

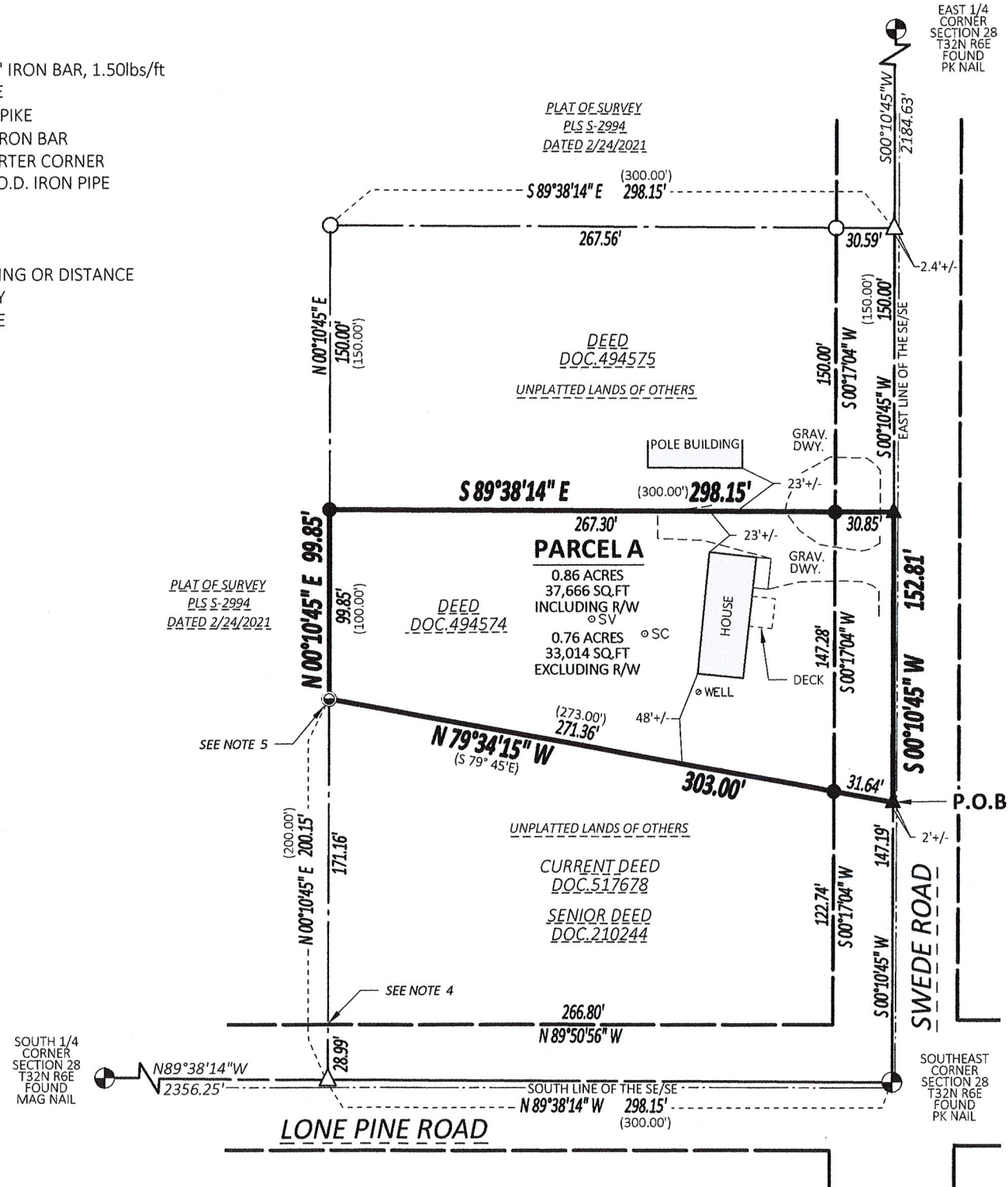
BEARINGS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, ASSUMED TO BEAR $S00^{\circ}10'45''W$

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.

LEGEND

- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- ▲ SET MAG SPIKE
- △ FOUND MAG SPIKE
- FOUND 0.75" IRON BAR
- ⊙ SECTION/QUARTER CORNER
- ⊙ FOUND 1.00" O.D. IRON PIPE
- ⊙ WELL
- ⊙ SV SEPTIC VENT
- ⊙ SC SEPTIC COVER
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - CENTERLINE



SURVEYOR'S NOTES

1. PARCEL IS ALSO KNOWN AS TAX PARCEL NO. 014-0143206284XXXX.
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 NOT 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 SENIOR DEED DOC. 210244 AND DEED DOCUMENT NO. 517678 AND AGREES REASONABLY WELL TO RECORDED DEED DISTANCES. THIS IRON PIPE AS WELL AS THE IRON PIPE CLAIMED TO THE SOUTH BELOW WOOD PILE HAVE BEEN IN PLACE FOR MANY YEARS ACCORDING TO TESTIMONY OF ADJACENT OWNERS. HELD PHYSICAL MONUMENTS AS BEST EVIDENCE FOR PROPERTY LINE.
6. CURRENTLY PARCEL A AND THE PARCEL TO THE NORTH IS OWNED IN TITLE BY CLIENTS SON & DAUGHTER, HOWEVER BOTH PROPERTIES ARE OCCUPIED AND USED AS "ONE" WITH A JOINT DRIVEWAY, SHARED GARAGE, ETC. DUE TO THE FACT THEY ARE ALL FAMILY. IF THE 2 PARCELS WERE TO EVER BE SEPERATED BY USE AND OWNER, THERE MAY BE SMALL ENCROACMENTS ALONG THE NORTH PROPERTY LINE.
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' +/- WHEN ANALYZING THE VARIANCE THROUGHOUT THE QUARTER SECTION, THUS WHY I CHOSE NOT TOO CENTER RIGHT OF WAY ON SECTION LINE. THERE IS ALSO NO SURVEY'S OR MONUMENTATION TO SUPPORT OTHERWISE. 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' +/- WHEN ANALYZING THE VARIANCE THROUGHOUT THE QUARTER SECTION, THUS WHY I CHOSE NOT TOO CENTER RIGHT OF WAY ON SECTION LINE. THERE IS ALSO NO SURVEY'S OR MONUMENTATION TO SUPPORT OTHERWISE. THE 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 SOUTHEAST CORNER OF SECTION 28 OF TOWNSHIP 32 NORTH, RANGE 6 EAST;

THENCE $N00^{\circ}10'45''E$ ALONG THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 28, A DISTANCE OF 147.19 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE $N79^{\circ}34'15''W$, A DISTANCE OF 31.64 FEET TO THE WEST RIGHT-OF-WAY OF SWEDE ROAD;

THENCE CONTINUING $N79^{\circ}34'15''W$, A DISTANCE OF 271.36 FEET;

THENCE $N00^{\circ}10'45''E$, A DISTANCE OF 99.85 FEET;

THENCE $S89^{\circ}38'14''E$, A DISTANCE OF 267.30 FEET TO THE WEST RIGHT-OF-WAY OF SWEDE ROAD;

THENCE CONTINUING $S89^{\circ}38'14''E$, A DISTANCE OF 30.85 FEET TO THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 28

THENCE $S00^{\circ}10'45''W$ ALONG THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 28, A DISTANCE OF 152.81 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 37,666 SQ. FT. OR 0.86 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF SANDY HOFFMAN.

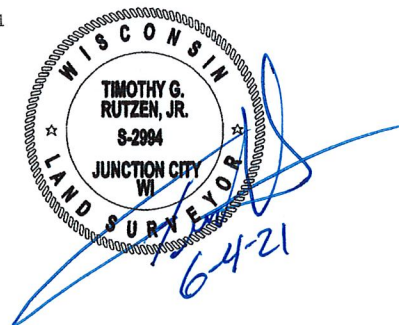
THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

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

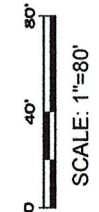
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 4th DAY OF June, 2021

TIMOTHY G. RUTZEN JR.
 WI PROFESSIONAL LAND SURVEYOR S-2994



RECEIVED BY LINCOLN COUNTY
 SURVEYOR THIS 10th DAY
 OF June 2021
Tang Dal
 COUNTY SURVEYOR



SHEET 1 OF 1

PLAT OF SURVEY

SURVEY FOR:
 SANDY HOFFMAN
 N2921 SWEDE ROAD
 MERRILL, WI 54452

PROJECT: HOFFMAN POS
 FIELD SURVEY: 5/28/21
 DRAWN BY: TGR
 DATE: 6/4/21

RUTZEN
 SURVEY SERVICES
 LAND SURVEYING - MAPPING - CONSULTING
 4340 PINE ROAD, JUNCTION CITY, WI 54448 (715) 881-0795 WWW.RUTZENSURVEY.COM

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