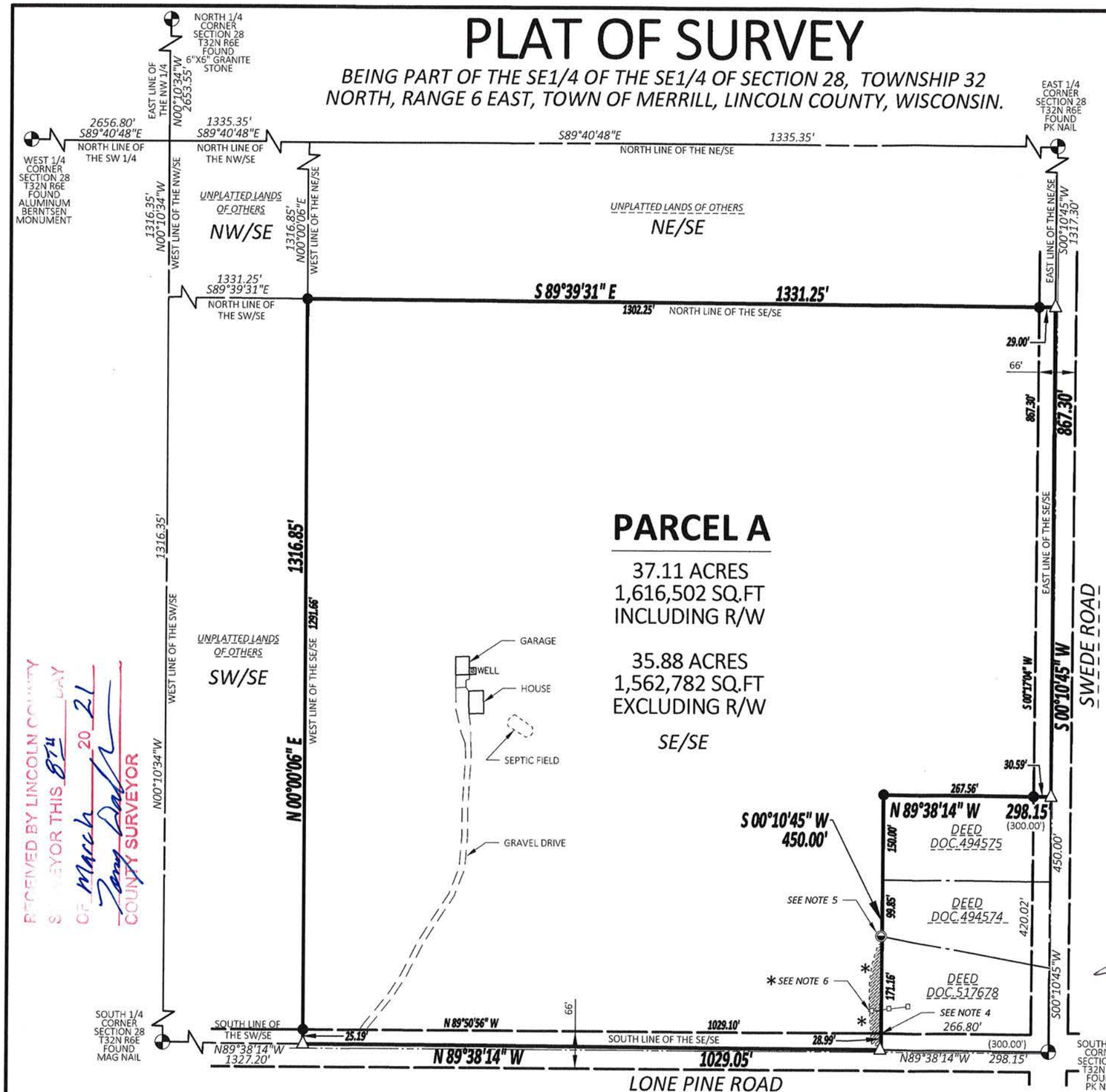
PLAT OF SURVEY

BEING PART OF THE SE1/4 OF THE SE1/4 OF SECTION 28, TOWNSHIP 32 NORTH, RANGE 6 EAST, TOWN OF MERRILL, LINCOLN COUNTY, WISCONSIN.



BEARINGS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, ASSUMED TO BEAR S00°10'45"W

N

0 200' 400'
SCALE: 1"=200'

SURVEYOR'S NOTES

1. PARCEL IS ALSO KNOWN AS TAX PARCEL NO. 014-01432062849996.
2. FOR STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE LINCOLN COUNTY PLANNING & ZONING OFFICE.
3. WETLAND DELINEATION WAS NOT A PART OF THIS SURVEY, ALTHOUGH WETLANDS WERE OBSERVED AT THE TIME OF THE SURVEY.
4. CORNER FALLS UNDER LARGE PILE OF WOOD, TESTIMONY FROM OWNER STATES THAT THERE IS AN IRON PIPE THAT IS UNDER THE LARGE PILE. THIS IRON PIPE IS FROM UNKNOWN ORIGIN, BUT IS CALLED FOR IN DEED DOCUMENT NO.517678. ASSUMED LOCATION OF IRON PIPE IS ON THAT OF THE SAME NORTH-SOUTH LINE AS IRON PIPE TO THE NORTH OF IT. HOLDING THIS MONUMENTED LINE FOR BOUNDARY.
5. THIS IRON PIPE IS FROM UNKNOWN ORIGIN, BUT IS CALLED FOR IN DEED DOCUMENT NO.517678 AND AGREES REASONABLY WELL TO DEED DISTANCES. THIS IRON PIPE AS WELL AS IRON PIPE CLAIMED TO THE SOUTH BELOW WOOD PILE HAVE BEEN IN PLACE FOR MANY YEARS ACCORDING TO TESTIMONY OF OWNER.
6. LARGE AREA OF SCRAP METAL AND FILL HAS BEEN PLACED THROUGHOUT THIS AREA AND ENCROACHES AS MUCH AS 22' +/- OVER THE PROPERTY LINE. ALSO, A 8' WOODED FENCE ALSO ENCROACHES 21' +/- ACROSS PROEPRTY LINE TO THE WEST.
7. RIGHT OF WAY FOR LONE PINE ROAD WAS ESTABLISHED BY SURVEYED IMPROVEMENTS INCLUDING THE ROADWAY, DITCHES AND UTILITIES. THE LOCATION OF THESE IMPROVEMENTS WERE NOT COINCIDENT WITH THE SECTION LINE AND VARIED AS MUCH AS 10' +/-, THUS WHY I CHOSE NOT TOO CENTER RIGHT OF WAY ON SECTION LINE. WIDTH WAS ESTABLISHED AT 66.00' PER VARIOUS LINCOLN COUNTY ROAD MAPPING AND ONLINE DOCUMENTATION.
8. RIGHT OF WAY FOR SWEDE ROAD WAS ESTABLISHED BY SURVEYED IMPROVEMENTS INCLUDING THE ROADWAY, DITCHES AND UTILITIES. THE LOCATION OF THESE IMPROVEMENTS WERE NOT COINCIDENT WITH THE SECTION LINE AND VARIED AS MUCH AS 6' +/-, THUS WHY I CHOSE NOT TOO CENTER RIGHT OF WAY ON SECTION LINE. WIDTH WAS ESTABLISHED AT 66.00' PER VARIOUS LINCOLN COUNTY ROAD MAPPING AND ONLINE DOCUMENTATION.
9. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, BEING PART OF THE SE1/4 OF THE SE1/4 OF SECTION 28, ALL IN TOWNSHIP 32 NORTH, RANGE 6 EAST, TOWN OF MERRILL, LINCOLN COUNTY, WISCONSIN.

AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 28 OF TOWNSHIP 32 NORTH, RANGE 6 EAST;

THENCE S00°10'45"W ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4, A DISTANCE OF 1317.30 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4; ALSO BEING **THE POINT OF BEGINNING.**

THENCE CONTINUING S00°10'45"W ALONG SAID LINE , A DISTANCE OF 867.30 FEET;

THENCE N89°38'14"W, A DISTANCE OF 30.59 FEET TO THE WEST RIGHT-OF-WAY OF SWEDE ROAD;

THENCE CONTINUING N89°38'14"W, A DISTANCE OF 267.56 FEET;

THENCE S00°10'45"W, A DISTANCE OF 421.01 FEET TO THE NORTH RIGHT-OF-WAY OF LONE PINE ROAD;

THENCE CONTINUING S00°10'45"W, A DISTANCE OF 28.99 FEET TO THE SOUTH LINE OF THE SE1/4 OF THE SE1/4;

THENCE N89°38'14"W, A DISTANCE OF 1029.05 FEET TO THE SW CORNER OF THE SE1/4 OF THE SE1/4;

THENCE N00°00'06"E ALONG THE WEST LINE OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 25.19 FEET TO THE NORTH RIGHT-OF-WAY OF LONE PINE ROAD;

THENCE CONTINUING N00°00'06"E ALONG THE WEST LINE OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 1291.66 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4;

THENCE S89°39'31"E ALONG THE NORTH LINE OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 1302.25 FEET TO THE WEST RIGHT-OF-WAY OF SWEDE ROAD;

THENCE CONTINUING S89°39'31"E ALONG THE NORTH LINE OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 269.00 FEET TO **THE POINT OF BEGINNING.**

THAT SAID PARCEL CONTAINS 1,616,502 SQ. FT. OR 37.11 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF DAVE & KATHY STEVENSON.

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 24TH DAY OF FEBRUARY, 2021

TIMOTHY G RUTZEN JR

WI PROFESSIONAL LAND SURVEYOR S-2994

WISCONSIN TIMOTHY G. RUTZEN, JR. S-2994 JUNCTION CITY, WI LAND SURVEYOR

2-24-21

LEGEND

- ● SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- △ SET MAG SPIKE
- SECTION/QUARTER CORNER
- FOUND 1.00" O.D. IRON PIPE
- WELL
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- PROPERTY LINE
- CENTERLINE
- WOODEN FENCELINE
- * ENCROACHMENT (SEE NOTES)

SHEET 1 OF 1

PLAT OF SURVEY

SURVEY FOR:
DAVE & KATHY STEVENSON
W6196 LONE PINE ROAD
MERRILL, WI 54452

PROJECT: STEVENSON POS
FIELD SURVEY: 2/23/21
DRAWN BY: TGR
DATE: 2/24/21

RUTZEN SURVEY SERVICES
LAND SURVEYING · MAPPING · CONSULTING
4340 PINE ROAD, JUNCTION CITY, WI 54443 (715) 895-0705 WWW.RUTZENSURVEY.COM

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 8TH DAY OF March 20 21
Tony Dahlke
COUNTY SURVEYOR

S 75 A