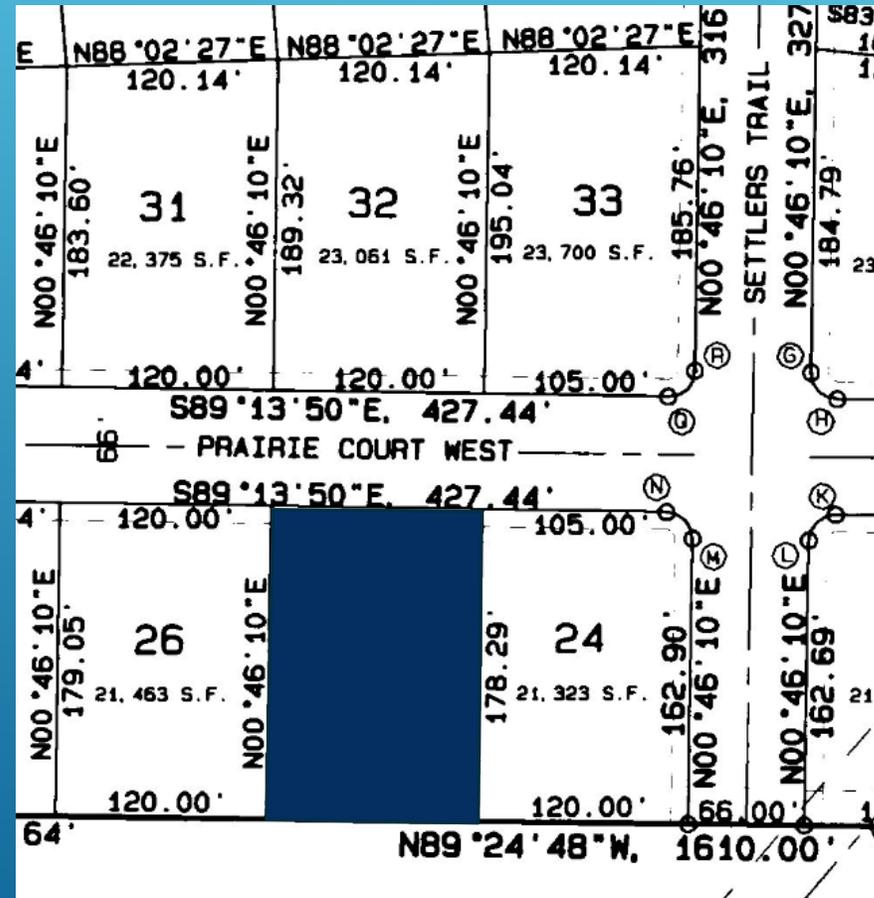


# THE SETTLEMENT

PART OF THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  AND PART OF THE NW $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SECTION 6, T16N, R6W, TOWN OF HAMILTON, LACROSSE COUNTY, WISCONSIN

The legal description for Lot 25 would go something like this:

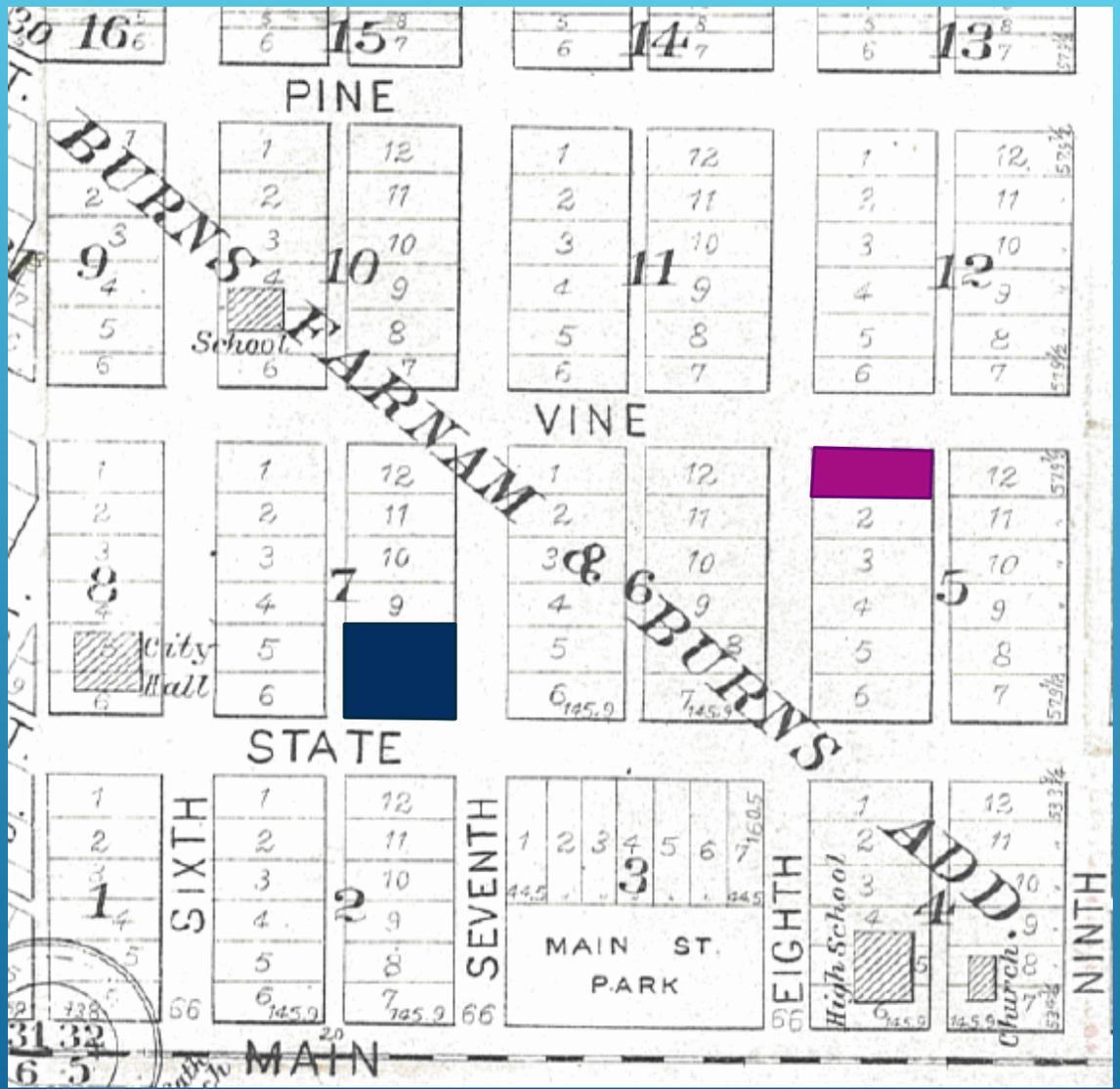
Lot 25 of the The Settlement being part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 6, T16N, R6W, Town of Hamilton, La Crosse County, Wisconsin.



**A simple way to describe parcels which have been surveyed as part of a subdivision plat.**

**Example 1: Lot 1, Block 5, Burns, Farnam & Burns Addition, City of La Crosse, La Crosse County, Wisconsin.**

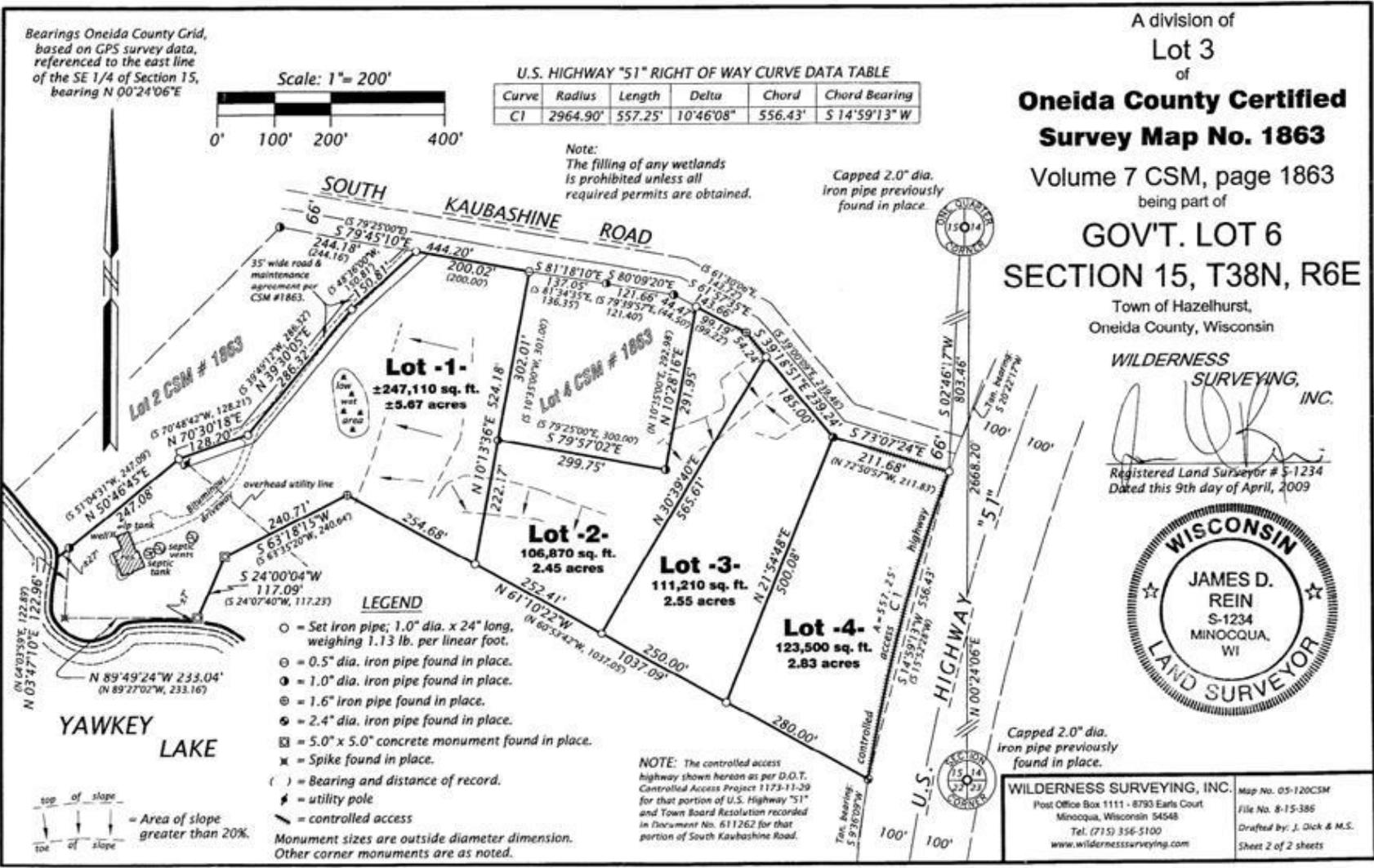
**Example 2: Lots 7 and 8, Block 7, Burns, Farnam & Burns Addition, City of La Crosse, La Crosse County, Wisconsin.**



# CERTIFIED SURVEY MAP (Minor Subdivision)

**ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 003689**

Oneida County Planning & Zoning  
 Committee has no objection to this  
 Certified Survey Map.  
 Steven R. Osterman  
 09-32



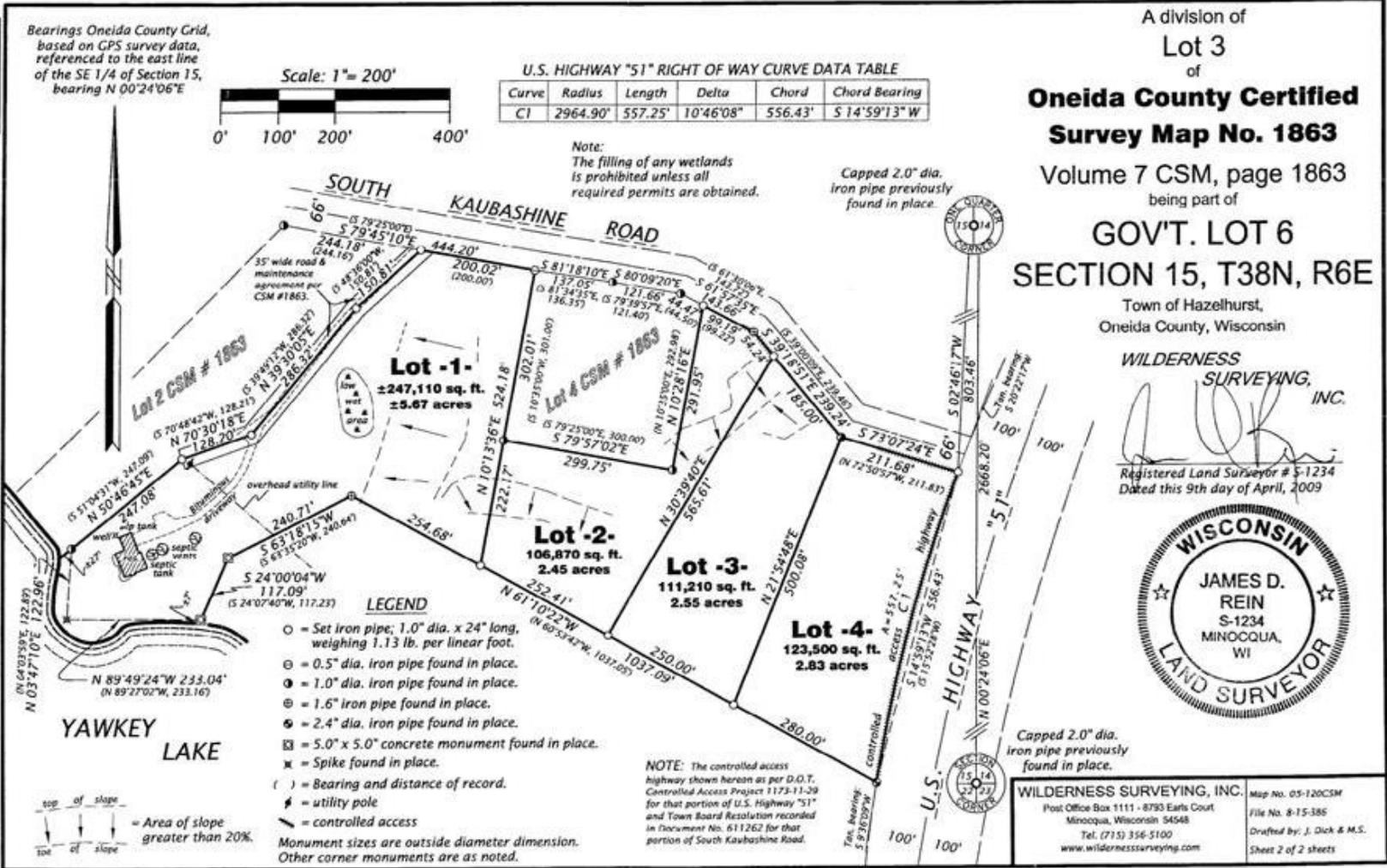
**Up to four parcels**

**8 1/2" x 14" paper**

**Recorded in the Register of Deeds Office**

# CERTIFIED SURVEY MAPS

ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 003689



A "mini-subdivision" of up to four parcels

Works in much the same way as a subdivision plat

Also used for dedications (if it includes a signed owners certificate)

## CERTIFIED SURVEY MAPS

**236.34(3) USE IN CONVEYANCING.** When a certified survey map has been recorded in accordance with this section, the parcels of land in the map shall be, for all purposes, including assessment, taxation, devise, descent, and conveyance, as defined in s. 706.01 (4), described by reference to all of the following:

- (a) The number of the map.**
- (b) The lot or outlot number of the parcel.**
- (c) If the map is assigned a document number, the document number assigned to the map.**
- (d) If the map is assigned a volume and page number, the volume and page where the map is recorded.**
- (e) The name of the county.**

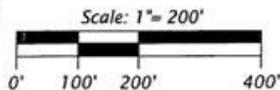
# CERTIFIED SURVEY MAPS

Document number 0170012

Vol. 14 CSM, Page 93

ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 003688

Bearings Oneida County Grid, based on GPS survey data, referenced to the east line of the SE 1/4 of Section 15, bearing N 00°24'06"E



U.S. HIGHWAY "51" RIGHT OF WAY CURVE DATA TABLE

Curve	Radius	Length	Delta	Chord	Chord Bearing
CI	2964.90'	557.25'	10°46'08"	556.43'	S 14°59'13" W

Note: The filling of any wetlands is prohibited unless all required permits are obtained.

Capped 2.0" dia. iron pipe previously found in place.

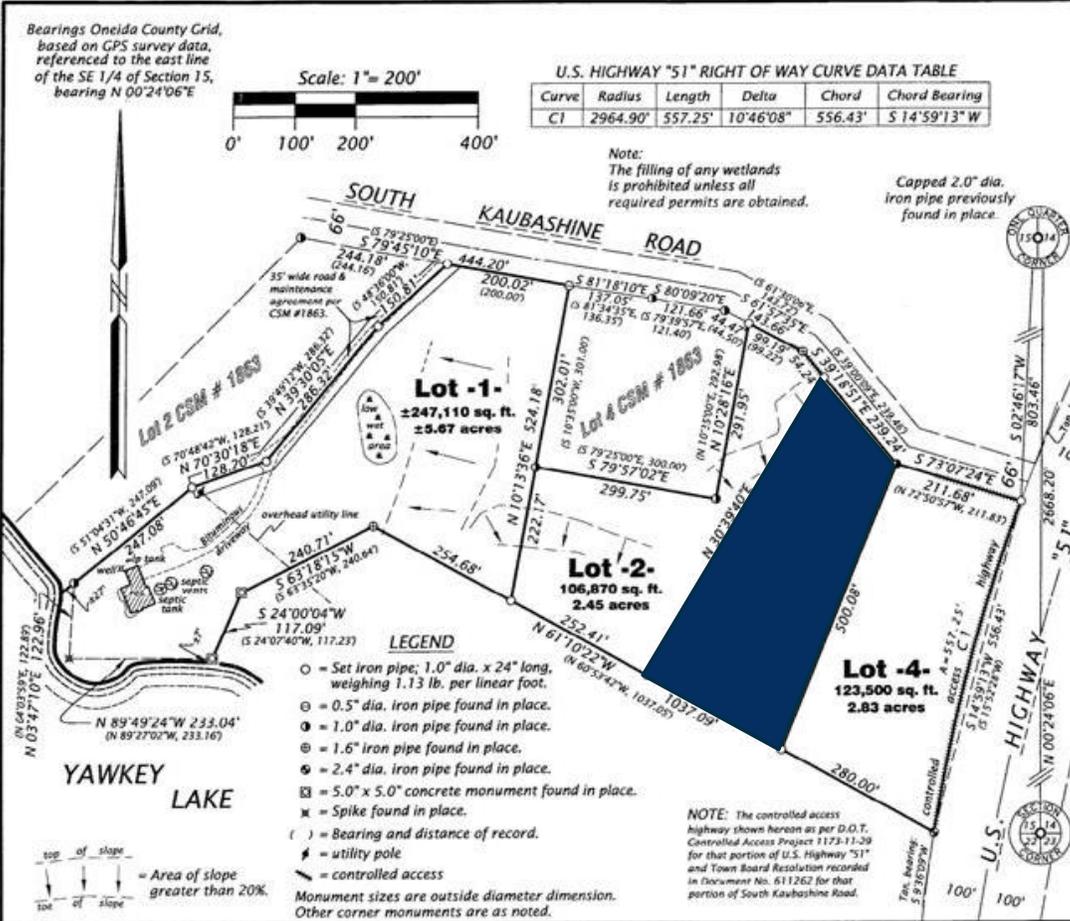
A division of  
 Lot 3  
 of  
**Oneida County Certified Survey Map No. 1863**  
 Volume 7 CSM, page 1863  
 being part of  
**GOV'T. LOT 6**  
**SECTION 15, T38N, R6E**  
 Town of Hazelhurst,  
 Oneida County, Wisconsin

WILDERNESS SURVEYING, INC.  
 Registered Land Surveyor # S-1234  
 Dated this 9th day of April, 2009



WILDERNESS SURVEYING, INC.  
 Post Office Box 1111 - 8793 Earls Court  
 Minocqua, Wisconsin 54548  
 Tel. (775) 356-5100  
 www.wildernesssurveying.com

Map No. 05-120CSM  
 File No. 8-15-386  
 Drafted by: J. Dick & M.S.  
 Sheet 2 of 2 sheets



- LEGEND**
- = Set iron pipe; 1.0" dia. x 24" long, weighing 1.13 lb. per linear foot.
  - ⊙ = 0.5" dia. iron pipe found in place.
  - ⊖ = 1.0" dia. iron pipe found in place.
  - ⊕ = 1.6" iron pipe found in place.
  - ⊗ = 2.4" dia. iron pipe found in place.
  - ⊠ = 5.0" x 5.0" concrete monument found in place.
  - ✕ = Spike found in place.
  - ( ) = Bearing and distance of record.
  - = utility pole
  - = controlled access
- Monument sizes are outside diameter dimension. Other corner monuments are as noted.

NOTE: The controlled access highway shown herein as per D.O.T. Controlled Access Project 1173-11-29 for that portion of U.S. Highway "51" and Town Board Resolution recorded in document No. 611262 for that portion of South Kaubashine Road.

**A legal description for Lot 3 of this map would go something like this:**

**Lot 3 of Oneida County Certified Survey Map number 003688, recorded in Vol. 14 CSM, Page 93 at document Number 0170012 being part of Government Lot 6, Section 15, T38N, R6E, Town of Hazelhurst, Oneida County, Wisconsin.**





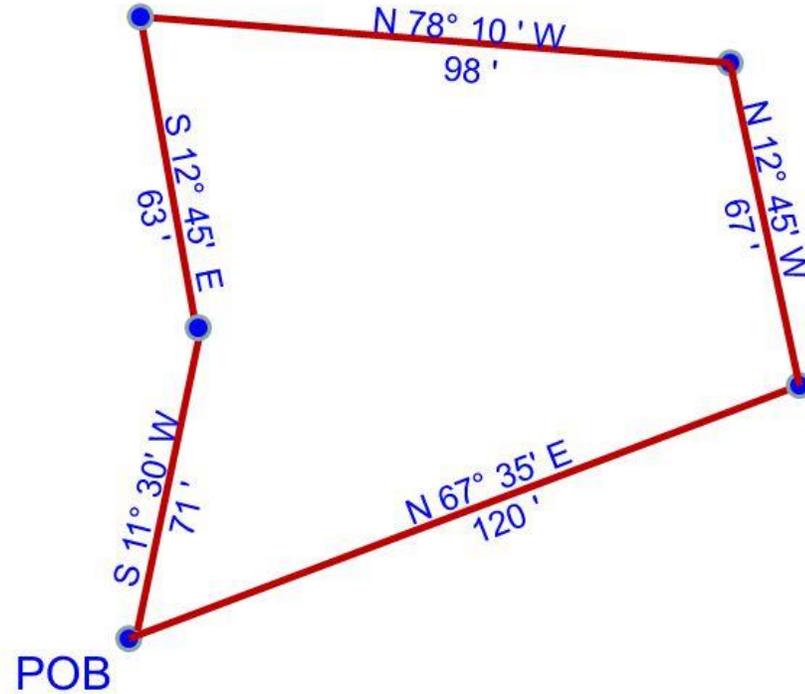
**YOU: “Whew, subdivision and CSM descriptions are quite easy - maybe this legal description thing isn’t so difficult after all.....”**



**ME: “Not so fast, my friend.....”**

# Metes and Bounds Descriptions

## Metes and Bounds



**Legal Definition of *metes and bounds***  
**: the boundaries or limits of a tract of land especially as described by reference to lines and distances between points on the land**

**Merriam- Webster.com**

# A metes and bounds description is made up of five main components:

**Caption:** Opening statement regarding the general location of the property being described

**Preamble:** Verbiage that gets you from the point of commencement to the point of beginning

**Main Body:** The perimeter of the property being described

**Summation:** Concluding remarks regarding the main body

**Clauses:** Other items that may affect or impact the parcel being described





**A parcel of land located in the NW<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub>, Section 22, T17N, R5W, Town of Burns, La Crosse County, Wisconsin, described as follows:**

**Caption**

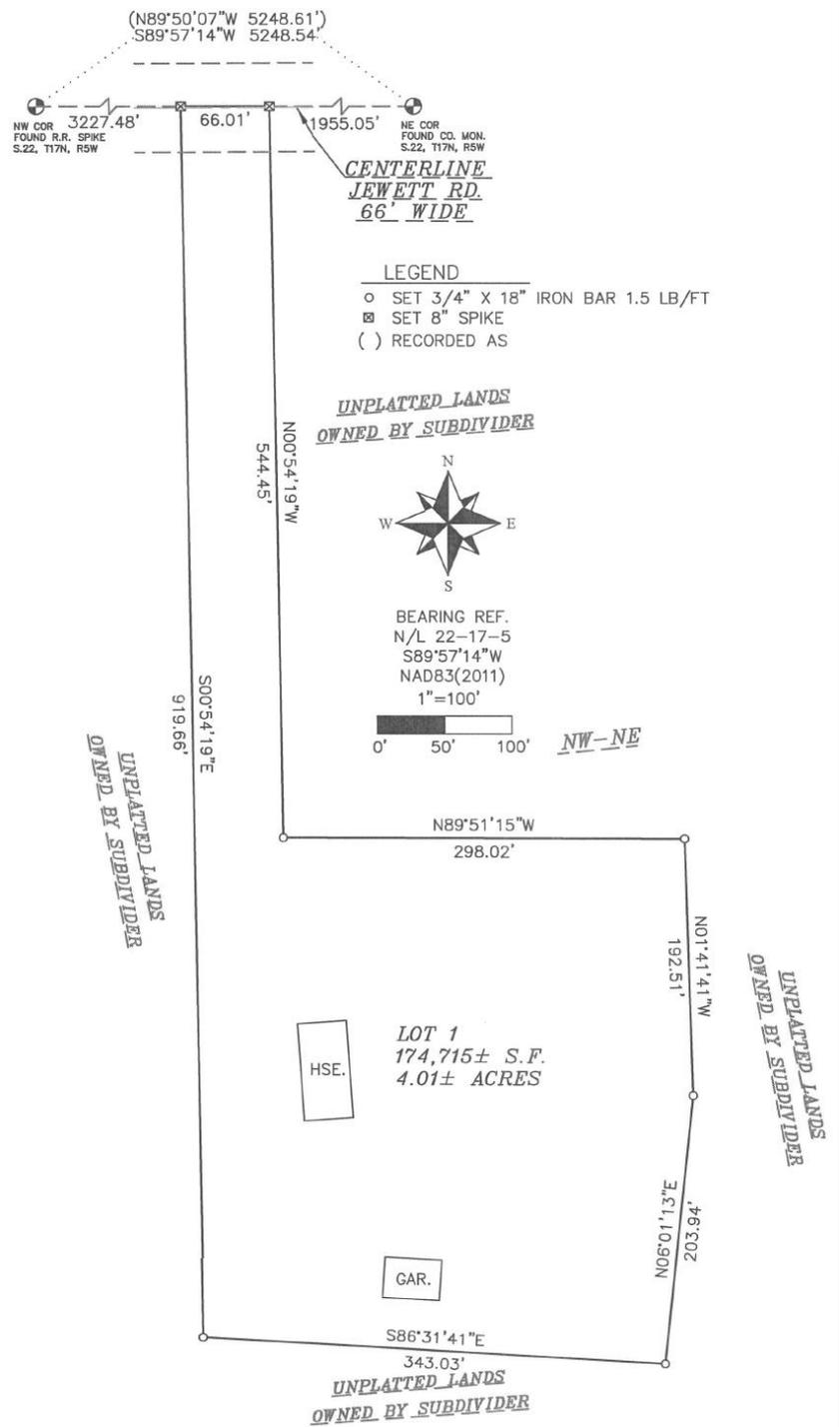
**Commencing at the Northeast corner of said Section 22; thence S89°57'14"W, along the North line of said Section 22, a distance of 1955.05 feet, to the point of beginning;**

**Preamble**

**thence continuing S89°57'14"W, along said Section line, a distance of 66.01 feet; thence S0°54'19"E, a distance of 919.66 feet; thence S86°31'41"E, a distance of 343.03 feet; thence N6°01'13"E, a distance of 203.94 feet; thence N1°41'41"W, a distance of 192.51 feet; thence N89°51'15"W, a distance of 298.02 feet; thence N0°54'19"W, a distance of 544.45 feet, to the point of beginning.**

**Main body**

**(The perimeter of the property)**



**A parcel of land located in the NW<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub>, Section 22, T17N, R5W, Town of Burns, La Crosse County, Wisconsin, described as follows:**

**Caption**

**Commencing at the Northeast corner of said Section 22; thence S89°57'14"W, along the North line of said Section 22, a distance of 1955.05 feet, to the point of beginning;**

**Preamble**

**thence continuing S89°57'14"W, along said Section line, a distance of 66.01 feet; thence S0°54'19"E, a distance of 919.66 feet; thence S86°31'41"E, a distance of 343.03 feet; thence N6°01'13"E, a distance of 203.94 feet; thence N1°41'41"W, a distance of 192.51 feet; thence N89°51'15"W, a distance of 298.02 feet; thence N0°54'19"W, a distance of 544.45 feet, to the point of beginning.**

**Main body**

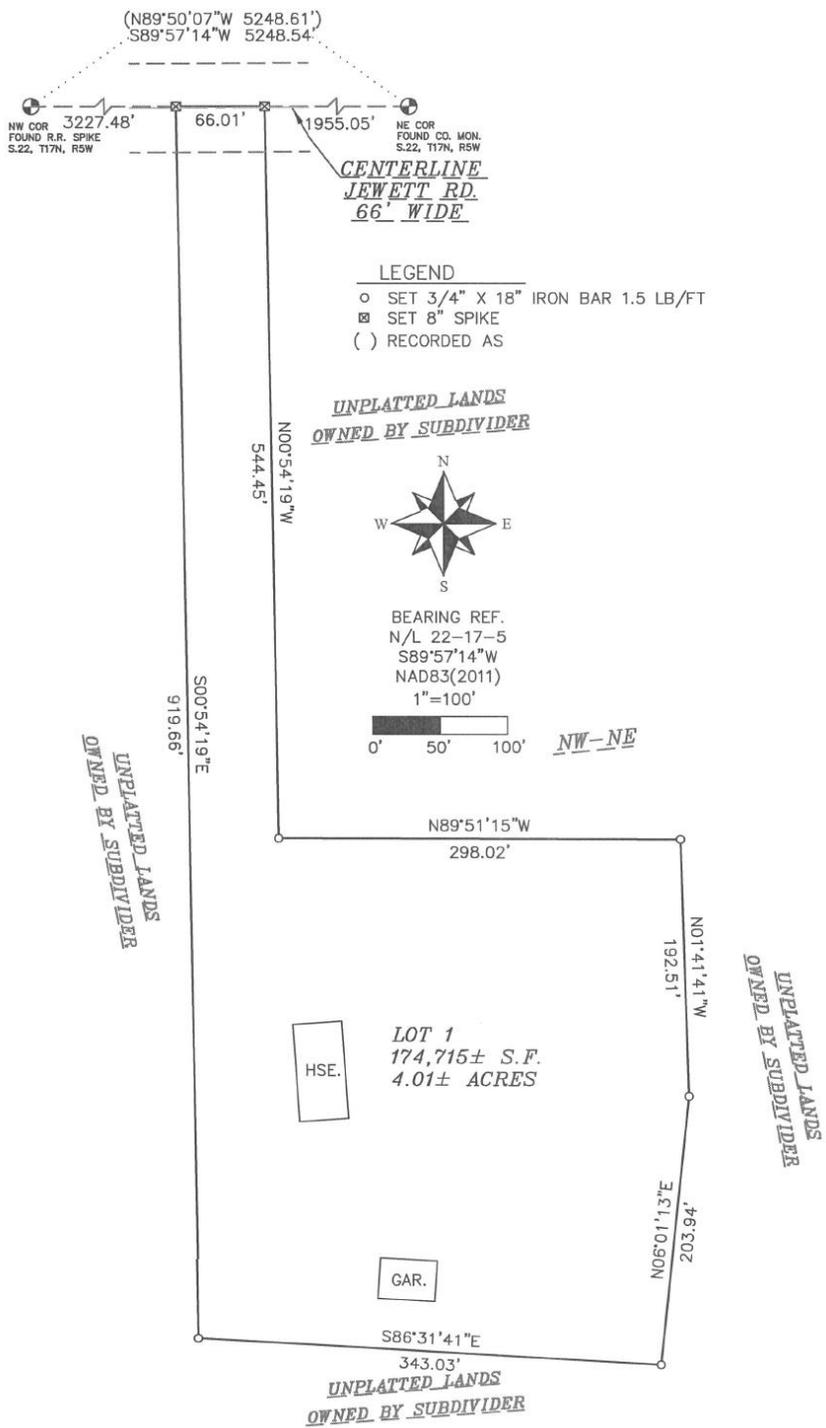
**Said parcel contains 4.01 acres of land more or less.**

**Summation**

**Said parcel is subject to any and all easements, covenants, restrictions and rights of way of record.**

**Clauses**

**(Other items that may affect the parcel)**



# METES AND BOUNDS DESCRIPTIONS



(12) Part of SE¼SE¼, Section 31, T50N, R7W, described as beginning at Southeast corner Section 31; thence N40°15'E 1213.0 feet; thence S86°41'W 354.1 feet along centerline Bluebird Lane; thence S75°45'12"W 57.07 feet along centerline Bluebird Lane; thence S44°52"W 1178.49 feet; thence East 410.0 feet along South line Sec. 31 to point of beginning. Contains 11.28 Acres subject to right of way for Bluebird Lane.

(13) Part of SE¼SE¼, Section 31, T50N, R7W, described as beginning at a point West 410.0 feet from Southeast corner Sec. 31; thence N44°52'E 1178.49 feet; thence S75°45'12"W 390.7 feet along centerline Bluebird Lane; thence S80°55'06"W 9.1 feet along centerline Bluebird Lane; thence S44°51"W 1082.3 feet; thence East 386.42 feet along South line Sec. 31 to the point of beginning. Contains 10.02 Acres subject to right of way for Bluebird Lane.

Just what do all those numbers, letters and symbols mean?

# UNITS OF MEASURE

**What direction?**

**What distance?**

A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

# UNITS OF MEASURE

## What direction?

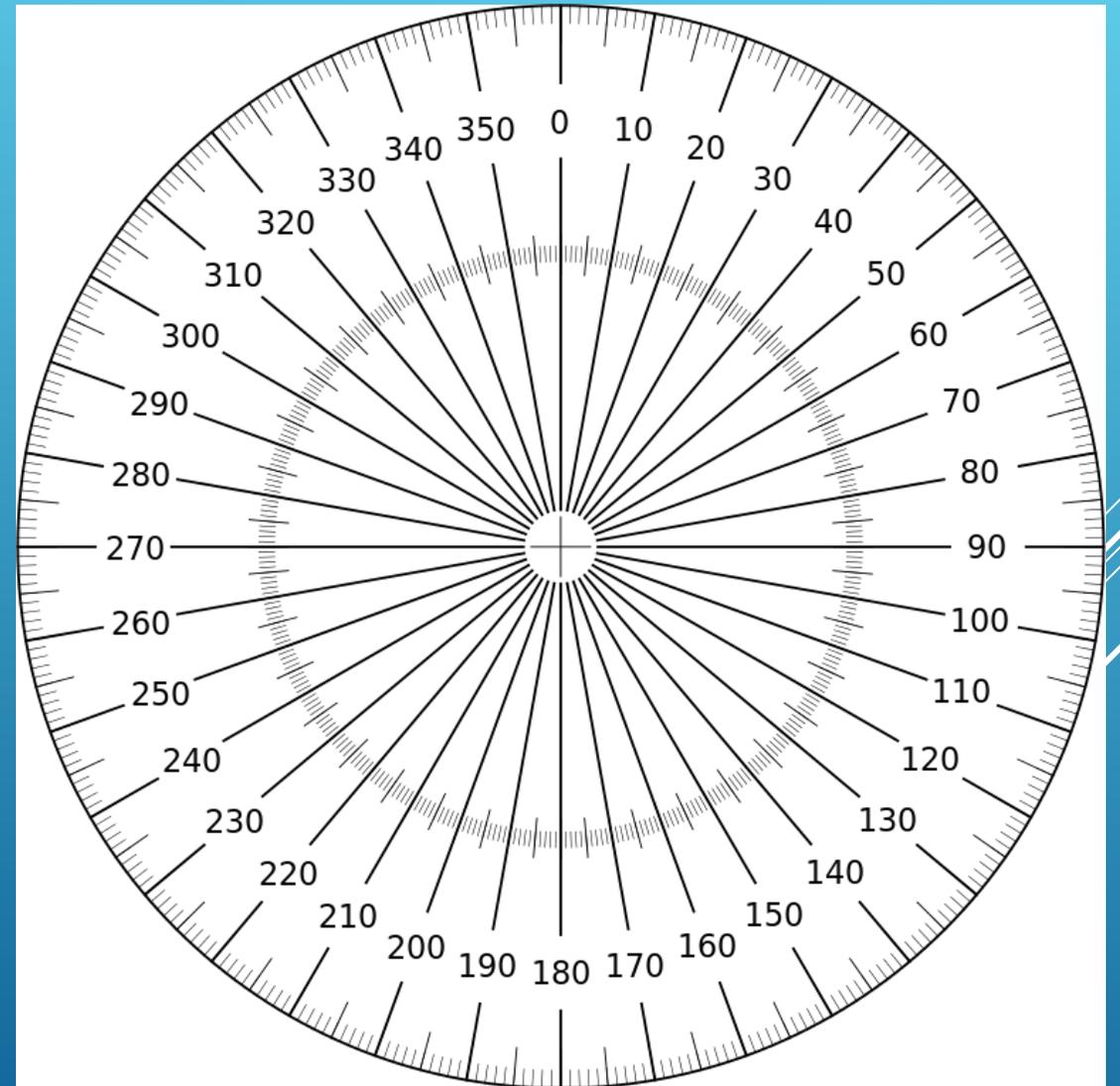
Sometimes can be as simple (and vague) as North, South, East or West

Sometimes as vague as Northeasterly, Southeasterly, etc.

Sometimes as exact as degrees, minutes and seconds.

# WHAT DIRECTION?

**A circle contains 360 degrees. If you start at the center of a circle and run 360 straight lines in equal increments to the edge of the circle so as to divide the circle in 360 equal parts, each part is one degree.**



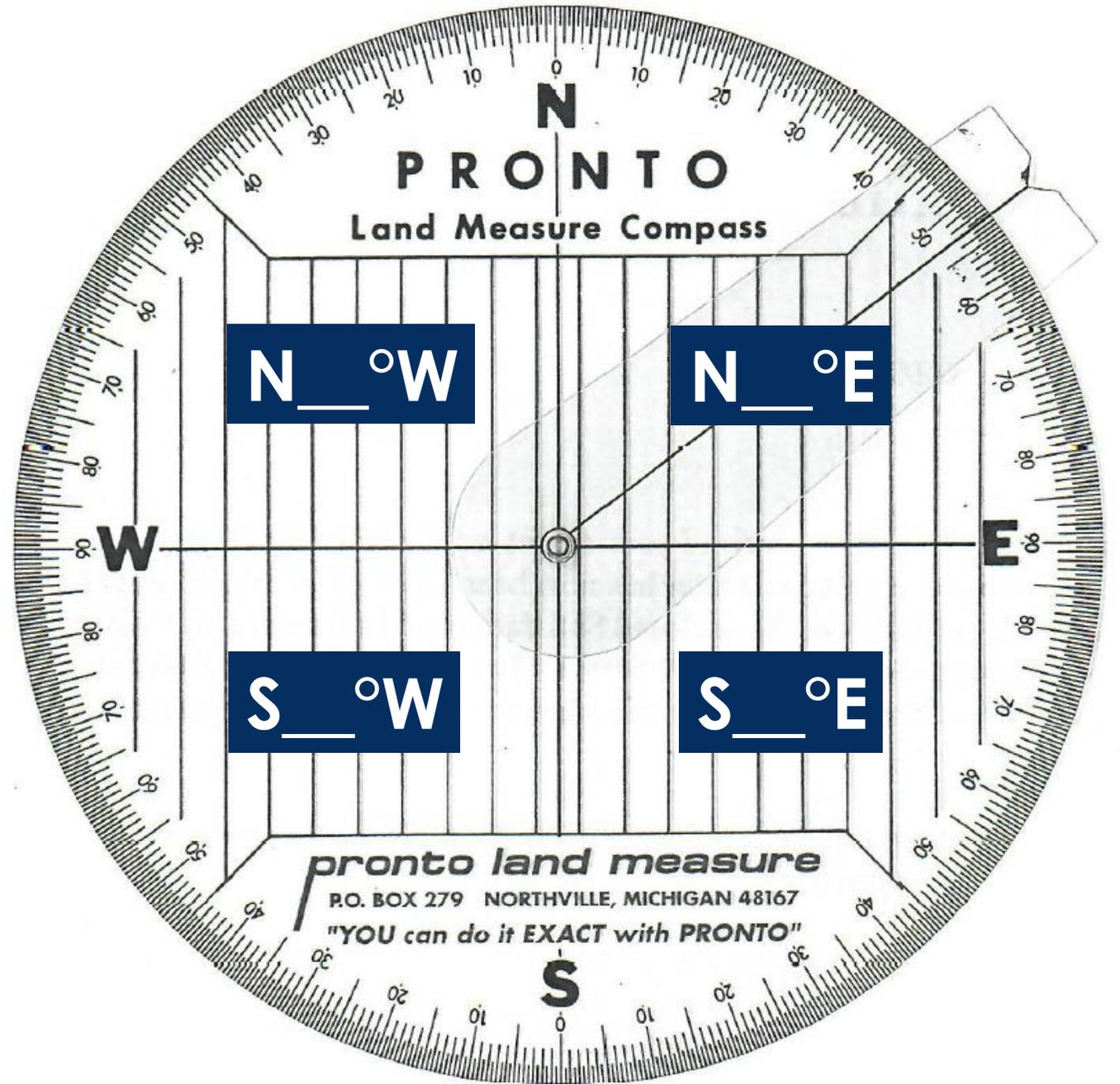
# A CIRCLE BROKEN DOWN INTO SMALLER INCREMENTS

Each degree is divided  
into 60 equal parts called  
*MINUTES*  
Designated symbol = ‘

Each minute is divided  
into 60 equal parts called  
*SECONDS*  
Designated symbol = “

Example:  $S45^{\circ}28'36''E$

The bearing ALWAYS starts with either North or South and goes East (or West).



# DISTANCE

**Sometimes distances in older legal descriptions are given in chains, rods or links**

**1 chain = 66 feet**  
(abbreviated as ch.)

**1 rod = 16.5 feet**  
(abbreviated as rd.)

**1 link = 0.66 feet**  
(abbreviated as lk.)

There are 100 links in a chain



# WHAT DISTANCE?

Inch	Decimal of a Foot
1 inch	0.0833
2 inches	0.167
3 inches	0.250
4 inches	0.333
5 inches	0.417
6 inches	0.500
7 inches	0.583
8 inches	0.667
9 inches	0.750
10 inches	0.833
11 inches	0.917
12 inches	1.000

**Sometimes distances can be as simple as an even footage**

**Modern survey distances are given in feet and tenths/hundredths of a foot**

**Example: 582.33 feet**

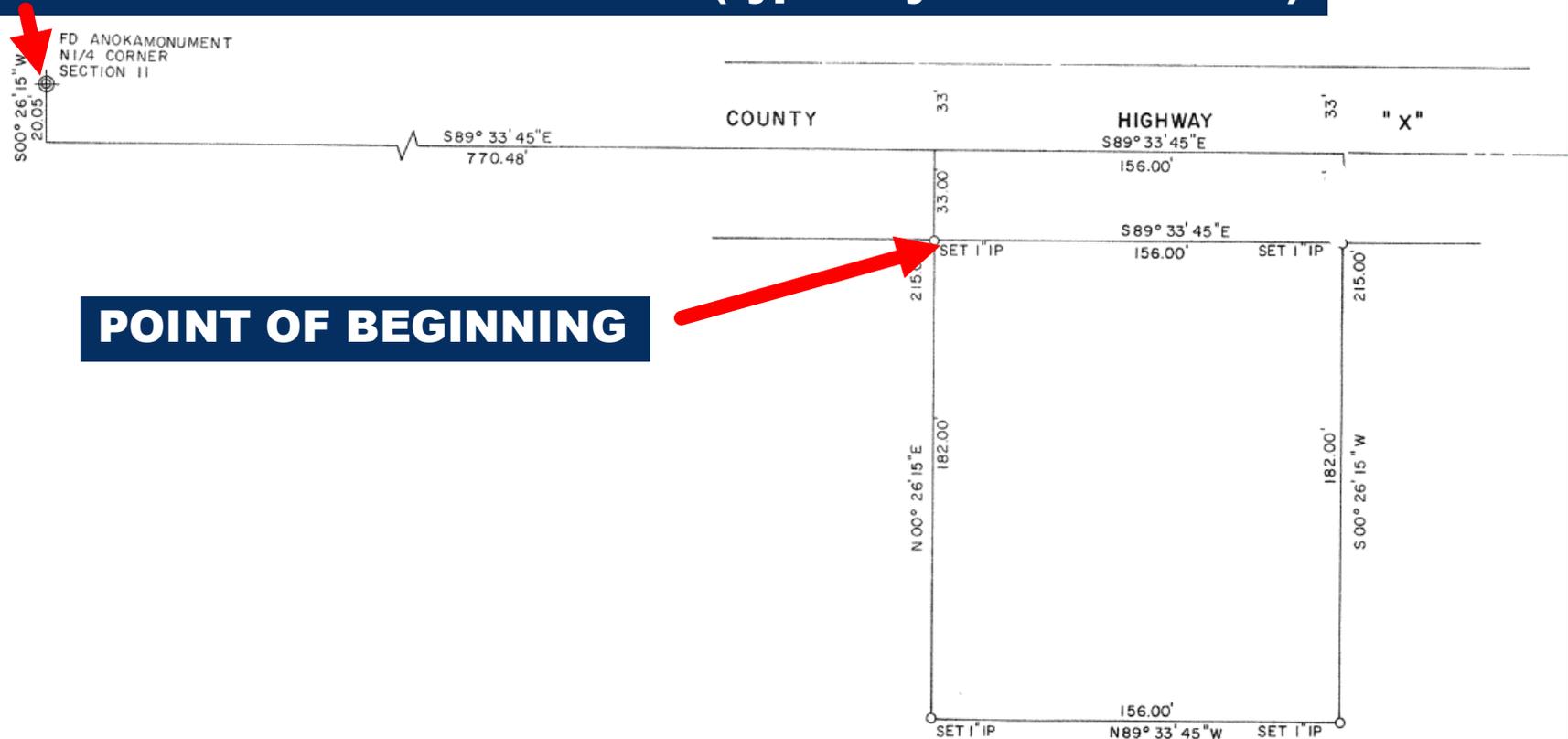
**Example: 234.17 feet**

In a metes and bounds description, trace each course and distance around the boundary from the "point of beginning", which is the point on the property at which the description starts; the "point of commencement" describes how to arrive at the point of beginning.

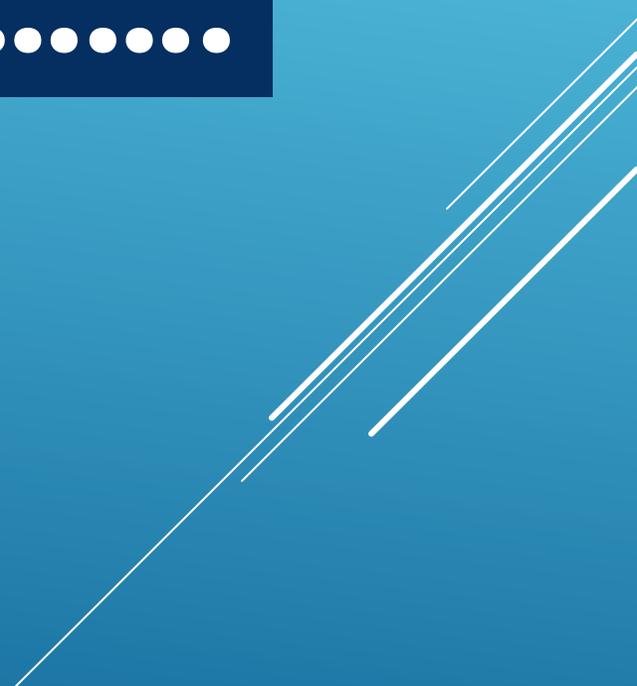
## Point of Commencement vs. Point of Beginning

Typically, the point of commencement is a PLSS corner!

### POINT OF COMMENCEMENT (typically a PLSS corner)



**When things do go wrong.....**



**“Wait, do we have to go by what is written?”**



**“Can’t you just go by what I meant to say?”**

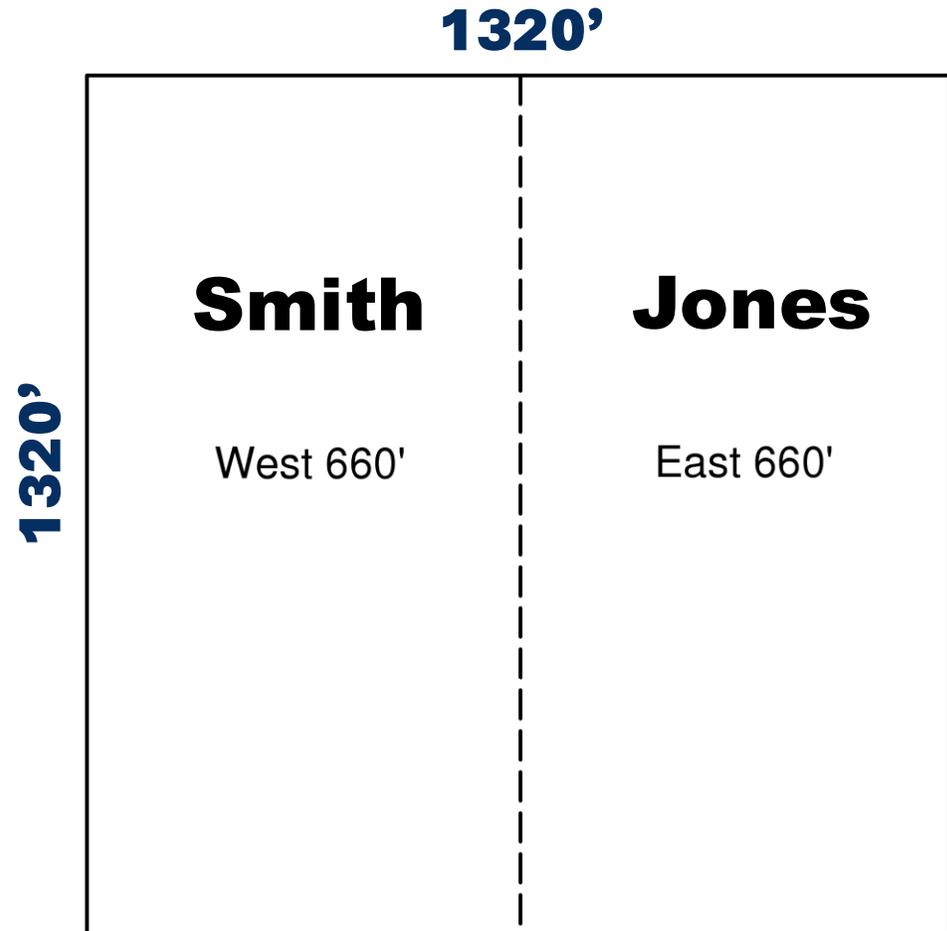


**Jefferson owns a 40  
acre tract of land**

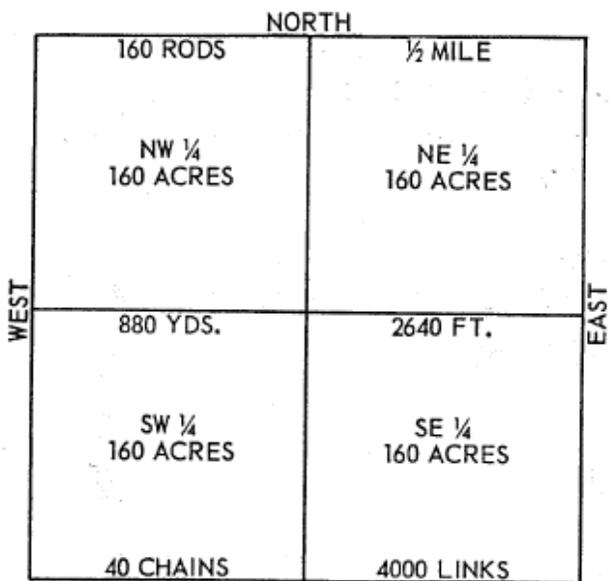
**Sells to Smith the  
West 660 feet.**

**Sells to Jones the  
East 660 feet.**

**Of course, everyone “knows”  
a 40-acre tract of land  
measures 1320’ by 1320’**



# SAMPLE SECTIONS SHOWING RECTANGULAR LAND DESCRIPTIONS, ACREAGES AND DISTANCES



SOUTH  
FIGURE 2

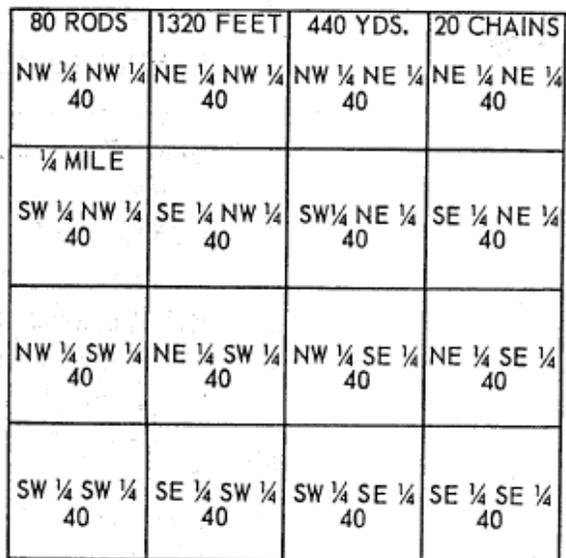


FIGURE 3

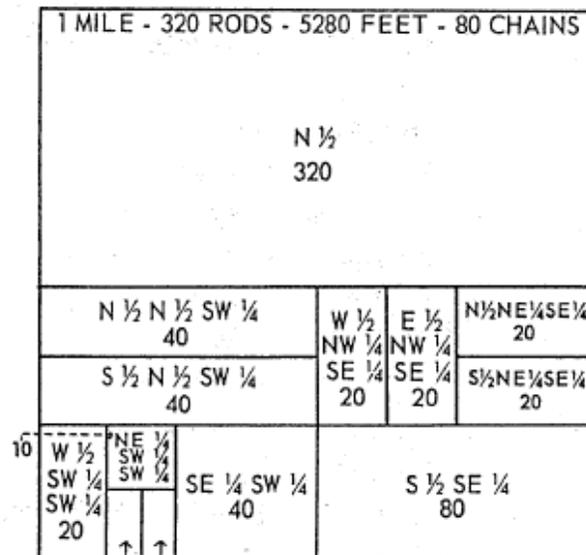


FIGURE 4

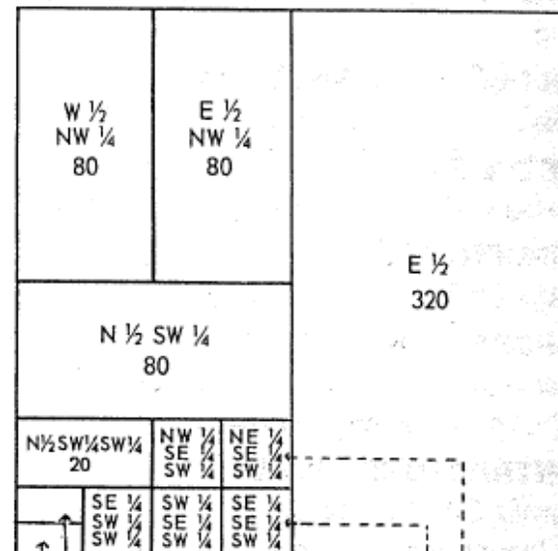


FIGURE 5

## THE BEST WAY TO READ LAND DESCRIPTIONS IS FROM THE REAR OR BACKWARDS.

Descriptions of land always read FIRST from either the North or the South. In figures 2, 3, 4 and 5, notice that they all start with N (north), S (south), such as NW, SE, etc. They are never WN (west north), ES (east south) etc.

**IMPORTANT:** It is comparatively simple for anyone to understand a description, that is, determine where a tract of land is located, from even a long description. The **SECRET** is to read or analyze the description from the rear or backwards.

**EXAMPLE:** Under figure 4, the first description reads E $\frac{1}{2}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ . The last part of the description reads SW $\frac{1}{4}$ , which means that the tract of land we are looking for is somewhere in that quarter (as shown in figure 2). Next back we find SW $\frac{1}{4}$ , which means the tract we are after is somewhere in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  (as shown in Figure 3). Next back, we find the SE $\frac{1}{4}$ , which means that the tract is in the SE $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  (as shown in figure 5). Next back and our last part to look up, is the E $\frac{1}{2}$  of the above, which is the location of the tract described by the whole description (as shown in figure 4).

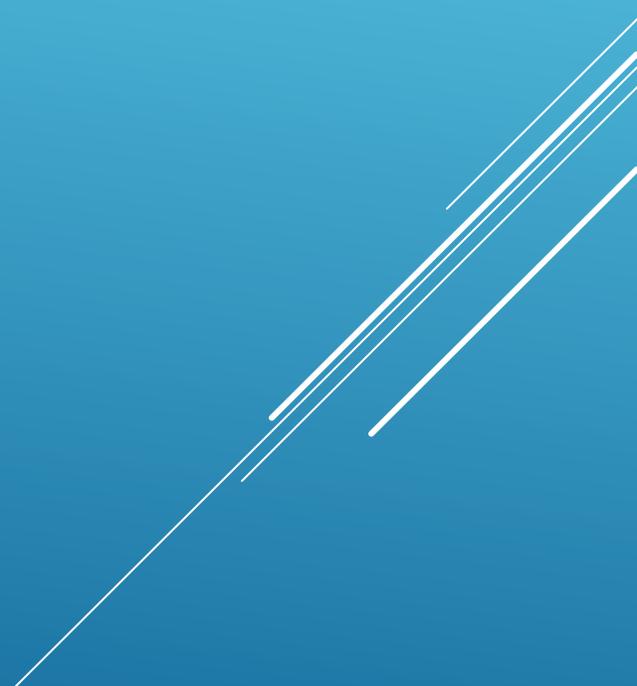


$$1320' \div 2 = 660'$$

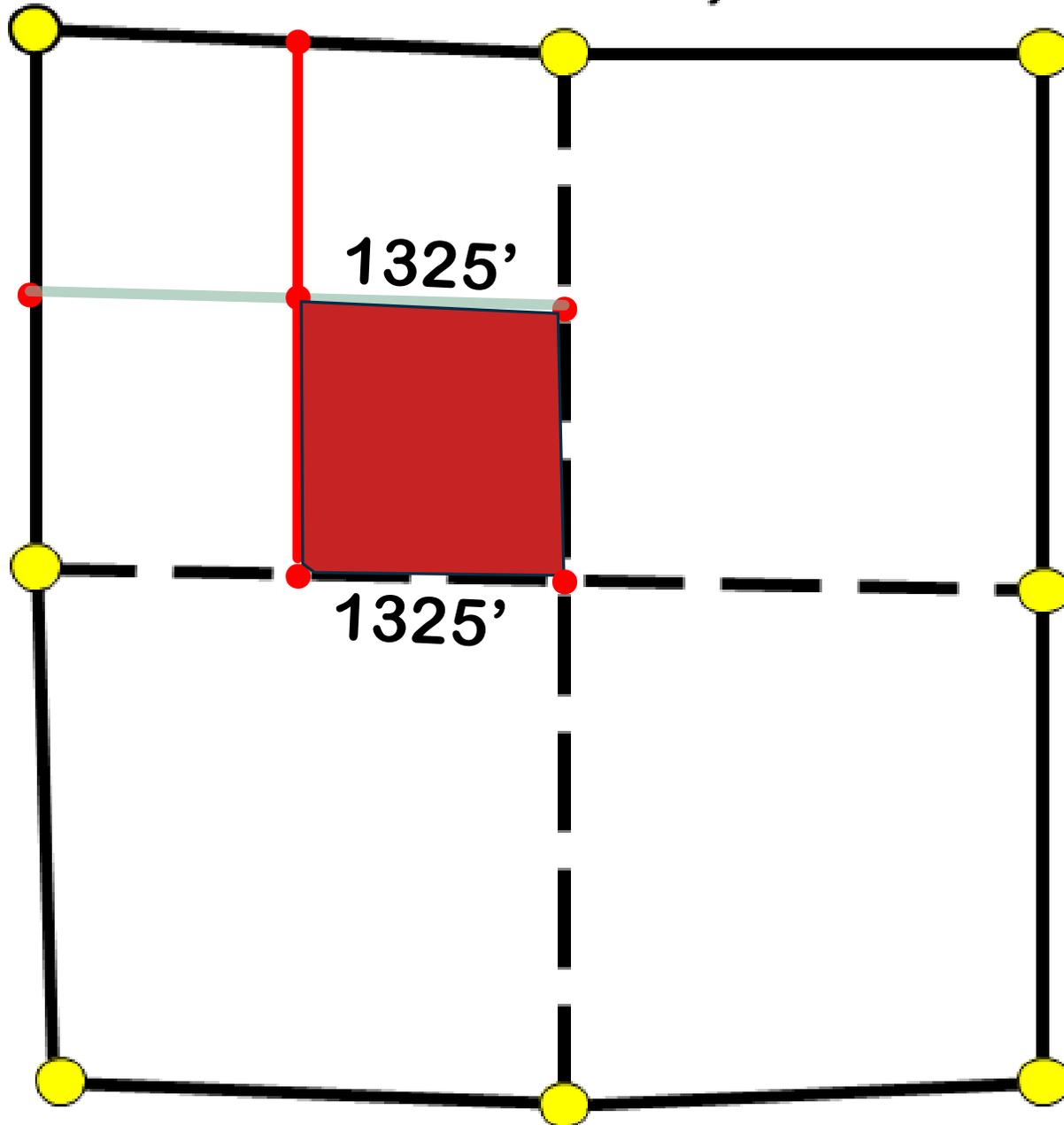
80 RODS	1320 FEET	440 YDS.	20 CHAINS
NW $\frac{1}{4}$ NW $\frac{1}{4}$ 40	NE $\frac{1}{4}$ NW $\frac{1}{4}$ 40	NW $\frac{1}{4}$ NE $\frac{1}{4}$ 40	NE $\frac{1}{4}$ NE $\frac{1}{4}$ 40
$\frac{1}{4}$ MILE			
SW $\frac{1}{4}$ NW $\frac{1}{4}$ 40	SE $\frac{1}{4}$ NW $\frac{1}{4}$ 40	SW $\frac{1}{4}$ NE $\frac{1}{4}$ 40	SE $\frac{1}{4}$ NE $\frac{1}{4}$ 40
NW $\frac{1}{4}$ SW $\frac{1}{4}$ 40	NE $\frac{1}{4}$ SW $\frac{1}{4}$ 40	NW $\frac{1}{4}$ SE $\frac{1}{4}$ 40	NE $\frac{1}{4}$ SE $\frac{1}{4}$ 40
SW $\frac{1}{4}$ SW $\frac{1}{4}$ 40	SE $\frac{1}{4}$ SW $\frac{1}{4}$ 40	SW $\frac{1}{4}$ SE $\frac{1}{4}$ 40	SE $\frac{1}{4}$ SE $\frac{1}{4}$ 40

FIGURE 3

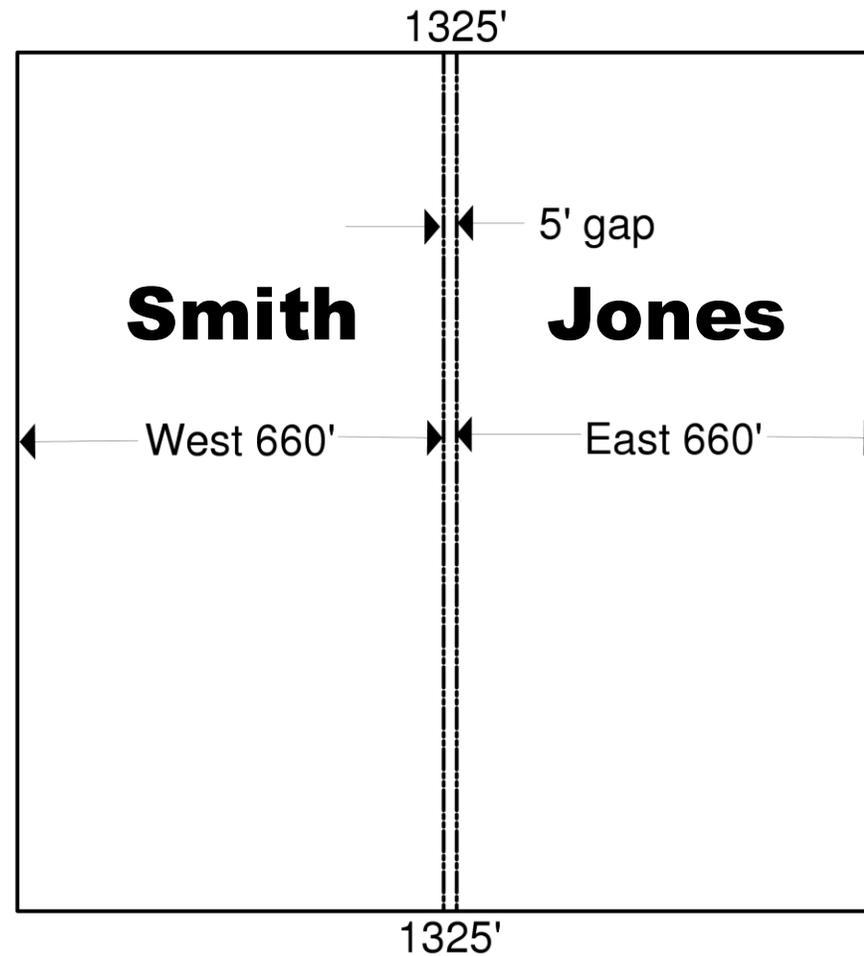
**But what if.....**



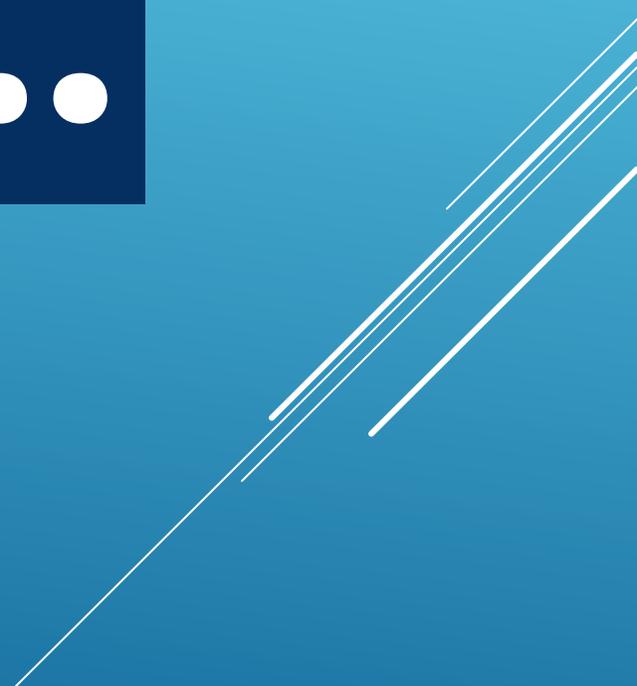
# *The Reality*



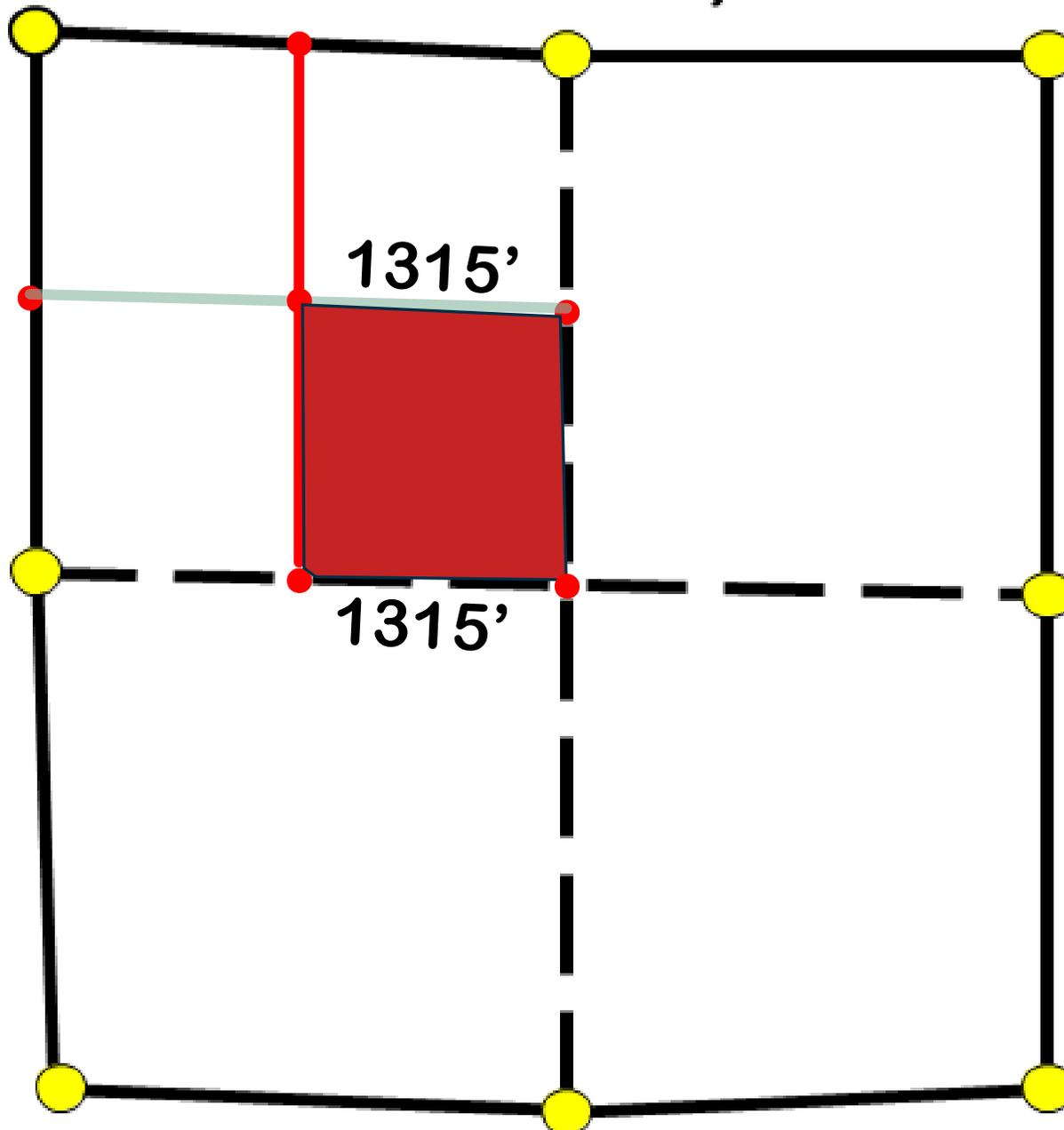
**A survey shows that the “40”  
is 1325 feet wide  
leaving a 5-foot gap still  
technically  
owned by Jefferson**



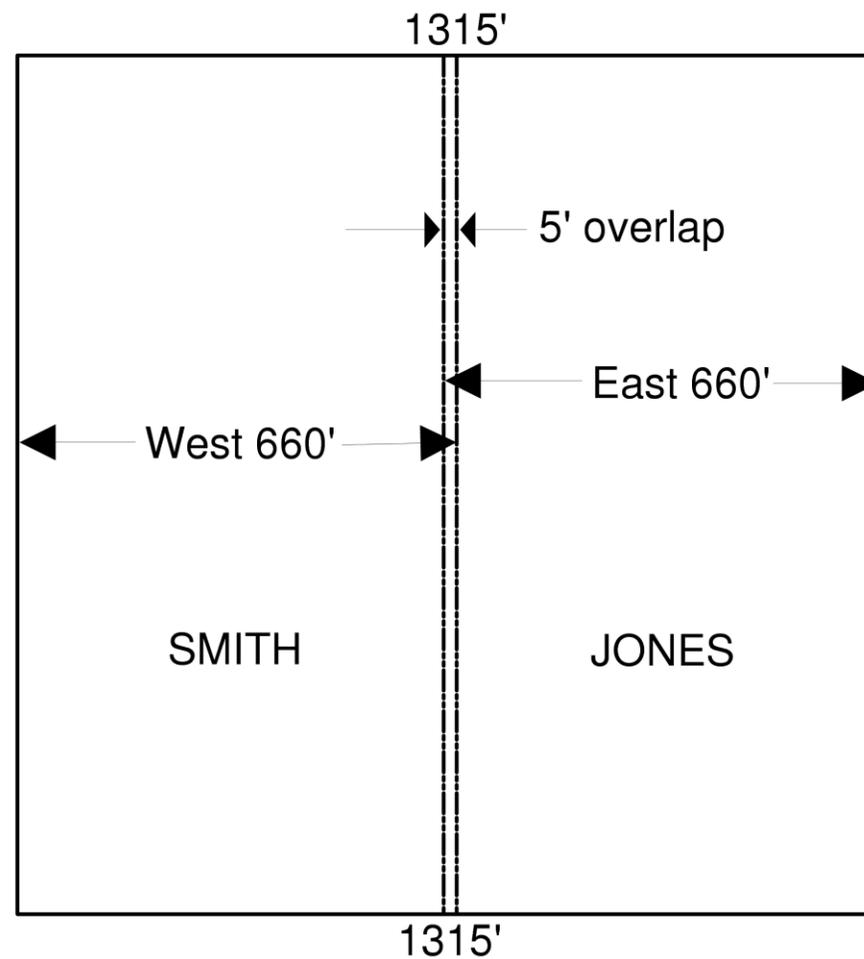
**or what if.....**



# *The Reality*



**A survey shows  
that the “40”  
is actually 1315  
feet wide  
creating a 5 foot  
overlap.**



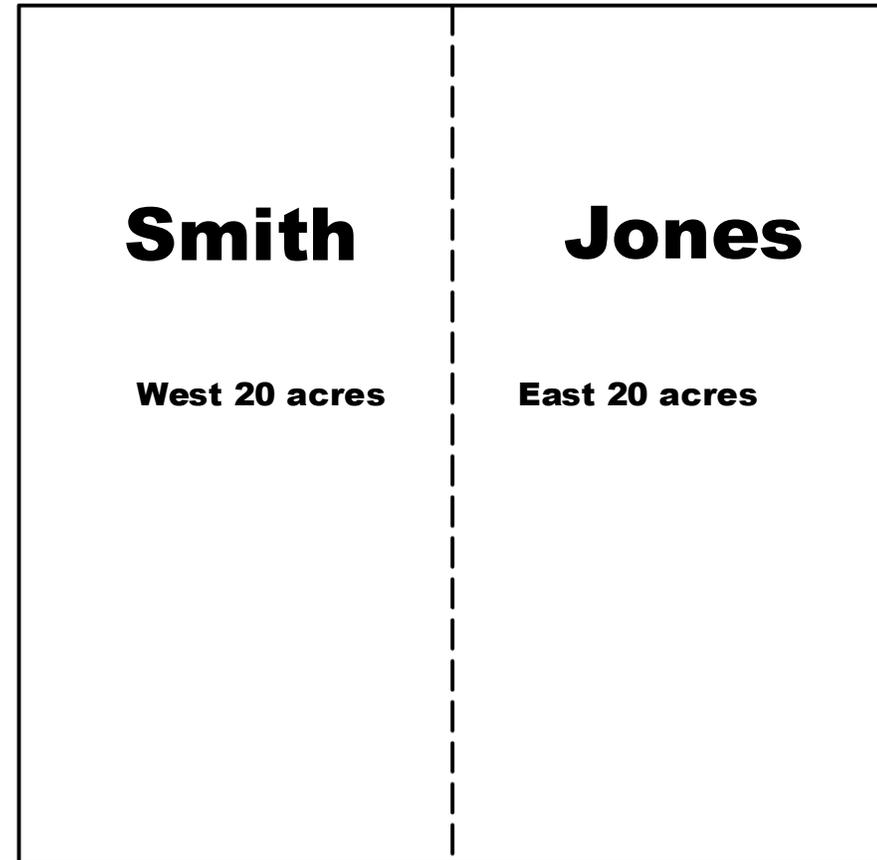


**Jefferson owns a 40  
acre tract of land**

**Sells to Smith the  
West 20 acres.**

**Sells to Jones the  
East 20 acres.**

**Of course, everyone “knows”  
a 40-acre tract of land  
contains 40 acres**





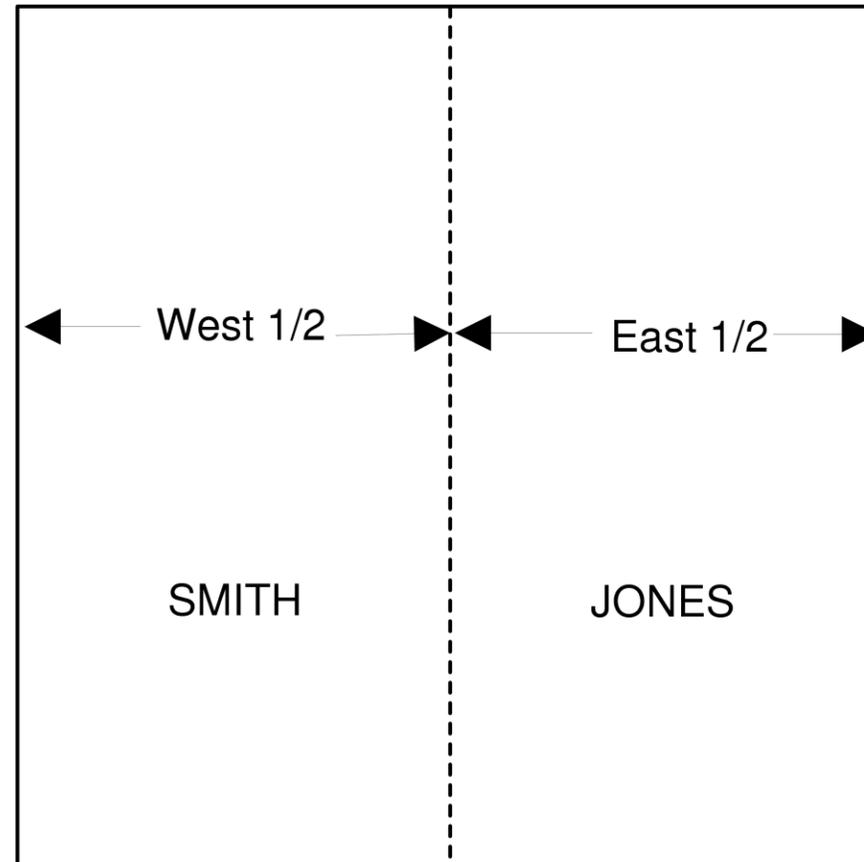
**40 acres ÷ 2  
= 20 acres**

80 RODS NW $\frac{1}{4}$ NW $\frac{1}{4}$ 40	1320 FEET NE $\frac{1}{4}$ NW $\frac{1}{4}$ 40	440 YDS. NW $\frac{1}{4}$ NE $\frac{1}{4}$ 40	20 CHAINS NE $\frac{1}{4}$ NE $\frac{1}{4}$ 40
$\frac{1}{4}$ MILE SW $\frac{1}{4}$ NW $\frac{1}{4}$ 40	SE $\frac{1}{4}$ NW $\frac{1}{4}$ 40	SW $\frac{1}{4}$ NE $\frac{1}{4}$ 40	SE $\frac{1}{4}$ NE $\frac{1}{4}$ 40
NW $\frac{1}{4}$ SW $\frac{1}{4}$ 40	NE $\frac{1}{4}$ SW $\frac{1}{4}$ 40	NW $\frac{1}{4}$ SE $\frac{1}{4}$ 40	NE $\frac{1}{4}$ SE $\frac{1}{4}$ 40
SW $\frac{1}{4}$ SW $\frac{1}{4}$ 40	SE $\frac{1}{4}$ SW $\frac{1}{4}$ 40	SW $\frac{1}{4}$ SE $\frac{1}{4}$ 40	SE $\frac{1}{4}$ SE $\frac{1}{4}$ 40

FIGURE 3

**A better way to describe the two parcels:**

**Deed the West 1/2 to Smith and the East 1/2 to Jones thereby eliminating any potential gap or overlap.**

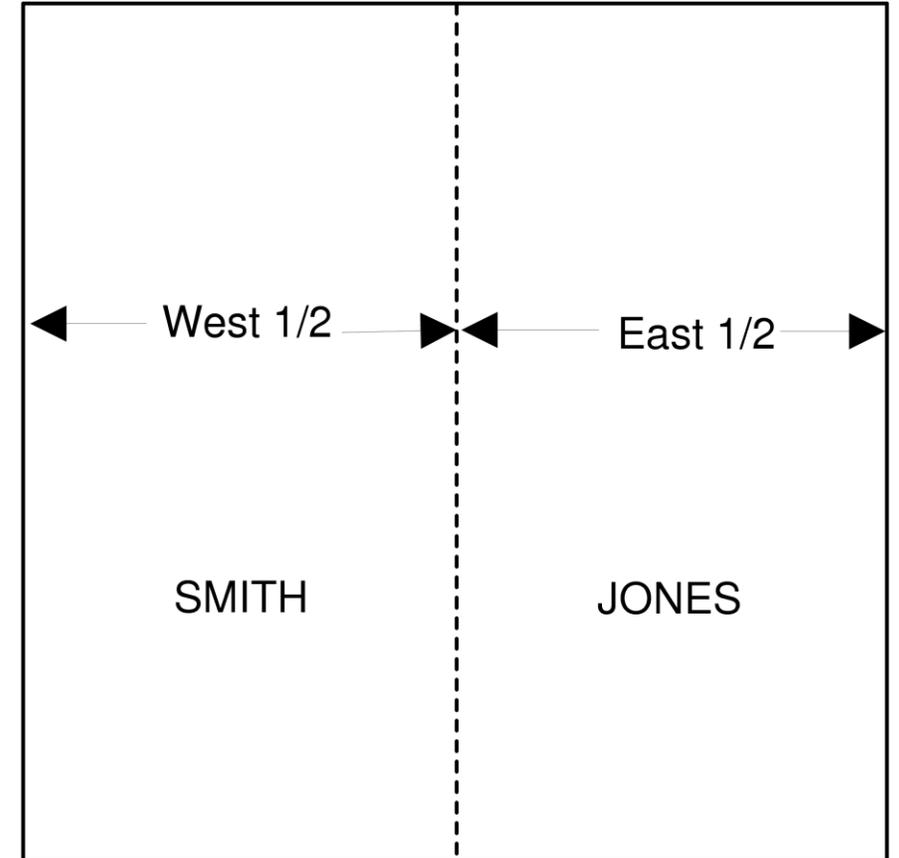


# The very best way to describe the two parcels:

**Have a Professional Land Surveyor  
survey both parcels,  
monument the corners and  
draft a map.**

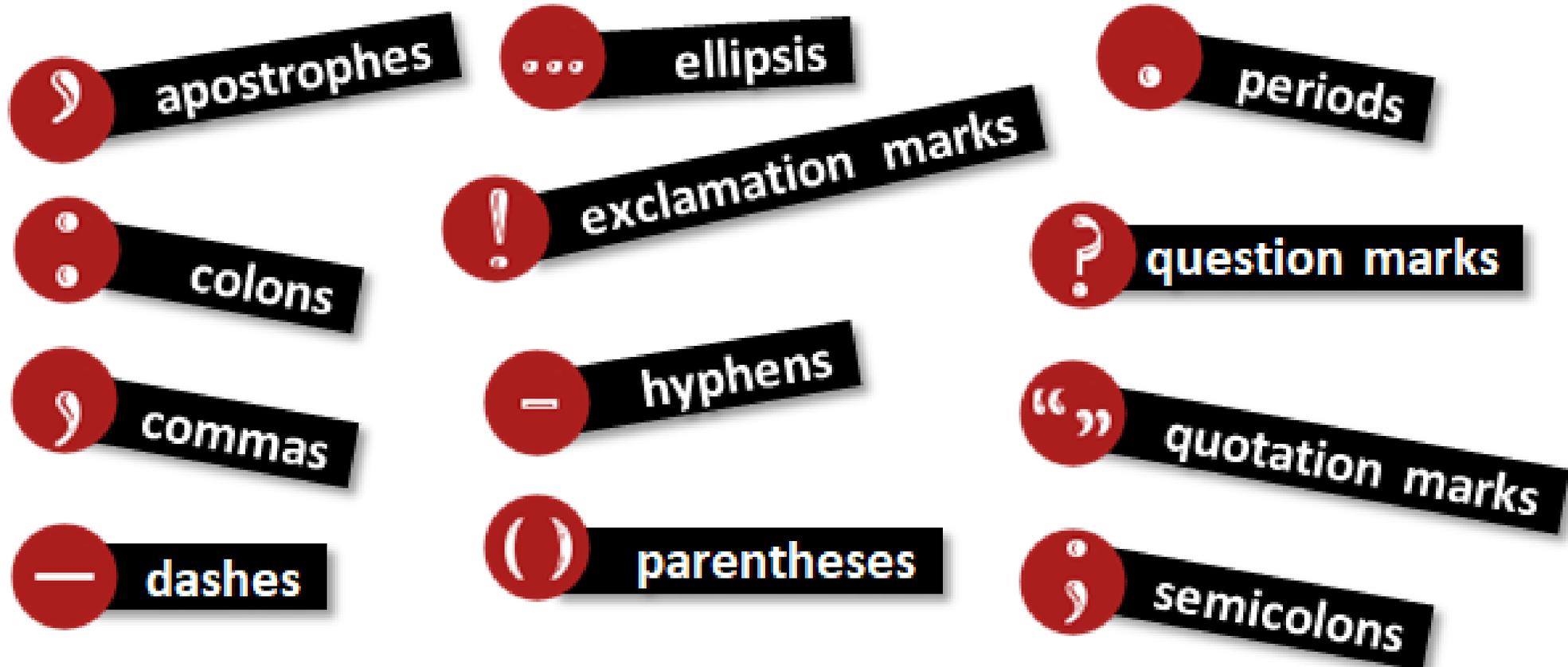
## **BENEFITS OF HAVING A SURVEY COMPLETED**

- **Exact acreages**
- **Markers in the ground for year to come**
- **The property is more marketable in the future**



# How a missing semicolon can create a title problem.

## Punctuation



**Brannick Beatse  
Monroe County  
Real Property Lister**

The South one-half of the Southwest Quarter (S1/2 of SW1/4);

The Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4);

The Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4);

The Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) lying West of the Town Road,

All in Section Thirty-five (35), Township Seventeen (17) North, Range One (1) East, Monroe County, Wisconsin.

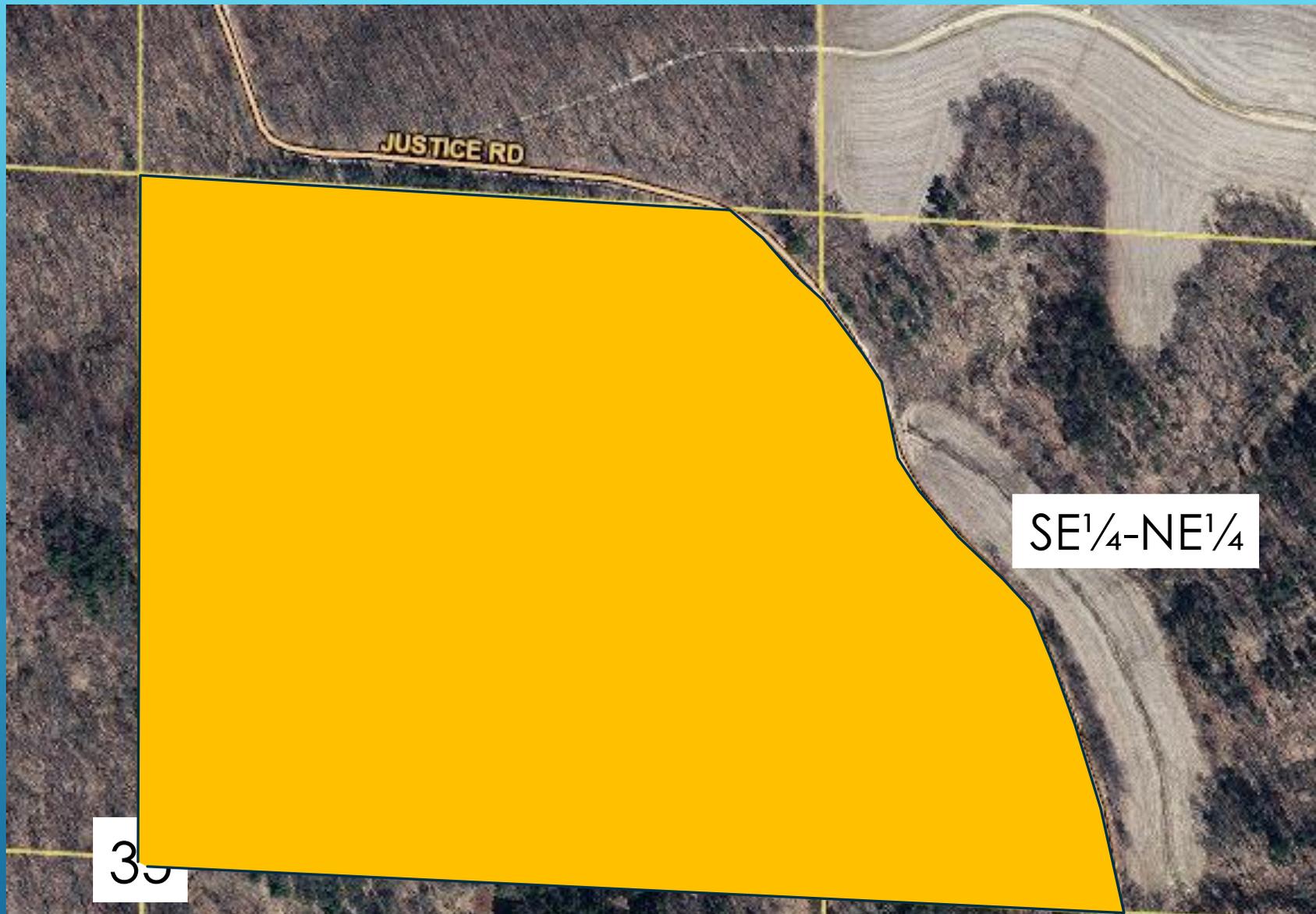
The Fractional North One-half of the Southwest Quarter (Fr. N1/2 of SW1/4);

The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4);

All in Section Two (2), Township Sixteen (16) North, Range One (1) East, Monroe County, Wisconsin.



The Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) lying West of the Town Road,



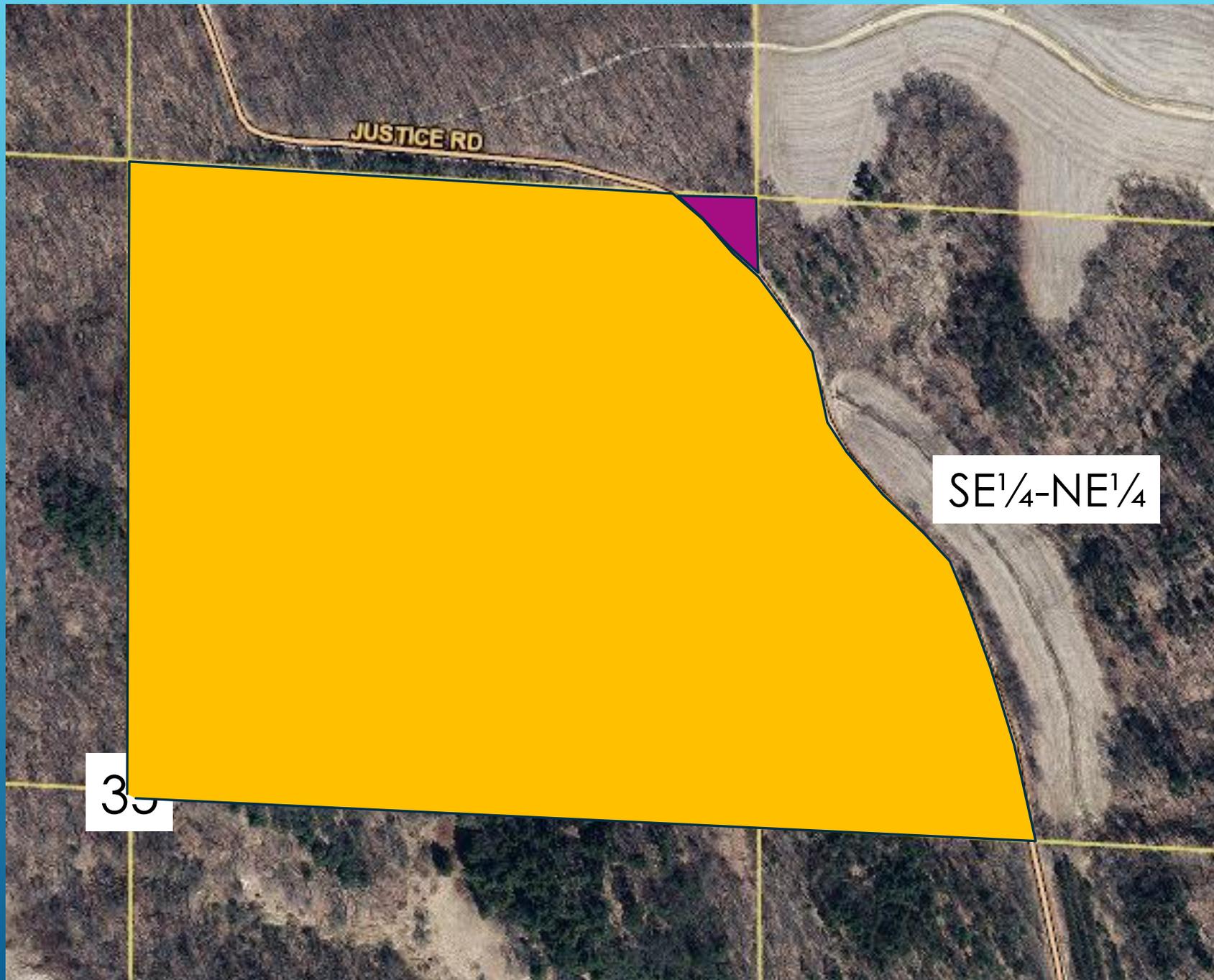
The Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) lying West of the Town Road,

# Brannick says:

According to previous deeds and mapping the “lying West of the Town Road” in the highlighted section should only apply to the SE-NE (parcels 030-00882-0000 & 030-00884-0000).

In previous deeds the two quarter quarters were separated with a semicolon (and nothing was on separate lines).

I thought this was a good example of formatting and punctuation making a big difference in a description.



JUSTICE RD

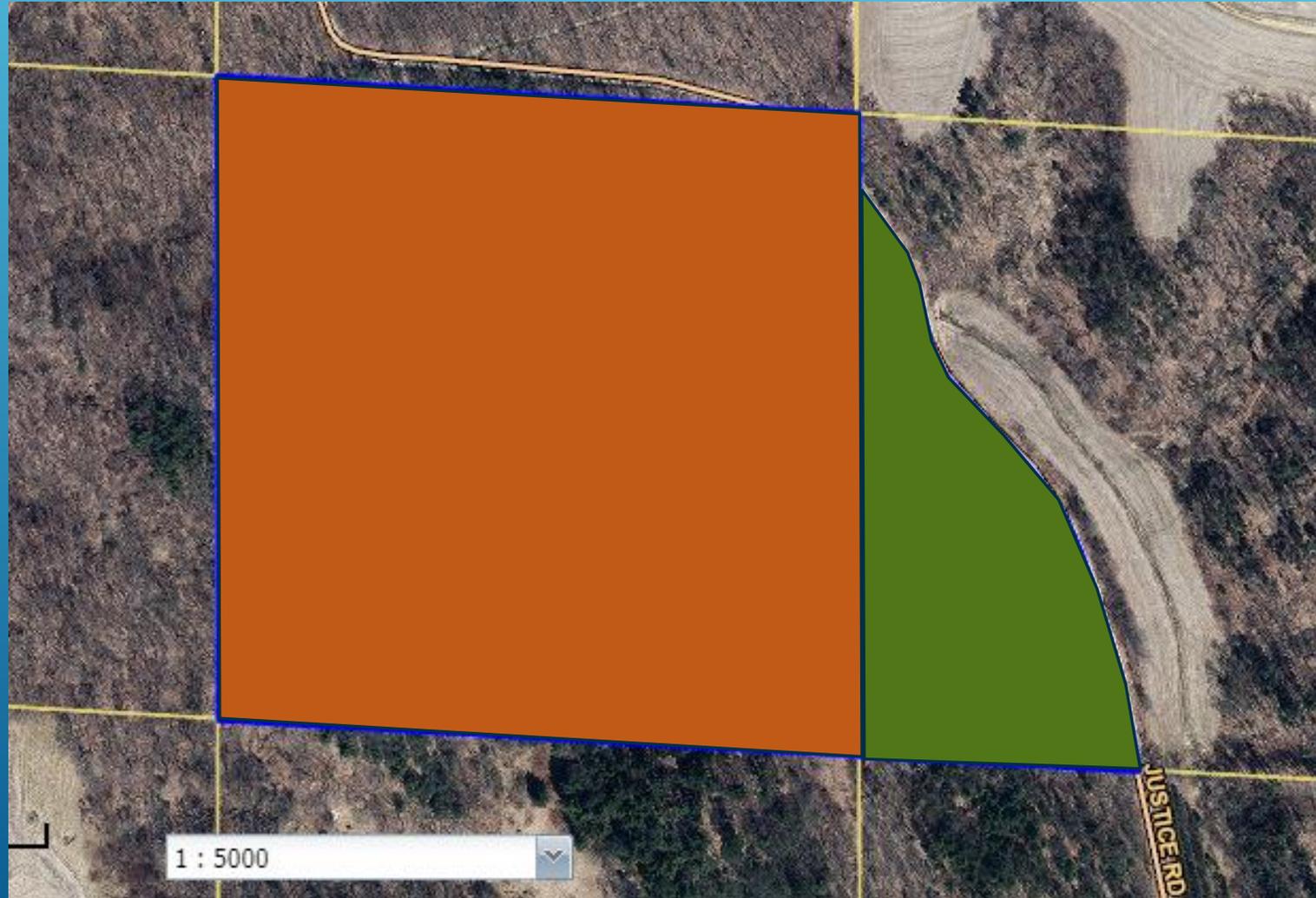
SE 1/4-NE 1/4

33



A better way to have said this is with punctuation:

The SW<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub>; the SE<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub> lying West of the Town Road.



SW<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub>

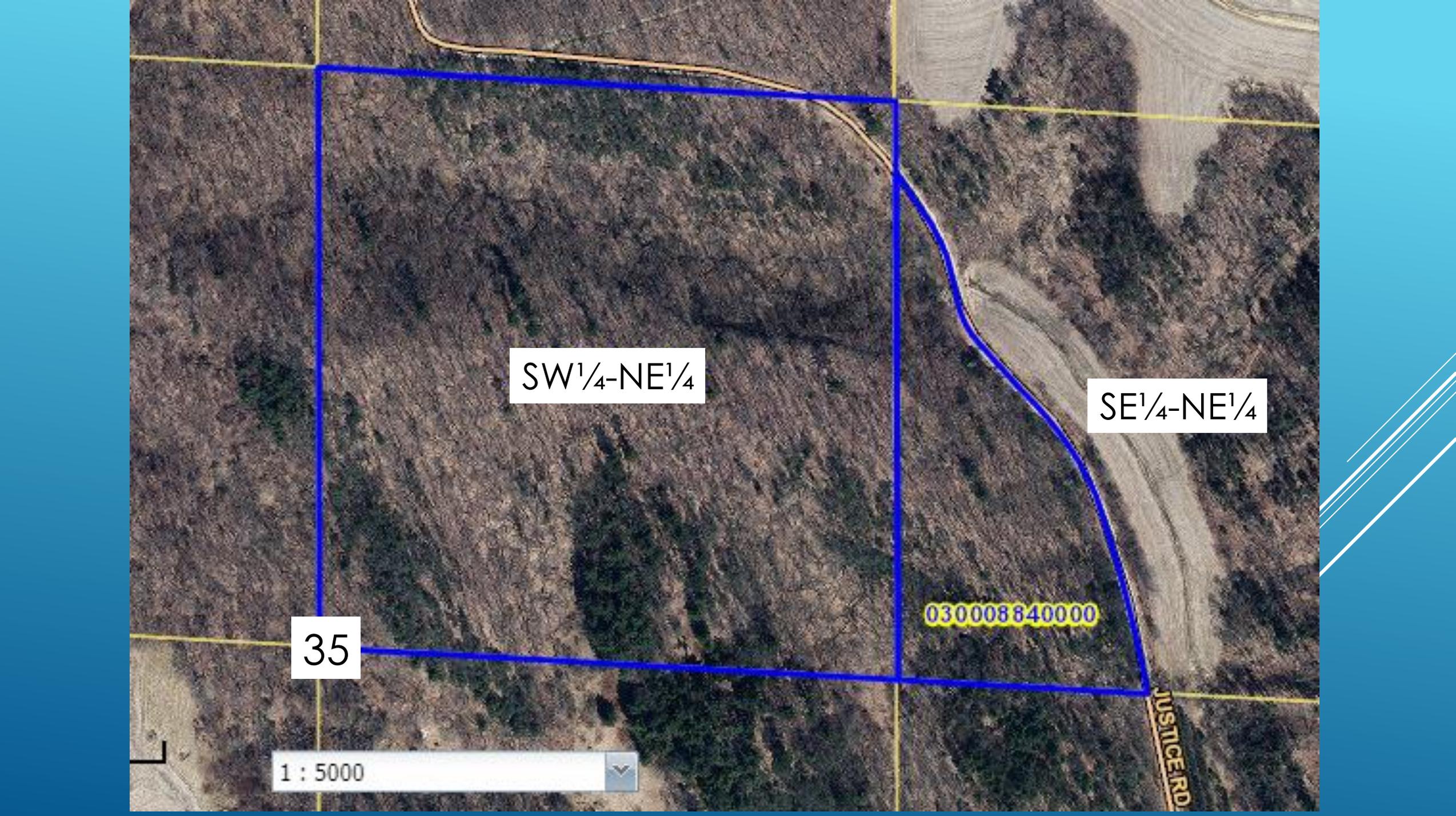
SE<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub>

35

030008840000

1 : 5000

JUSTICE RD

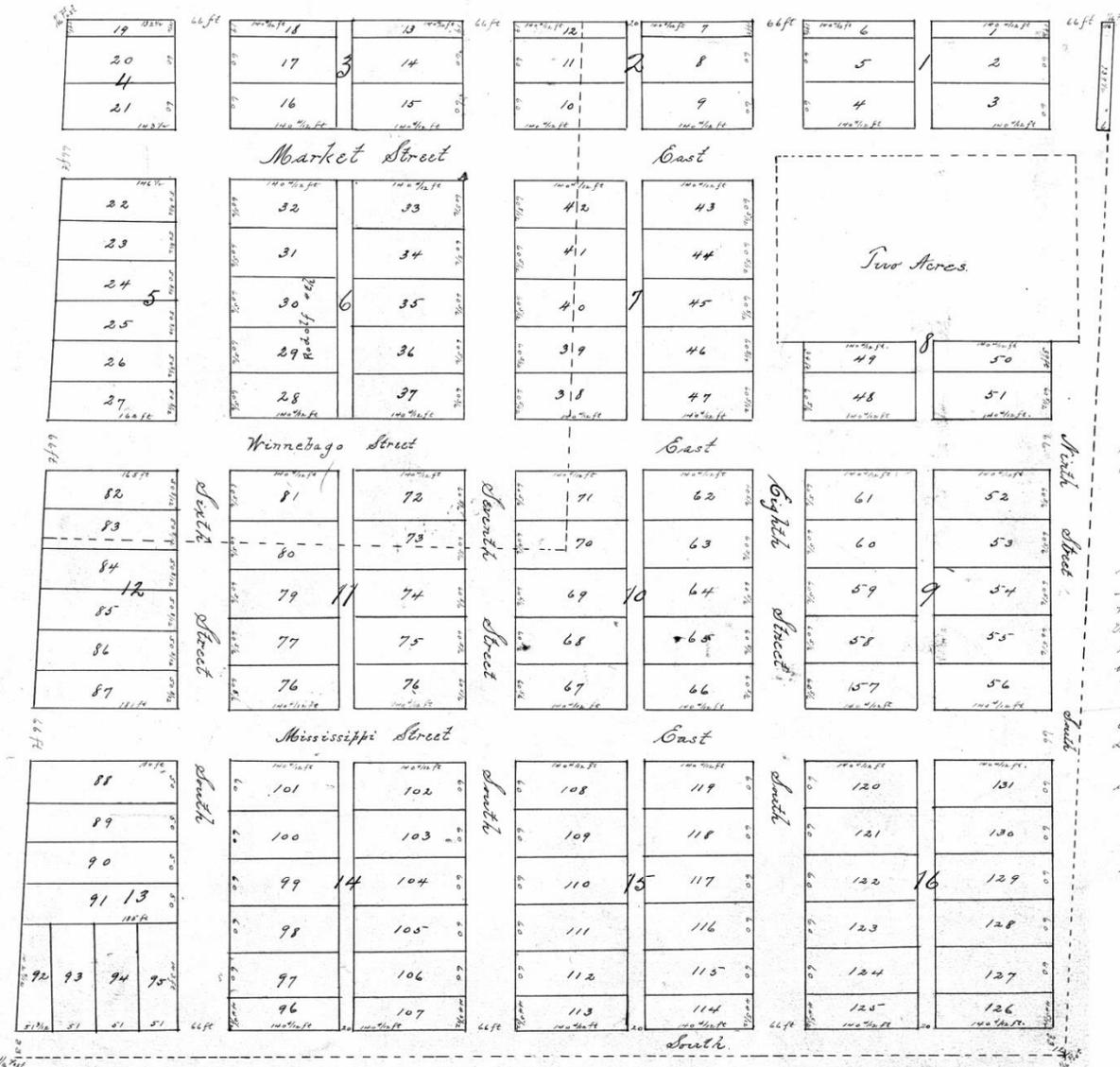


*“Hey, Bryan. What if there is a problem with the recorded information already on file from years ago?”*

# LORD & RODOLF'S ADDITION

TO THE VILLAGE OF LA CROSSE

1855



November 20th A.D. 1855  
 In Green County, Wisconsin I hereby certify that I did survey the above entitled Plat Addition to La Crosse, the same being the North West quarter of the South West quarter of Section No. 7, Twp. 36 N. R. 10 W. of the 4th principal Meridian and the within Plat is a true copy of the work as done by me.

John A. Walker  
 Surveyor  
 The stone from whence future surveys are to be made is placed at the corner of Block 6 marked 'A'.  
 Plans and lots are given at one 8' on East

State of Wisconsin  
 (Green County, ss) Be it remembered that on this 21st day of July A.D. 1855 personally came before me Cyrus T. Lord, Notary Public, Henry H. Rodolf and Edwin Smith and acknowledged the foregoing and Platting of Lord and Rodolf Addition to the Village of La Crosse and the offering for record of the same to be their free act for the purpose as prescribed by law.

John A. Walker  
 Notary Public for Wisconsin  
 I certify that this Plat with the partitions herein written was recorded in this office July 27th 1855 at 5 o'clock P.M.

Scale 100 feet to an inch

131 Lot subdivision

November 10<sup>th</sup> A. D. 1855  
La Crosse County, Wisconsin } I hereby certify that I did  
survey the above entitled Plat  
Addition to La Crosse, the same being the North West quarter  
of the South West quarter of Section No. Five of  
Township No. Fifteen North of Range No. 7 West of the  
4<sup>th</sup> principal Meridian and the within Plat is a true copy  
of the work as done by me.

Wm. Hood  
Surveyor

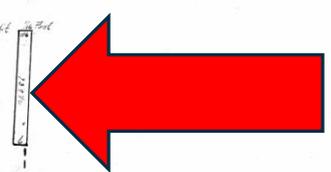
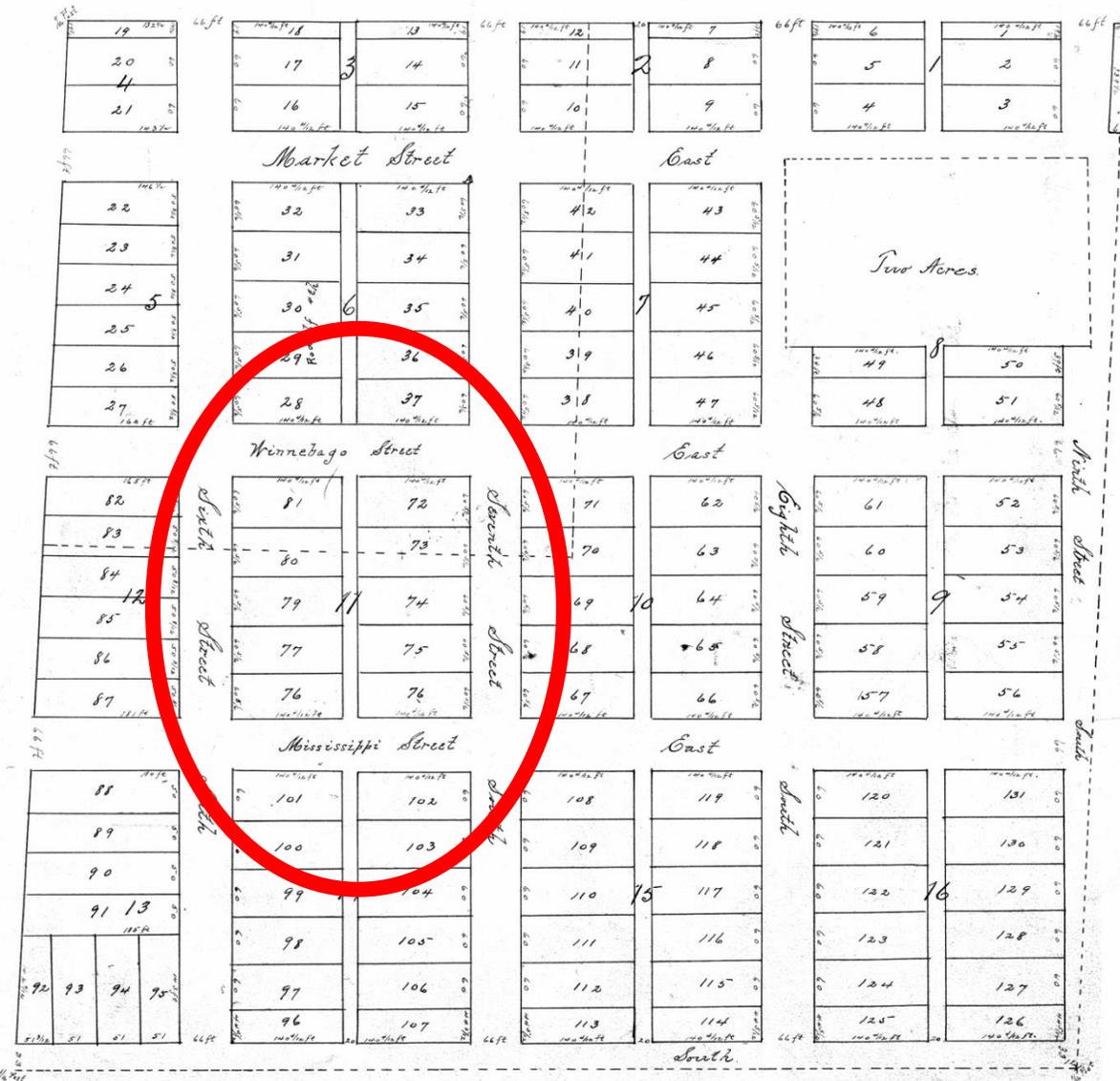
**November 10<sup>th</sup> A. D. 1855  
La Crosse County, Wisconsin**

**I hereby certify that I did survey the above-entitled Plat Addition to La Crosse, the same being the North West quarter of the South West Quarter of Section No. Five of Township No. Fifteen North of Range No. 7 West of the 4<sup>th</sup> principal Meridian and the within Plat is a true Copy of the of the work as done by me.**

**Wm. Hood  
Surveyor**

# LORD & RODOLF'S ADDITION

TO THE VILLAGE OF LA CROSSE



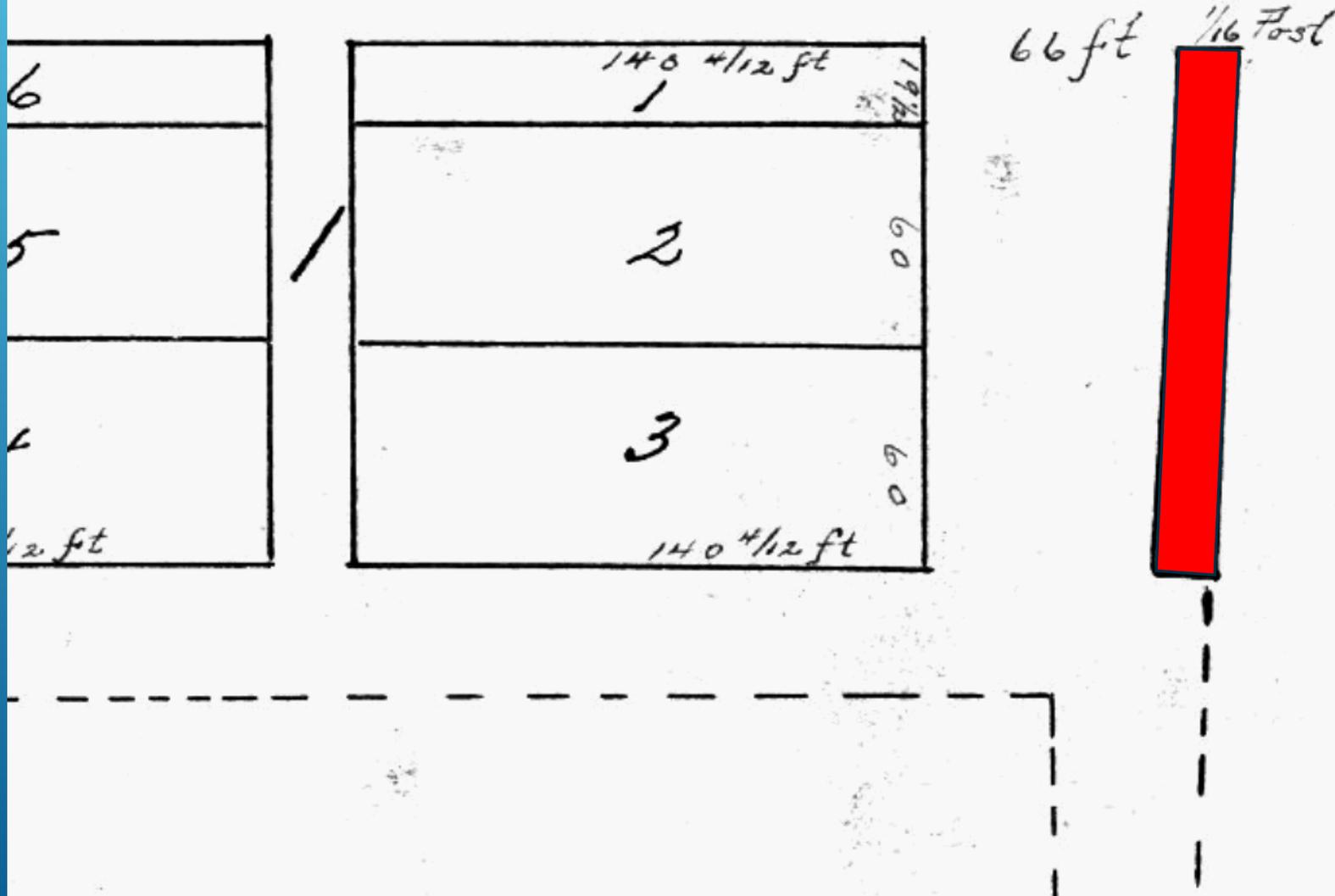
November 20th A.D. 1855  
 La Crosse County, Wisconsin  
 I hereby certify that I did survey the above entitled Plat Addition to La Crosse, the same being the North West quarter of the South West quarter of Section No. 7, Twp. 36 N. of Range No. 7 West of the 4th principal Meridian and the within Plat is a true copy of the work as done by me.  
 J. Walker  
 Surveyor  
 The stone from whence future surveys are to be made is placed at the corner of Block 6 marked 'A'.  
 Lots and lots are given at one 8' wide each.

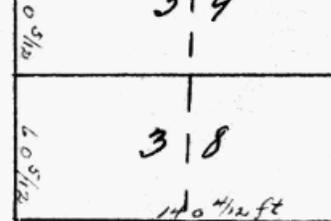
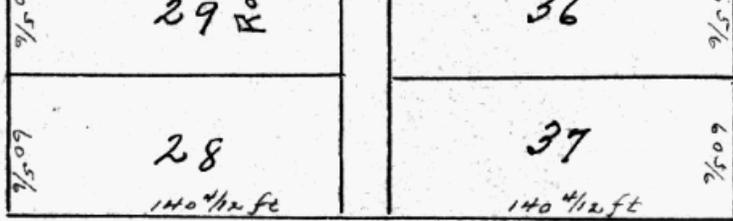
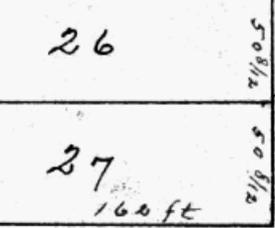
State of Wisconsin  
 La Crosse County, ss.  
 Be it remembered that on this 21st day of July A.D. 1855 personally came before me Cyrus T. Lord, Notary Public, Henry H. Rodolf and Edwin Smith and acknowledged the foregoing and Platting of Lord and Rodolf Addition to the Village of La Crosse and the offering for record of the same to be their free act for the purpose as prescribed by law.  
 John A. Walker  
 Notary Public for Wisconsin

Office of Register of Deeds,  
 La Crosse County, Wis.  
 I certify that this Plat with the partitions herein written was recorded in this office July 27th 1855 at 5 o'clock P.M.  
 John A. Walker  
 Register

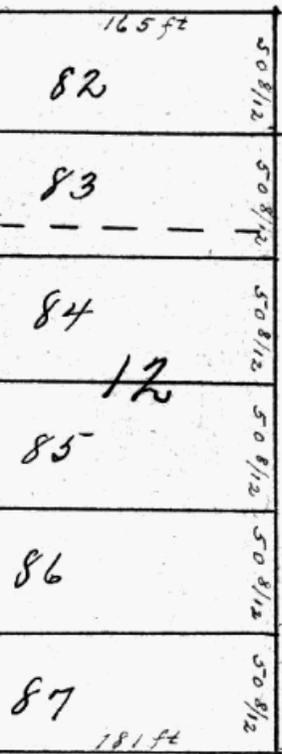
Scale 100 feet to an inch

This parcel has no designation. How do we tract it?

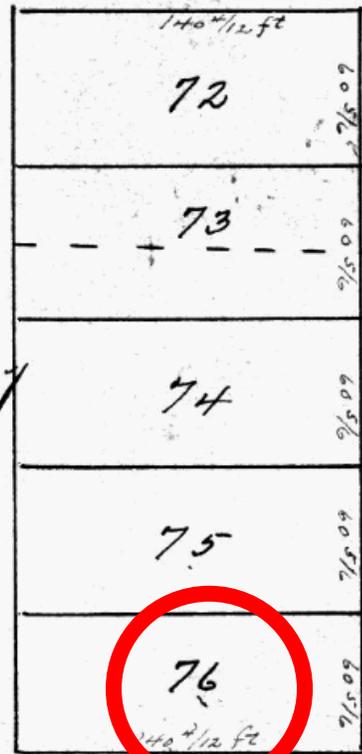
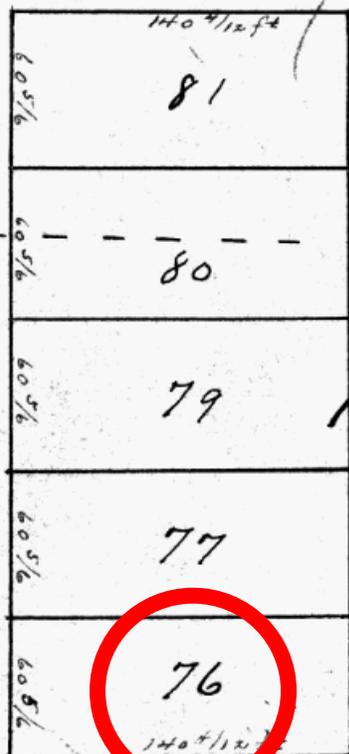




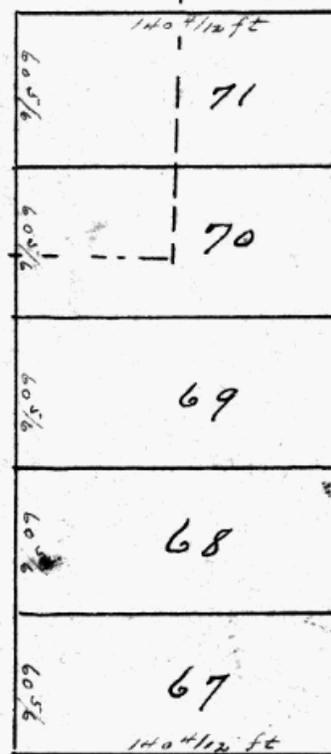
Winnepago Street



Sixth Street

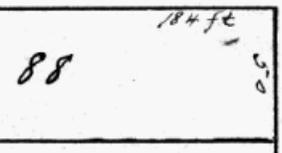


Seventh Street

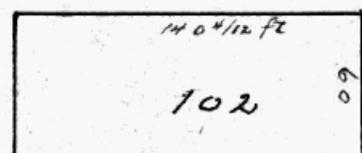
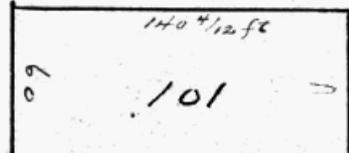


Street

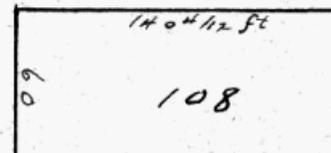
Mississippi Street



Seventh Street



Street



There is a problem with the Lot numbering in Block 11.

**Register of Deeds, County Surveyor  
and Corporation Counsel  
working together**

Decorative white lines consisting of several parallel lines of varying lengths, extending from the bottom right towards the center of the page.

Search Site

Winter in Wisconsin



## Wisconsin Register of Deeds Association

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Vital Records

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Other forms can be found through the links listing on [bottom of this page](#).

#### Correction Instrument

PDF

Correction Instrument Instructions

#### Farm Name

PDF

Word

#### Firm Name

PDF

Word



[Blank area for Document Number]

Document Number

State Bar of Wisconsin Form 00-2011  
**CORRECTION INSTRUMENT**

Under Wis. Stat. § 706.085

Document Name

[Large blank area for Recording Area]

Recording Area

**Undersigned** hereby states that a certain document (“conveyance”) titled as \_\_\_\_\_ (type of document), and executed between \_\_\_\_\_, Grantor, and \_\_\_\_\_, Grantee, was recorded in \_\_\_\_\_ County, Wisconsin, on \_\_\_\_\_, \_\_\_\_\_, in volume \_\_\_\_\_, page \_\_\_\_\_, as document number \_\_\_\_\_, and contained the following error:

[Blank area for error description]

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

[Blank area for correction details]

Name and Return Address  
[Blank area for name and return address]

# AFFIDAVIT OF CORRECTION

I, Bryan H. Meyer, do hereby state:

- 1) That I serve as the County Surveyor for La Crosse County, Wisconsin.
- 2) That there is a plat called Lord and Rodolf's Addition recorded at Vol. 1, Page 10 at document number Plat1-Pg10 in the La Crosse County Register of Deeds Office.
- 3) That said plat shows an obvious error in the numbering sequence of the lots within Block 11 (see Figure 1).
- 4) That the lot located in the Southwest corner of said Block 11 is incorrectly labeled "76".
- 5) That the lot located in the Southwest corner of said Block 11 should be corrected to be labeled "77".
- 6) That the lot immediately North of the lot in the Southwest corner of said Block 11 is incorrectly labeled "77".
- 7) That the Lot immediately North of the lot in the Southwest corner of said Block 11 should be corrected to be labeled "78".
- 8) That the small parcel in the Northeast corner of said plat (see Figure 2) depicted on the plat as being bounded on the North and East sides by the North and East lines of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 5, T15N, R7W, bounded on the West by the East line of Ninth Street South and on the South by the North Line of Market Street East, has no lot number label.
- 9) That said small parcel should have a lot number label of 132.
- 10) That I make this affidavit for the purpose of correcting these inconsistencies and these inconsistencies only.

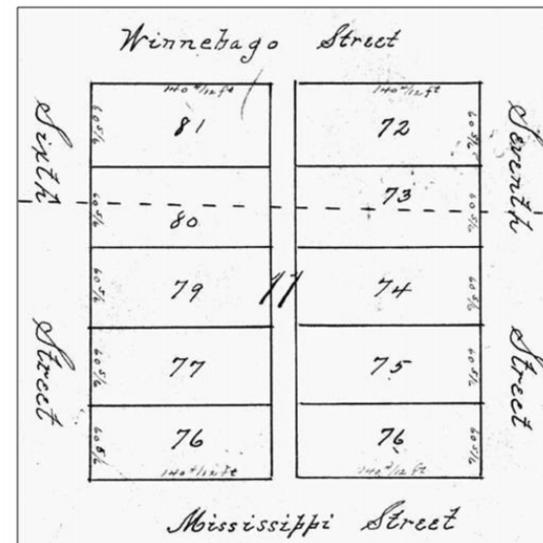


Figure 1

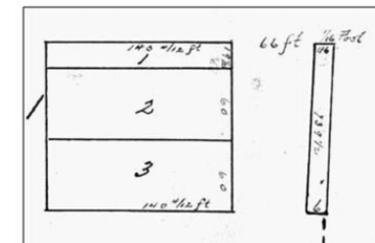
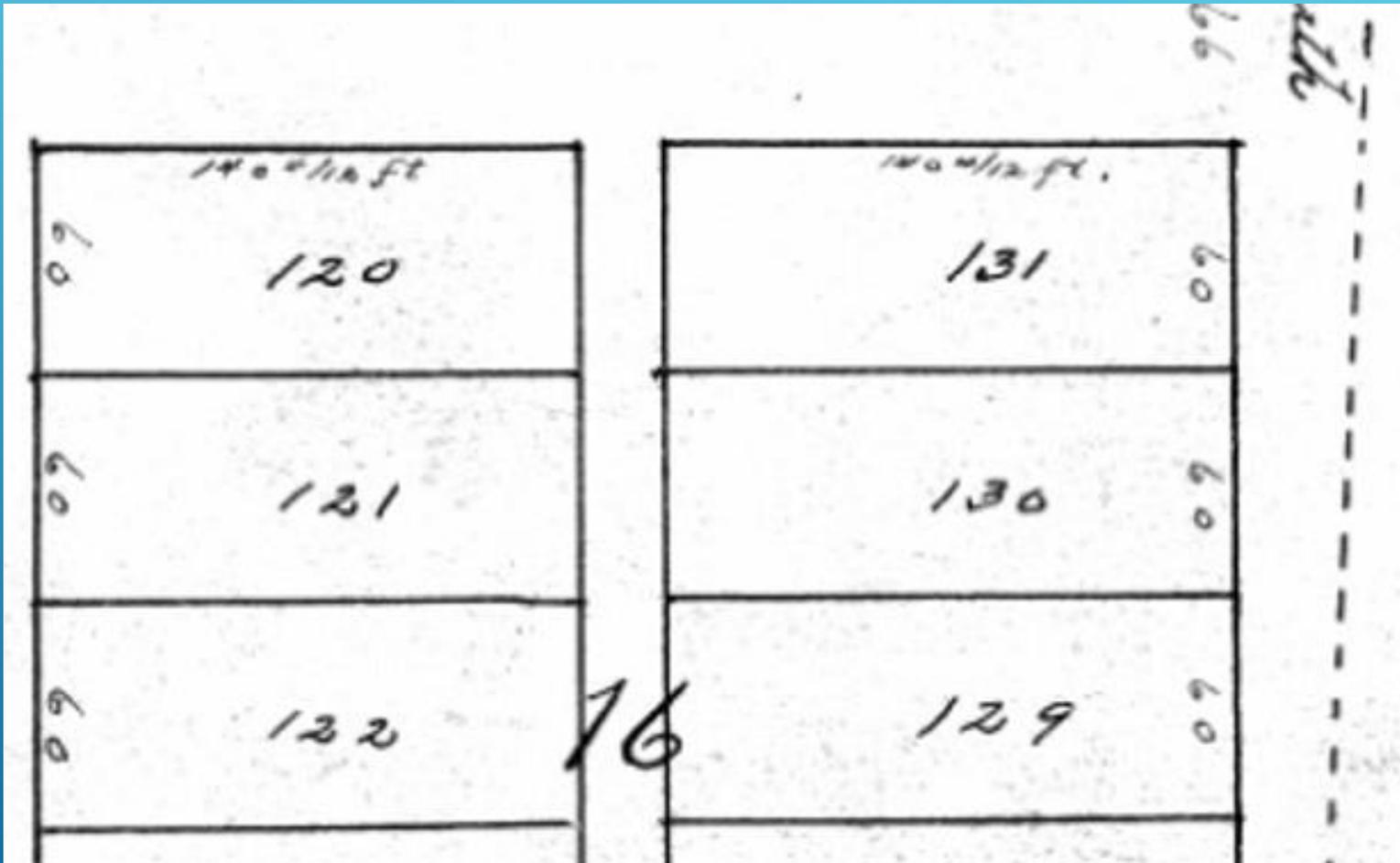


Figure 2

I, Bryan H. Meyer, do hereby state:

- 1) That I serve as the County Surveyor for La Crosse County, Wisconsin.
- 2) That there is a plat called Lord and Rodolf's Addition recorded at Vol. 1, Page 10 at document number Plat1-Pg10 in the La Crosse County Register of Deeds Office.
- 3) That said plat shows an obvious error in the numbering sequence of the lots within Block 11 (see Figure 1).
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- 5) That the lot located in the Southwest corner of said Block 11 should be corrected to be labeled "77".
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- 7) That the Lot immediately North of the lot in the Southwest corner of said Block 11 should be corrected to be labeled "78".
- 8) That the small parcel in the Northeast corner of said plat (see Figure 2) depicted on the plat as being bounded on the North and East sides by the North and East lines of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 5, T15N, R7W, bounded on the West by the East line of Ninth Street South and on the South by the North Line of Market Street East, has no lot number label.
- 9) That said small parcel should have a lot number label of 132.
- 10) That I make this affidavit for the purpose of correcting these inconsistencies and these inconsistencies only.



**The highest numbered lot on the plat is 131**

**Next available number on the plat was 132**

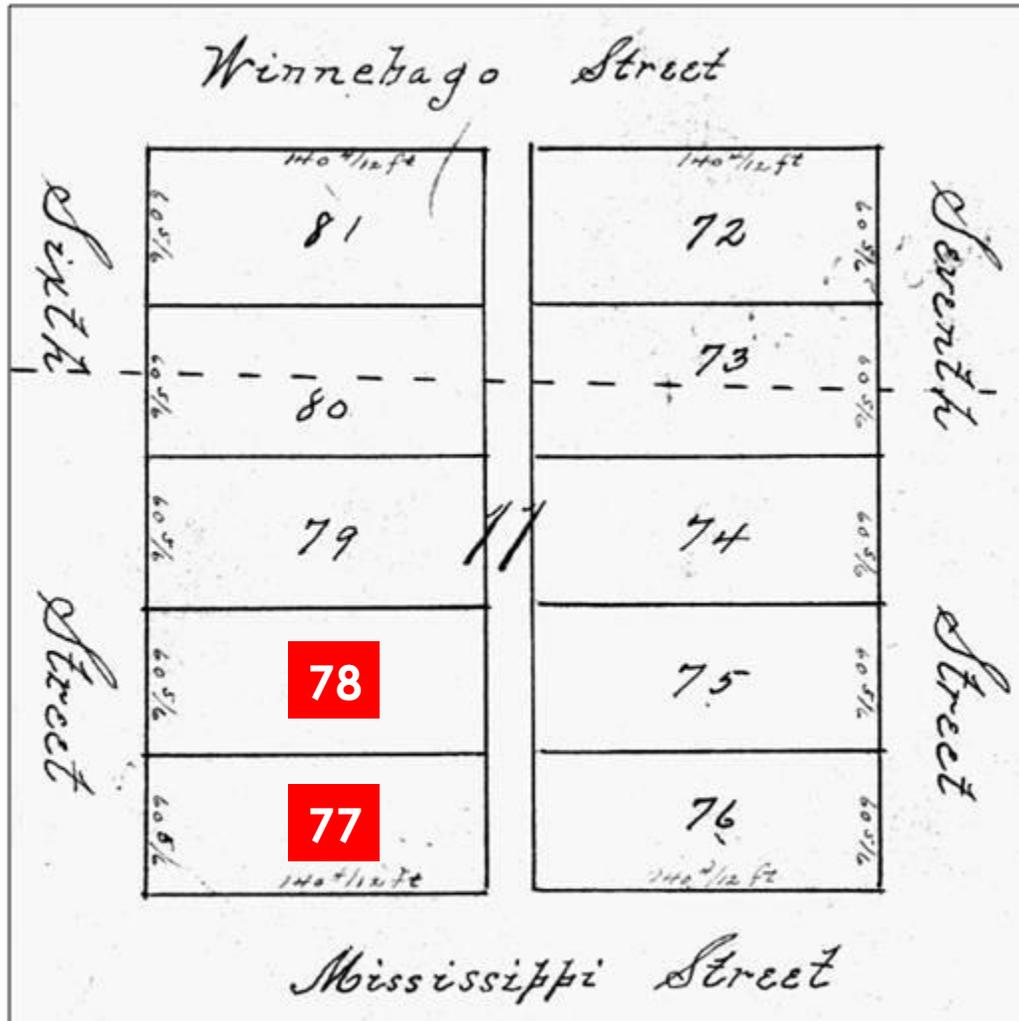


Figure 1

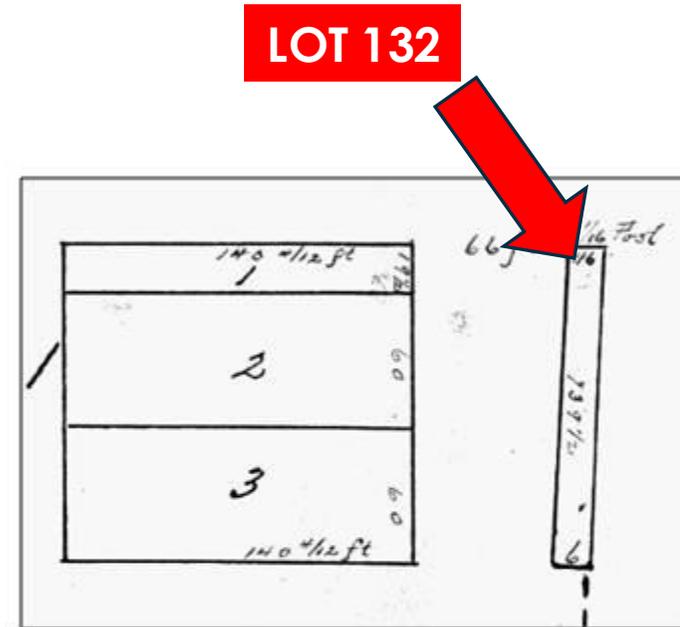
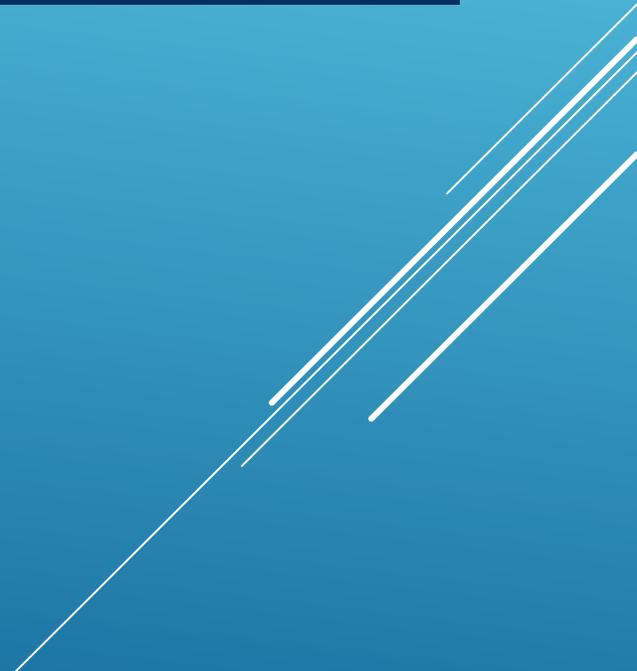


Figure 2

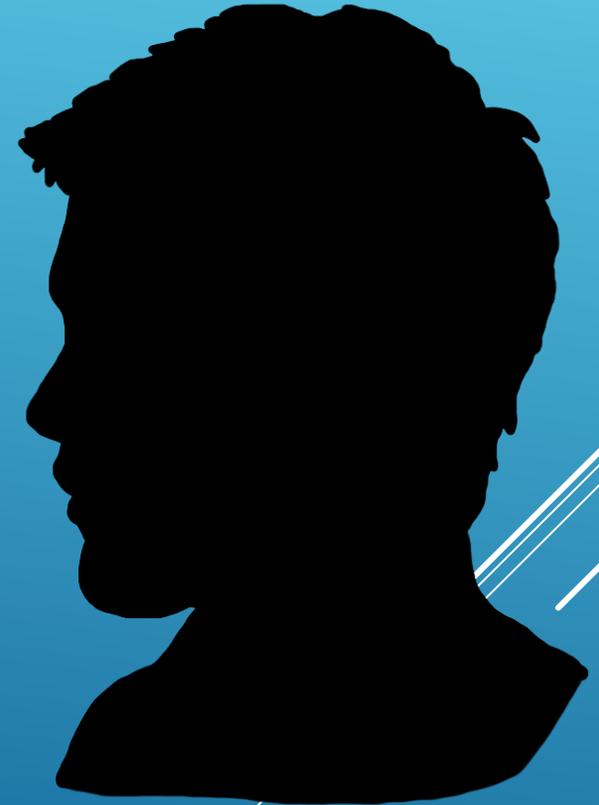
**A different kind of description.**

The image features a solid blue background. A dark blue horizontal bar is positioned in the upper left quadrant, containing the text "A different kind of description." in a bold, white, sans-serif font. In the bottom right corner, there are several thin, white, parallel lines that appear to be part of a larger graphic element or a design flourish.

**Speaking of descriptions, how do you think people describe you?**



Energetic  
Fun  
Grumpy  
Ornery  
Happy  
Helpful  
Clever  
Cold



able  
abnormal  
above average  
absent-minded  
adventurous  
affectionate  
agile  
agreeable  
alert  
amazing  
ambitious  
amiable  
amusing  
analytical  
angelic

apathetic  
apprehensive  
ardent  
artificial  
artistic  
assertive  
attentive  
average  
awesome  
awful  
B  
balanced  
beautiful  
below average  
beneficent

blue  
blunt  
boisterous  
brave  
bright  
brilliant  
buff  
C  
callous  
candid  
cantankerous  
capable  
careful  
careless  
caustic  
cautious

charming  
cheerful  
chic  
childish  
childlike  
churlish  
circumspect  
civil  
clean  
clever  
clumsy  
coherent  
cold  
competent  
composed  
conceited

condescending  
confident  
confused  
conscientious  
considerate  
content  
cool  
cool-headed  
cooperative  
cordial  
courageous  
cowardly  
crabby  
crafty  
cranky

crass  
critical  
cruel  
curious  
cynical  
D  
dainty  
decisive  
deep  
deferential  
deft  
delicate  
delightful  
demonic  
demure  
dependent

depressed  
devoted  
dexterous  
diligent  
direct  
dirty  
disagreeable  
discerning  
discreet  
disruptive  
distant  
distraught  
distrustful  
dowdy  
dramatic  
dreary

drowsy  
drugged  
drunk  
dull  
dutiful  
E  
eager  
earnest  
easy-going  
efficient  
egotistical  
elfin  
emotional  
energetic  
enterprising  
enthusiastic



evasive  
even-tempered  
exacting  
excellent  
excitable  
experienced  
F  
fabulous  
fastidious  
ferocious  
fervent  
fiery  
flabby  
flaky  
flashy

frank  
friendly  
funny  
fussy  
G  
generous  
gentle  
gloomy  
glutinous  
good  
grave  
great  
groggy  
grouchy  
guarded

H  
hateful  
heartly  
helpful  
hesitant  
hot-headed  
hypercritical  
hysterical  
I  
idiotic  
idle  
illogical  
imaginative  
immature  
immodest  
impatient

imperturbable  
impetuous  
impractical  
impressionable  
impressive  
impulsive  
inactive  
incisive  
incompetent  
inconsiderate  
inconsistent  
indefatigable  
independent  
indiscreet  
indolent

imperturbable  
impetuous  
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incisive  
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inconsistent  
indefatigable  
independent  
indiscreet  
indolent  
industrious

inexperienced  
insensitive  
inspiring  
intelligent  
interesting  
intolerant  
inventive  
irascible  
irritable  
irritating  
J  
jocular  
jovial  
joyous  
judgmental  
K

keen  
kind  
L  
lame  
lazy  
lean  
leery  
lethargic  
level-headed  
listless  
lithe  
lively  
local  
logical  
long-winded  
lovable

love-lorn  
lovely  
M  
maternal  
mature  
mean  
meddlesome  
mercurial  
methodical  
meticulous  
mild  
miserable  
modest  
moronic  
morose  
motivated

musical	one-sided	petulant	provocative
N	orderly	picky	prudent
naive	ostentatious	plain	punctual
nasty	outgoing	plain-speaking	Q
natural	outspoken	playful	quarrelsome
naughty	P	pleasant	querulous
negative	passionate	plucky	quick
nervous	passive	polite	quick-tempered
noisy	paternal	popular	quiet
normal	paternalistic	positive	R
nosy	patient	powerful	realistic
numb	peaceful	practical	reassuring
O	peevish	prejudiced	reclusive
obliging	pensive	pretty	reliable
obnoxious	persevering	proficient	reluctant
old-fashioned	persnickety	proud	resentful

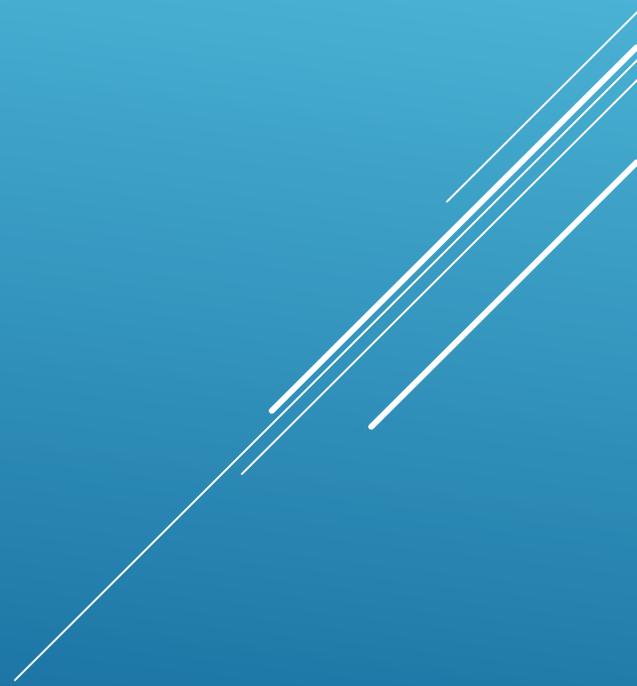
reserved	sensible	slow	stern
resigned	sensitive	smart	stoic
resourceful	sentimental	snazzy	striking
respected	serene	sneering	strong
respectful	serious	snobby	stupid
responsible	sharp	sober	sturdy
restless	short-tempered	somber	subtle
revered	shrewd	sophisticated	sulky
ridiculous	shy	soulful	sullen
S	silly	soulless	supercilious
sad	sincere	sour	superficial
sassy	sleepy	spirited	surly
saucy	slight	spiteful	suspicious
sedate	sloppy	stable	sweet
self-assured	slothful	staid	T
selfish	slovenly	steady	tactful

tactless  
talented  
testy  
thinking  
thoughtful  
thoughtless  
timid  
tired  
tolerant  
touchy  
tranquil  
U  
ugly  
unaffected  
unbalanced

uncertain  
uncooperative  
undependable  
unemotional  
unfriendly  
unguarded  
unhelpful  
unimaginative  
unmotivated  
unpleasant  
unpopular  
unreliable  
unsophisticated  
unstable  
unsure  
unthinking

unwilling  
V  
venal  
versatile  
vigilant  
volcanic  
vulnerable  
W  
warm  
warmhearted  
wary  
watchful  
weak  
well-behaved  
well-developed  
well-intentioned

well-respected  
well-rounded  
willing  
wonderful  
Z  
zealous



# FINAL THOUGHT

*One final thought regarding descriptions today....*

*How would you describe someone who has had a huge impact in your life?*

***Parent***  
***Mentor***  
***Teacher***  
***Child***  
***Friend***

***Grandparent***  
***Sibling***  
***Cousin***  
***Co-Worker***  
***Grandchild***





**January 20, 2014**

**Lymph  
nodes**

**Liver**



**Colon**

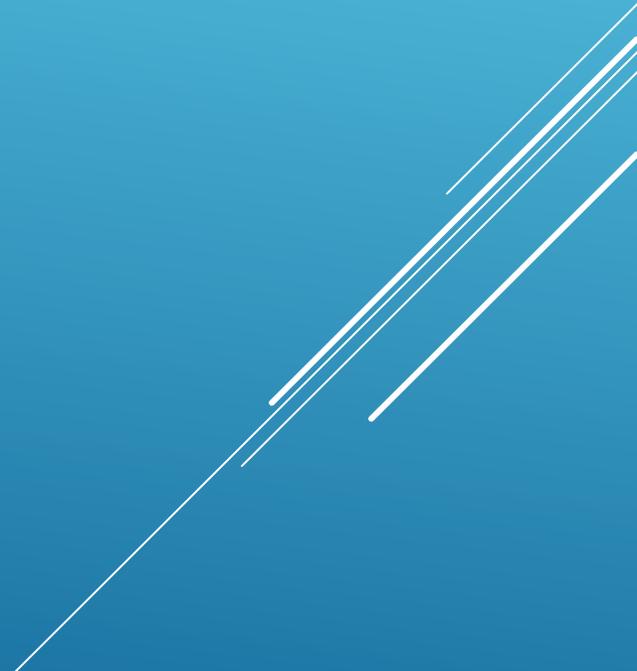
**Bones**

# 2017 JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	<u>7</u>
8	9	10	11	12	13	<u>14</u>
15	16	17	18	19	20	<u>21</u>
22	23	24	25	26	27	<u>28</u>
29	30	31				

**I have a nice greeting card  
but no gift**

**I love to write!**

A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue gradient background.

January 20, 2017

Happy 78<sup>th</sup> birthday Mom! Along with your card I wanted to write you a note to tell you how much I love you and how much you mean to me. I am the man I am today due in large part because of you. God built me from the ground up through you. I have a genuine love of music because of you. You filled our house with music when I was growing up and I loved it. My daily life has music in it and that is a direct result of your influence.

Thank you for your smile and for teaching me about the importance of smiling myself. I wear one every day. You have the most genuine smile of anyone I know. I smile just thinking of you smiling. 😊

Thank you for teaching me about how to deal with hardship and struggles. I can remember times when things would get ugly and you would encourage me with the words *"Let it roll off your back like a duck"*. And it works! I still rely on that advice today and I still apply it at times when things get ugly for me.

Thank you for loving me in those times when I was less than lovable. I've heard it said that the two most difficult processes in life are birth; and going from adolescence to adulthood. In the first you squeeze through a small canal into bright lights and people. In the second you go from dealing with scrapes and bruises to broken hearts and a bruised ego. I'm sure I was a pain for you in both instances. Please forgive me for all the times I was less than respectful to you. You deserved way better than what you got from me many times.

Most of all, thank you for being the primary influence in me knowing God and His Son Jesus. I witnessed your faith in how you lived your life. I saw God in you and God's light shone brightly through you, mom. Thanks for being His beacon in this dark world. You are His daughter and you represent Him incredibly well.

Happy birthday, Mom. I love you more than you can ever know or imagine.

Love,

Bryan

September  
2017

59 years!



**30 years**





December 2017						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Monday, Dec 4th 2017



# Torkelson

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## JOANNE MEYER

January 20, 1939 - December 4, 2017



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### Obituary for Joanne Meyer

Joanne Meyer, age 78, of Tomah went home to be with her Lord and Savior Jesus Christ on December 4, 2017. She was born on January 20, 1939 to Harold and Gladys (Wallace) Cox, the third of 10 children. She grew up on the ridge, South of Tomah and attended Hillcrest grade school. She graduated from Wilton High School in 1956. On September 20, 1958, she married the love of her life, Harold (Harry) Meyer. God blessed this marriage with five children.

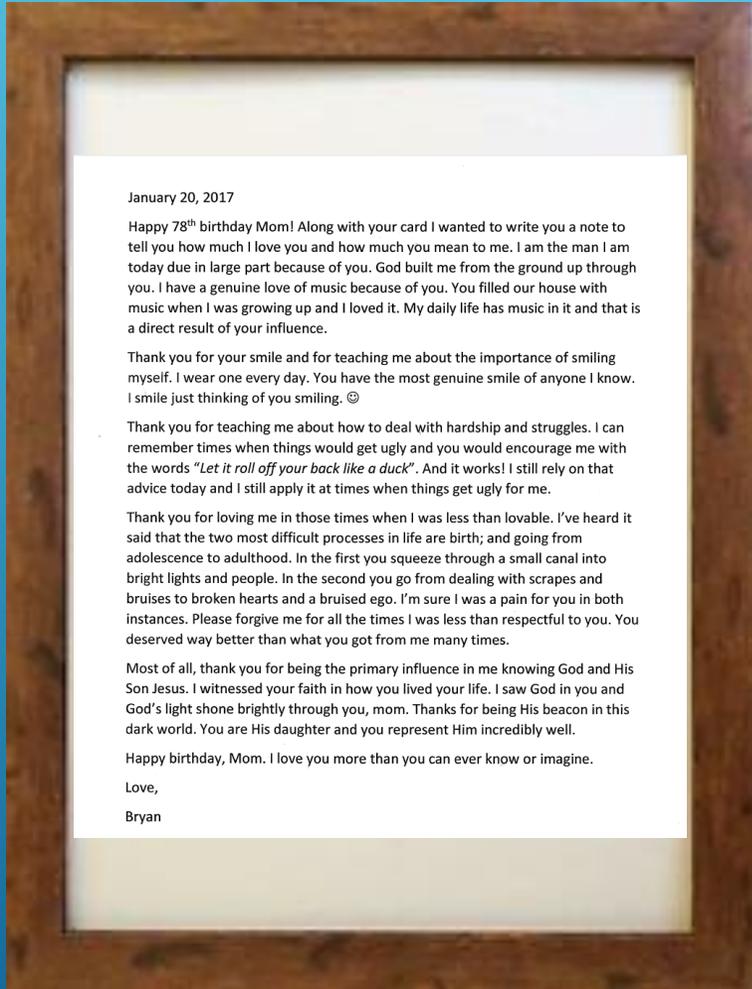
Joanne's early years were spent in rural Wilton and then rural Tomah, where her parents and nine siblings worked as dairy farmers. Every member of the family contributed to the operation of the farm. One of Joanne's primary roles was feeding the chickens and then gathering the eggs. Joanne described her childhood as fun! Rather than being in the house, Joanne preferred spending much of her time with her father as he performed various tasks around the farm. She admired her parents immensely for never fighting and always talking things through. In spite of growing up during the depression and World War II, Joanne said she never felt deprived or fearful.

Her life changed forever on the evening of February 9, 1957 when she went to a wedding dance for a good friend. There, she had a conversation with the man that would be the love of her life, Harry Meyer. At the end of the conversation, the normally reserved Joanne worked up the nerve to say, "Why don't you come up and see me sometime." The bold statement was the spark that started a romance with Harry. The two dated and knew they had something special. They were married on September 20, 1958 at an evening service at St. John's Evangelical Lutheran Church in Ridgeville.

Joanne reveled in being a housewife and mother, providing her husband and children with a safe, clean comfortable home. Joanne put to work the lessons she had learned growing up and was eager to employ



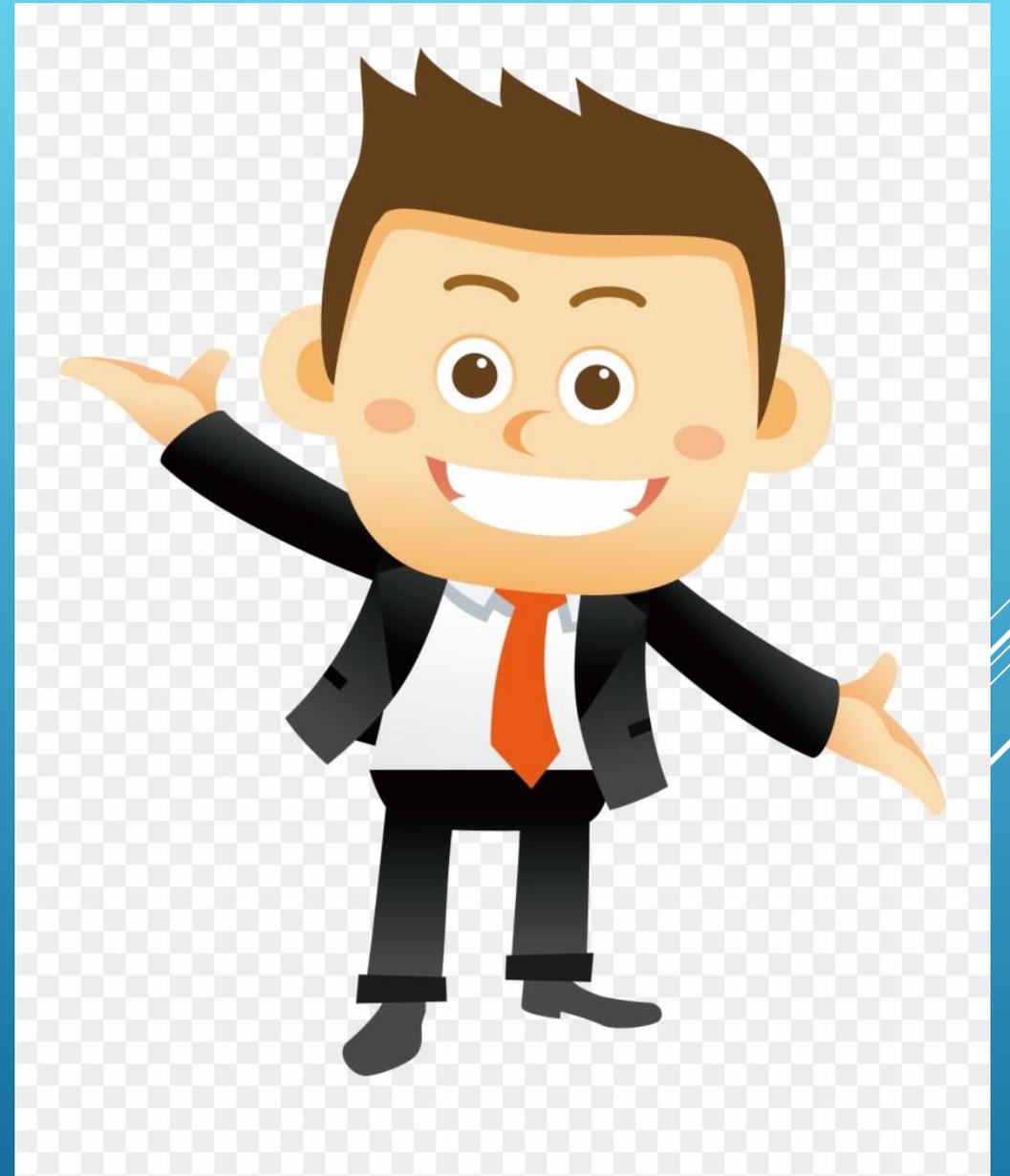
**I WONDERED  
IF THE LETTER  
HAD AN  
IMPACT....**



**After mom passed, I  
found the letter framed  
and standing on her dresser**

**She likely looked  
at it every day**

Knowing that makes me  
very happy!





**Take the time to write a letter to the important people in your life while you still can.**

**Describe their influence in your life**

**It may be one of the most important descriptions you will ever write in your life!**

**In gratitude, write a letter to share your description of how that important person had a powerful influence in your life!**



**“Hey Bryan,  
Don’t forget  
to say thanks!”**



*“That’s all Folks!”*

# Questions?



Bryan Meyer  
212 6<sup>th</sup> Street North  
La Crosse, Wisconsin 54601  
[bmeyer@lacrossecounty.org](mailto:bmeyer@lacrossecounty.org)