
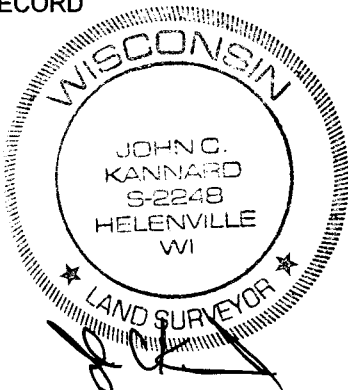
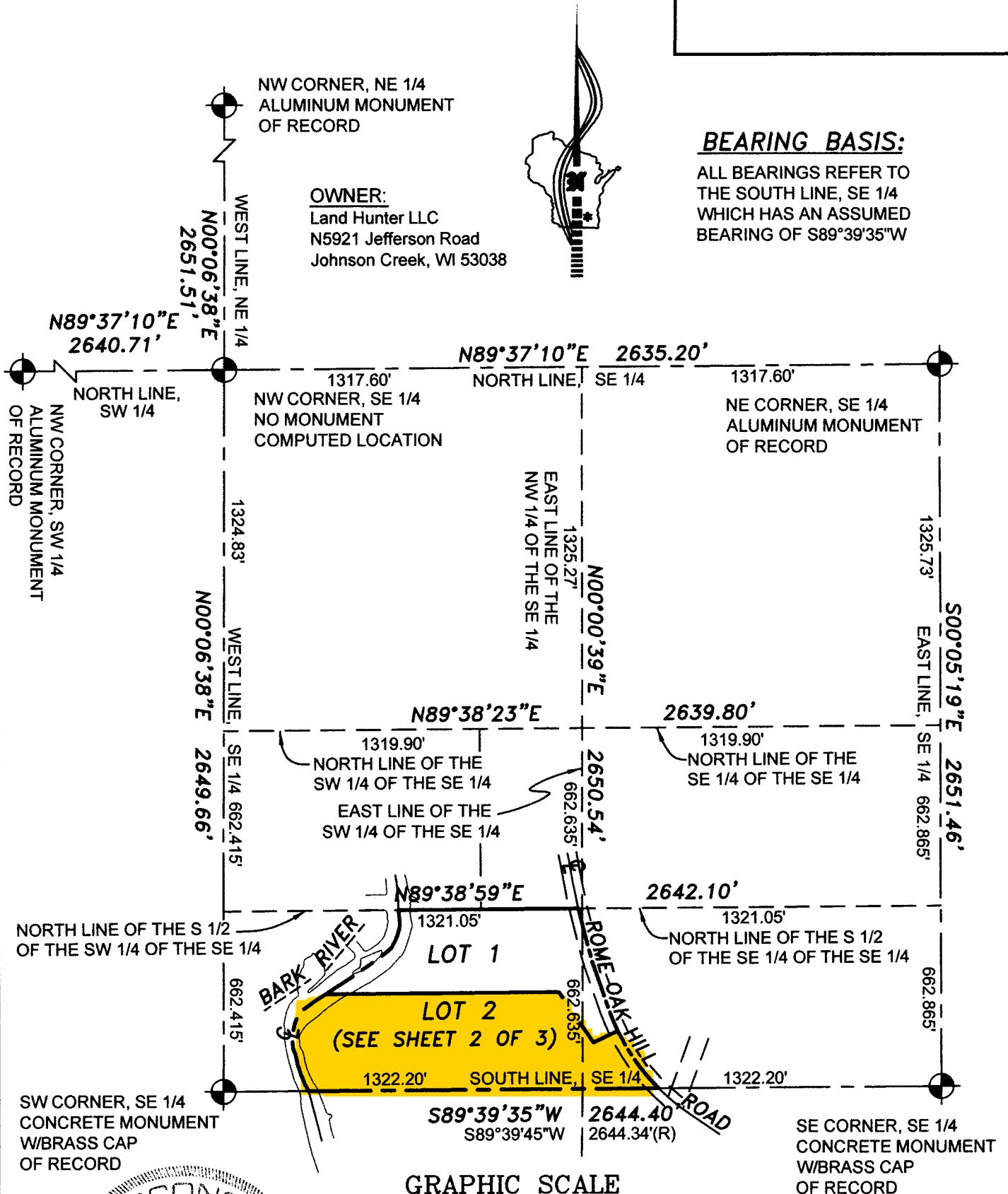


VOLUME: 35 PAGE: 252
Office of Register of Deeds
Jefferson County, WI
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BEING A PART OF THE SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION
17, T6N, R16E, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN.

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

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



A graphic scale bar labeled "(IN FEET)" with markings at 0, 250, 500, 750, and 1250 feet.

SECTION CORNER FOUND AS NOTED
(R) RECORDED AS

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

P.O.BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

JOB No.: L-219138
DATE: JUNE 11, 2020
SHEET 1 OF 3

V. 35 p. 252

JEFFERSON COUNTY CERTIFIED SURVEY MAP No. 6079

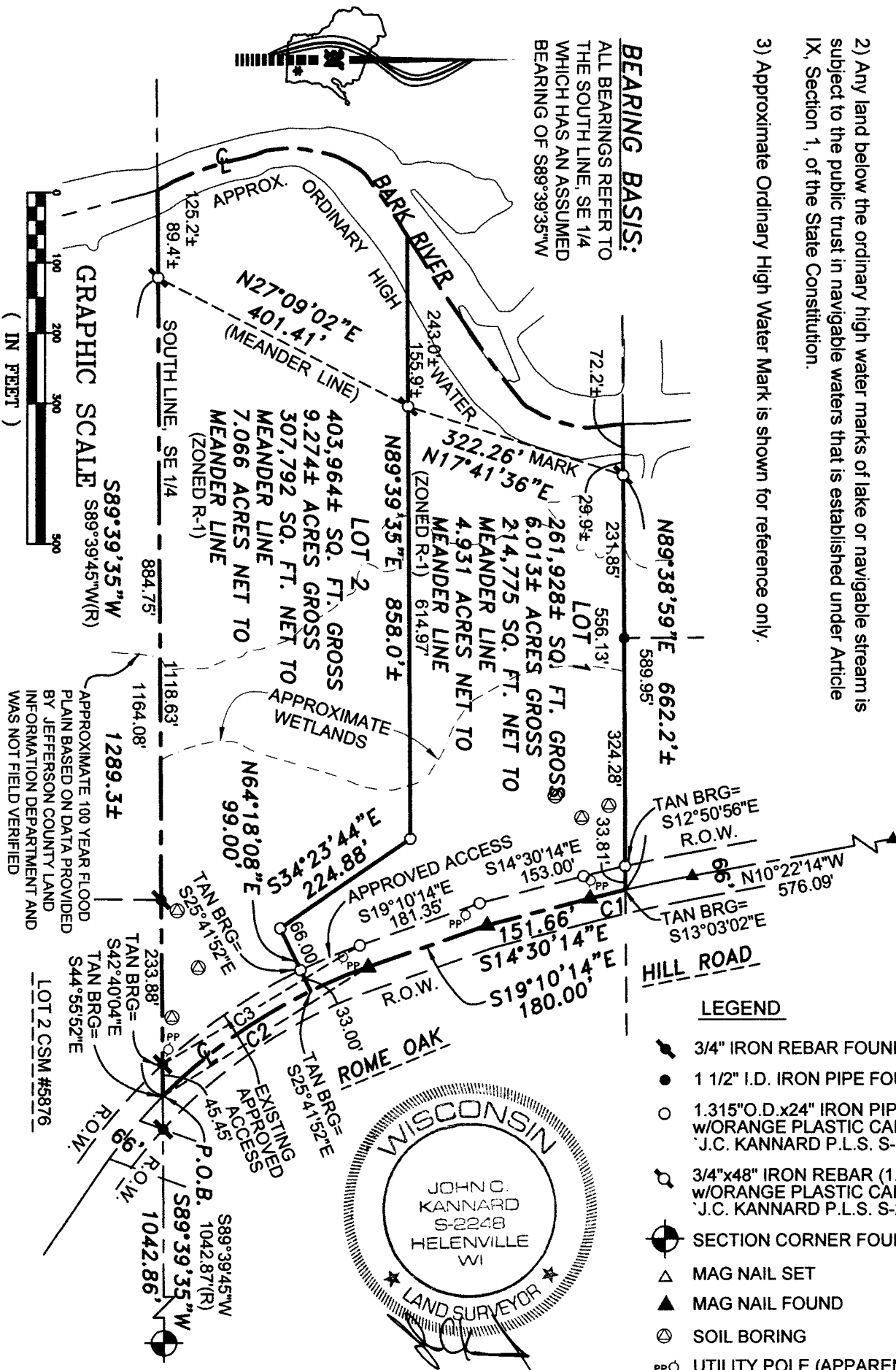
BEING A PART OF THE SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 17, T6N, R16E, TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN.

NOTES:

- 1) Lots contain wetland and floodplain areas, contact the Jefferson County Zoning Department for use restrictions.
- 2) Any land below the ordinary high water marks of lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- 3) Approximate Ordinary High Water Mark is shown for reference only.

BEARING BASIS:

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



LEGEND

- 3/4" IRON REBAR FOUND
- 1 1/2" I.D. IRON PIPE FOUND
- 1.315" O.D. x 24" IRON PIPE (1.68 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- 3/4"x48" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- MAG NAIL SET
- MAG NAIL FOUND
- SOIL BORING
- UTILITY POLE (APPARENT EASEMENT)
- RECORDED AS



SOUTHWEST SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

JOB No.: L-219138
DATE: JUNE 11, 2020
SHEET 2 OF 3

SE CORNER, SE 1/4
CONCRETE MONUMENT
W/BRASS CAP
OF RECORD

V. 35 P. 253

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.

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 1/4 of 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.

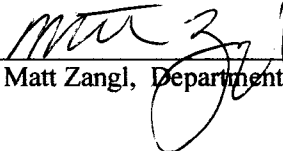
Certified this 11th day of June, 2020


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