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CERTIFIED SURVEY MAP No. 6079

BEING A PART OF THE SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R16E, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN.

NW CORNER, NE 1/4
ALUMINUM MONUMENT
OF RECORD

WITH COMMER:
Land Hunter LLC
N5921 Jefferson Road
Johnson Creek, WI 53038

BEARING BASIS:

ALL BEARINGS REFER TO THE SOUTH LINE, SE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°39'35"W

N89°37'10"E 2640.71 N89°37'10"E 2635.20' 1317.60 NORTH LINE, SE 1/4 1317.60 NORTH LINE, NW CORNER, SE 1/4 NE CORNER, SE 1/4 NW CORNER, SW 1/4
ALUMINUM MONUMENT
OF RECORD SW 1/4 NO MONUMENT **ALUMINUM MONUMENT** COMPUTED LOCATION OF RECORD EAST LINE NW 1/4 OF 1324.83 5.27' :: OF 1 THE 73 N00°06'38"E 00°05'19"E EAST LINE WEST LINE 7 39 2639.80' N89°38'23"E 3SE 1319.90 SE 1/4 662.41 1319.90 2649.66 NORTH LINE OF THE NORTH LINE OF THE 1/4 2651 SE 1/4 OF THE SE 1/4 SW 1/4 OF THE SE 1/4 662.865 EAST LINE OF THE SW 1/4 OF THE SE 1/4 2642.10' N89°38'59"E 1321.05 1321.05 NORTH LINE OF THE S 1/2 NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 LOT 1 OF THE SE 1/4 OF THE SE 1/4 BAR 662 662.415 865 LOT 2 (SEE SHEET 2 OF 3) SOUTH LINE 1322.20 SW CORNER, SE 1/4 S89*39'35"W 2644.40 **CONCRETE MONUMENT** SE CORNER, SE 1/4 CONSIN 2644.34'(R) S89°39'45"W W/BRASS CAP **CONCRETE MONUMENT** OF RECORD W/BRASS CAP GRAPHIC SCALE OF RECORD (IN FEET) LEGEND ICHNO KANNARD S-2248 SECTION CORNER FOUND AS NOTED ELENVILLE (R) RECORDED AS WI SOUTHWEST AND SURVEYOR SURVEYING & ASSOCIATES,

P.O.BOX K, PALMYRA, WI. 53156

262-495-4910 920-674-4884

V.35 P. 252

JOB No.: L-219138

DATE: JUNE 11, 2020 SHEET 1 OF 3

JEFFERSON COUNTY CERTIFIED SURVEY MAP No. 6079 BEING A PART OF THE SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R16E, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN. NOTES: Approximate Ordinary High Water Mark is shown for reference only subject to the public trust in navigable waters that is established under Article **BEARING OF S89°39'35"W** IX, Section 1, of the State Constitution. Any land below the ordinary high water marks of lake or navigable stream is Zoning Department for use restrictions Lots contain wetland and floodplain areas, contact the Jefferson County WHICH HAS AN ASSUMED THE SOUTH LINE, SE 1/4 ALL BEARINGS REFER TO ORDINARY APPROX. BASIS: 125.2'± 89.4'± N27-09-02-5 401-41: E (MEANDER LINE) GRAPHIC SOUTH LINE, Z FEET SCALE MEANDER LINI (ZONED R-1) 7.066 ACRES MEANDER LINE 403,964± SQ. 322.26 , SE 1/4 V89.39.35"E S89°39'35"W S89°39'45"W(R) 6.013± ACRES 261,928± SQ 231\85 189,38,59 EANDER LINE EANDER LIN <u>ہ</u> 884.75 858.0 556.13'/ LOT 1 **GROSS** 589. 70 H 118.63 APPROXIMATE WETLANDS .95¹ GROSS APPROXIMATE 100 YEAR FLOOD PLAIN BASED ON DATA PROVIDED INFORMATION DEPARTMENT AND 164.08 JEFFERSON COUNTY LAND NOT FIELD VERIFIED ı GROSS 324.28 289.3± N64-18'08 70 TAN BRG= S12°50'56"E ۵ 99.00 ROW. PPROVED ACCESS S14°30'14"E 8 N10°22'14"W TAN BRG 576.09 725° 41'52"E TAN BRG= \$13°03'02"E 151.66 14.30'1 14 E S19.10.14"E S42°40'04"E HILL ROAD AN BRG= S44°55'52"E TAN BRG= OT 2 CSM #5876 33.00 LEGEND ROME DAK _TAN BRO="E 3/4" IRON REBAR FOUND 1 1/2" I.D. IRON PIPE FOUND , 1²/₂ 1.315"O.D.x24" IRON PIPE (1.68 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET 0 66 3/4"x48" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED `J.C. KANNARD P.L.S. S-2248' SET JOHN C. KANNARD 1042.87'(R) HELENVILLE SECTION CORNER FOUND AS NOTED WI MAG NAIL SET AND SURVEYOR MAG NAIL FOUND SOIL BORING **UTILITY POLE (APPARENT EASEMENT)** SE CORNER, SE 1/4 **RECORDED AS** (R) CONCRETE MONUMENT SOUTHWEST W/BRASS CAP SURVEYING & ASSOCIATES, Inc.

P.O.BOX K, PALMYRA, WI. 53156

262-495-4910

920-674-4884

OF RECORD

JOB No.: L-219138

SHEET 2 OF

DATE: JUNE 11, 2020

JEFFERSON COUNTY CERTIFIED SURVEY MAP No. 6070

BEING A PART OF THE SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R16E, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	2078.38'	149.93'	149.90'	S12°26'14"E	4°8'00"
LOT 1	2078.38'	52.71'	52.71'	S13°46'38"E	1°27'11"
N OF LOT 1	2078.38'	97.22'	97.21'	S11°42'38"E	2°40'48"
ROW LOT 1	2111.38'	60.98'	60.98'	S13°40'35"E	1°39'18"
C2	775.00'	348.45'	345.52'	S32°03'03"E	25°45'38"
LOT 1	775.00'	88.29'	88.24'	S22°26'03"E	6°31'38"
LOT 2	775.00'	260.16'	258.94'	S35°18'52"E	19°14'00"
C3	808.00'	331.36'	329.05'	S30°55'09"E	23°29'50"
ROW LOT 1	808.00'	92.05'	92.00'	S22°26'03"E	6°31'38"
ROW LOT 2	808.00'	239.31'	238.44'	S34°10'58"E	16°58'12"

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of the SE 1/4 & SW 1/4of the SE 1/4 of Section 17, T6N, R16E, Town of Sullivan, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Concrete Monument with Brass Cap that marks the Southeast corner of the SE 1/4 of said Section 17; Thence S89°39'35"W, along the South line of said SE 1/4, a distance of 1042.86 feet, to the Centerline of Rome Oak Hill Road and to the POINT OF BEGINNING of the lands to be described; Thence continue S89°39'35"W, along said South line, a distance of 1164.08', to a Set 3/4"x48" Iron Rebar (1.502 lbs/lin ft) with an Orange Plastic Cap stamped 'J.C. Kannard P.L.S. S-2248' that marks a Meander Line, said point being 89.4 feet, more or less from the Easterly bank of the Bark River, also being 125.2 feet, more or less from the Centerline of said Bark River; Thence N27°09'02"E, along said Meander Line, a distance of 401.41 feet, to a Set 3/4"x48" Rebar that is 155.9 feet, more or less from said Easterly Bank, also being 243.0 feet, more or less from the Centerline of said Bark River; Thence N17°41'36"E, along said Meander Line, a distance of 322.26 feet, to the North line of the South 1/2 of the SW 1/4 of said SE 1/4, and to a Set 3/4"x48" Rebar that is 29.9 feet, more or less from said Easterly Bank, also being 72.2 feet, more or less, from the Centerline of said Bark River; Thence N89°38'59"E, along the North line of the South 1/2 of the SE 1/4, a distance of 589.95 feet, to a point on a curve in said Centerline, said curve having it's center point in the Easterly direction, a radius of 2078.38 feet, a delta angle of 1°27'11", a chord length of 52.71 feet, a chord bearing of S13°46'38"E; Thence Southeasterly along the arc of said curve, a distance of 52.71 feet, to a Found Mag Nail; Thence S14°30'14"E, along said Centerline, a distance of 151.66 feet, to a Found Mag Nail; Thence S19°10'14"E, along said Centerline, a distance of 180.00 feet, to a Found Mag Nail that marks a curve, said Curve having it's center point in the Easterly direction, a radius of 775.00 feet, a delta angle of 25°45'38", a chord length of 345.52 feet, a chord bearing of S32°03'03"E; Thence Southeasterly along the arc of said curve, a distance of 348.45 feet, to the POINT OF BEGINNING, including all lands lying in-between said Meander line and the Centerline of said Bark River, containing 665,893 square feet, more or less, or 15.287 Acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Landhunter LLC, owners of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 11th day of June, 2020

John C. Kannard, R.L.S. 2248

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this 19th day of June, 2020 Matt Zangl, Department Head

JOB No.: L-219138 SHEET 3 OF 3

IDHNO KANNARD -2248

AND SURVEYOR