

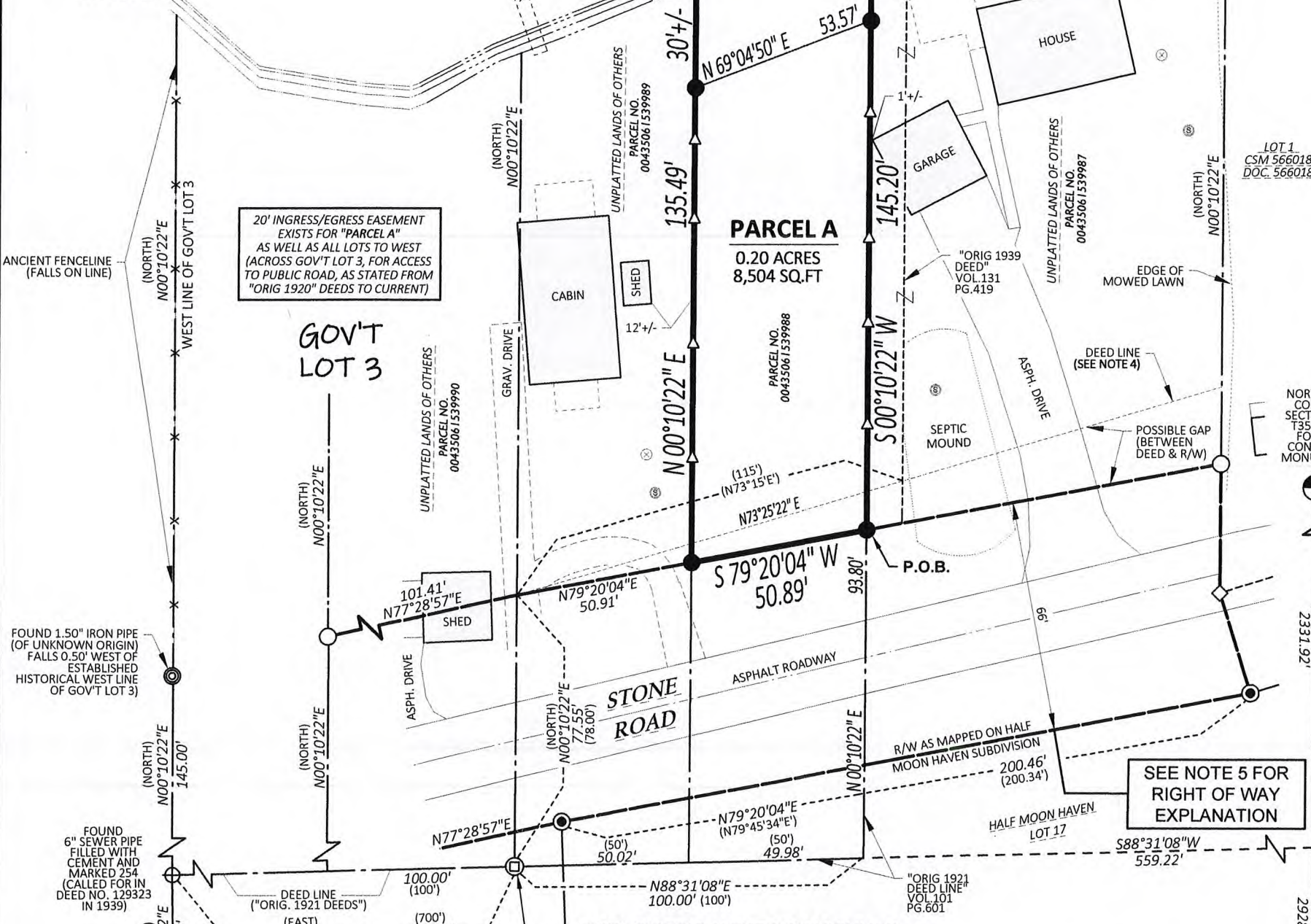


RECEIVED BY LINCOLN COUNTY
 SURVEYOR THIS 18th DAY
 OF December 20 23
Timothy G. Rutzen, Jr.
 COUNTY SURVEYOR

HALFMOON LAKE

WATERS EDGE & ORDINARY
 HIGH WATER MARK (O.H.W.M.)
 WAS SURVEYED ON 11-22-23

BEARINGS BASED ON THE EAST
 LINE OF THE NORTHWEST
 QUARTER OF SECTION 15,
 ASSUMED TO BEAR
 S00°04'05"W



20' INGRESS/EGRESS EASEMENT
 EXISTS FOR "PARCELA"
 AS WELL AS ALL LOTS TO WEST
 (ACROSS GOV'T LOT 3, FOR ACCESS
 TO PUBLIC ROAD, AS STATED FROM
 "ORIG 1920" DEEDS TO CURRENT)

GOV'T
 LOT 3

SURVEYOR'S NOTES CONTINUED

5. RIGHT OF WAY FOR STONE ROAD WAS ESTABLISHED BY FOUND RIGHT-OF-WAY MONUMENTS AS SHOWN ON HALF MOON HAVEN SUBDIVISION. THE HALF MOON HAVEN SUBDIVISION INDICATES A 66' WIDE RIGHT OF WAY, CONSISTENT WITH OTHER SURVEYS ON STONE ROAD TO WEST. NOTE THAT THE WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS (WISLR) INDICATES A 3 ROD WIDTH. I CHOSE TO HOLD THE 66' IN RIGHT OF WAY WIDTH BEING IT FIT THE ROAD WAY, DITCHES AND UTILITIES IN THE FIELD BETTER THAN A 3-ROD ROAD AND HAD MONUMENTS TO SUPPORT LOCATION. PLEASE NOTE, THE EXISTING ROADWAY IS NOT CENTERED WITHIN THIS RIGHT OF WAY AT ALL PARTS. BEING THAT NO OTHER RECORDS OR MAPPING OF THIS RIGHT OF WAY LOCATION OTHER THAN THE HALF MOON HAVEN SUBDIVISION, THE RIGHT OF WAY AS SHOWN IS PER THIS RECORD SUBDIVISION ONLY.

6. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

7. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

PLAT OF SURVEY

BEING PART OF GOVERNMENT LOT 3 OF SECTION 15,
 TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF
 BRADLEY, LINCOLN COUNTY, WISCONSIN.

LEGEND

- ⊙ SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- △ SET WOODEN LATH
- ◇ FOUND SURVEY NAIL
- ⊕ FOUND 1.75" O.D. IRON PIPE
- FOUND 0.75" IRON BAR
- ⊕ FOUND 6" SEWER PIPE FILLED W/CONCRETE
- ⊙ FOUND 2.00" O.D. IRON PIPE
- ⊙ WELL
- ⊙ SEPTIC VENT
- ⊙ SEPTIC COVER
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - MEANDER LINE
- - - CENTERLINE
- x - FENCELINE
- * ENCROACHMENT (SEE NOTES 6 & 7)

SURVEYOR'S NOTES

- "PARCEL A" IS ALSO KNOWN AS TAX PARCEL NO. 00435061539988.
- FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE LINCOLN COUNTY ZONING AND LAND USE OFFICE.
- EXTENSIVE RESEARCH AND SURVEYING OF POSSESSION LINES FOR ALL LOTS IN GOVERNMENT LOT 3 LYING BETWEEN THE WATERS EDGE AND HALF MOON HAVEN SUBDIVISION WAS DONE TO HELP SUPPORT AND ESTABLISH ALL PARCEL LINES IN THE AREA. THESE LOTS WERE ALL DESCRIBED BY MEETS AND BOUNDS & HAVE MANY INCONSISTENCIES INTRODUCED OVER THE YEARS. THE ONLY RECORD OF ANY SURVEYING WAS NOTED IN A AFFIDAVIT RECORDED IN VOL.156, PG.545 IN JUNE OF 1947 BY E.M. McDONALD. NO SURVEY WAS ON FILE AT COUNTY. MY SURVEY WORK INCLUDED RESEARCHING BACK TO THE MOST "ORIGINAL DEEDS" THAT WERE 1ST TRANSFERRED FROM THE ORIGINAL GOVERNMENT LOT 3 IN THE EARLY 1920'S, UP TO THE MOST CURRENT DEEDS. THIS WAS DONE TO ESTABLISH INTENT, SENIOR & JUNIOR RIGHTS BETWEEN THE LOTS AND TO LOOK FOR ANY CALLS TO ANY PHYSICAL MONUMENTS OR OTHER EVIDENCE IN FIELD. I THEN RETRACED THESE DEEDS FROM THE MOST SENIOR TO THE MOST CURRENT WHILE APPLYING BOUNDARY LAW AND OPINIONS FOR ALL EVIDENCE FOUND.
- NOTE THAT THE DEEDS RECORDED IN LATE 1930'S AND AFTER AND THAT ARE GREATER THAN 700' EAST OF THE WEST GOVERNMENT LOT 3 LINE, STARTED TO INTRODUCE A MEETS AND BOUNDS DESCRIPTION STATING "78' NORTH OF AN IRON PIPE AND THENCE N73°15'E, A DISTANCE, ETC." THROUGHOUT THESE DEEDS, THERE IS NO MENTION OF A RIGHT OF WAY FOR STONE ROAD OR ANY OTHER CALLS THAT COULD DETERMINE INTENT FOR THIS BEARING & DISTANCE INTRODUCTION. IF ONE WERE TO HOLD THIS BEARING, IT WOULD CREATE A LARGE GAP BETWEEN THE SOUTH PROPERTY LINES OF THESE DESCRIBED DEEDS AND THE MAPPED RIGHT OF WAY OF STONE ROAD THAT IS MONUMENTED FROM THE HALF MOON HAVEN SUBDIVISION. THIS BEARING DOES NOT HAVE ANY OTHER FOUND MONUMENTATION OR OTHER EVIDENCE IN FIELD TO JUSTIFY HOLDING AND THUS CREATING THIS GAP. IT WAS DECIDED THAT FOR THIS SURVEY, THE RIGHT OF WAY OF STONE ROAD WAS ESTABLISHED AND HELD AS SHOWN PER THE SUBDIVISION TO THE SOUTH AND DEED LINES WERE EXTENDED SOUTH TO MEET THIS RIGHT OF WAY. FURTHER INVESTIGATION WOULD BE NEEDED TO DETERMINE THIS "GAP AREA" IN QUESTION.

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 AND MAPPED THIS PLAT, BEING PART OF GOVERNMENT LOT 3 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN.

AND MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15 OF TOWNSHIP 35 NORTH, RANGE 6 EAST;
 THENCE S00°04'05"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 2331.92 FEET;
 THENCE S88°31'08"W, A DISTANCE OF 559.22 FEET;
 THENCE N00°10'22"E, A DISTANCE OF 93.80 FEET TO THE POINT OF BEGINNING.
 THENCE S79°20'04"W, A DISTANCE OF 50.89 FEET;
 THENCE N00°10'22"E, A DISTANCE OF 135.49 FEET TO A MEANDER LINE FOR HALFMOON LAKE;
 THENCE N69°04'50"E ALONG SAID MEANDER LINE, A DISTANCE OF 53.57 FEET;
 THENCE S00°10'22"W, A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING.

ABOVE SAID PARCEL TO INCLUDE ALL LANDS LYING BETWEEN THE DESCRIBED MEANDER LINE AND THE ORDINARY HIGH WATER MARK. THAT SAID PARCEL CONTAINS 8,504 SQ. FT. OR 0.20 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF JAMES & ANN BECKER.

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 12th DAY OF Dec., 2023

Timothy G. Rutzen, Jr.
 TIMOTHY G. RUTZEN JR.
 WI PROFESSIONAL LAND SURVEYOR S-2994



SHEET 1 OF 1

PLAT OF SURVEY

CLIENT:
 JAMES & ANN BECKER
 9131 WESTVIEW
 HOUSTON, TX 77055

4340 PINE ROAD
 JUNCTION CITY, WI 54443
 (715) 891-0735
 WWW.RUTZEN SURVEY.COM



PROJECT: BECKER POS
 FIELD SURVEY: 11/22/2023
 DRAWN BY: TGR
 DATE: 12/12/2023

5866B