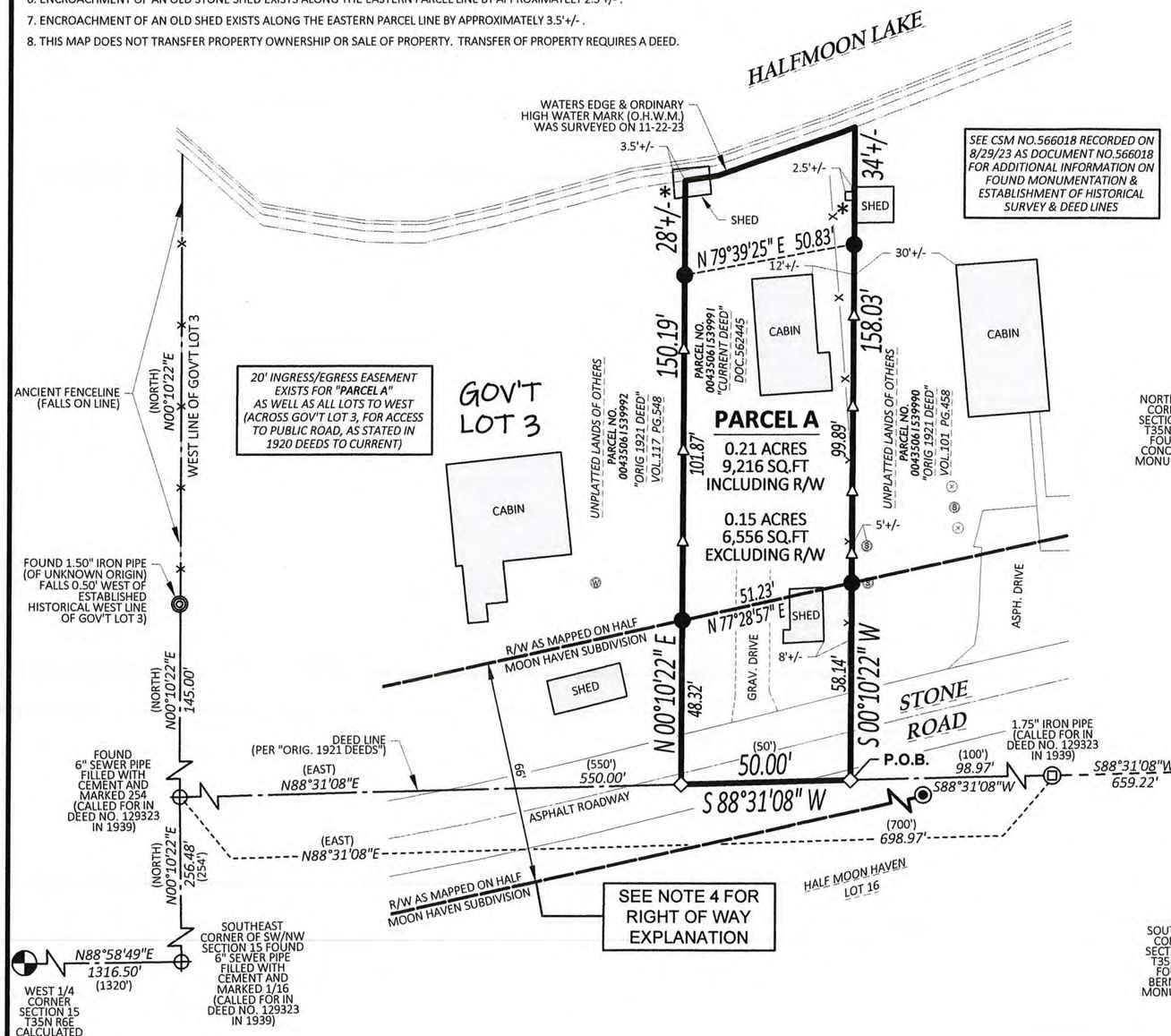
PLAT OF SURVEY

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

SURVEYOR'S NOTES

1. "PARCEL A" IS ALSO KNOWN AS TAX PARCEL NO. 00435061539991.
2. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE LINCOLN COUNTY ZONING AND LAND USE OFFICE.
3. EXTENSIVE RESEARCH AND SURVEYING OF POSSESSION LINES FOR EACH OF THE LOTS TO THE WEST , ABUTTING TO GOVERNMENT LOT 3 WAS DONE TO HELP SUPPORT AND ESTABLISH ALL PARCEL LINES TO THE EAST AND WEST THAT WERE DESCRIBED BY MEETS AND BOUNDS IN PAST DEEDS WITH SOME INCONSISTENCIES OVER THE YEARS AND NOT SURVEYED AS FAR AS I CAN TELL. THIS EXTENSIVE WORK INCLUDED RESEARCHING BACK TO THE MOST SENIOR DEEDS THAT WERE 1ST TRANSFERRED FROM THE ORIGINAL GOVERNMENT LOT 3 IN THE EARLY 1920'S TO THE MOST CURRENT FOR THESE SEVERAL LOTS TO THE WEST. THIS WAS DONE TO ESTABLISH INTENT, SENIOR/JUNIOR RIGHTS BETWEEN LOTS AND LOOK FOR ANY CALLS TO ANY PHYSICAL MONUMENTS OR OTHER EVIDENCE. I THEN RETRACED THESE DEEDS FROM THE MOST SENIOR TO THE MOST CURRENT WHILE APPLYING BOUNDARY LAW AND OPINIONS FOR ALL EVIDENCE FOUND.
4. 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.
5. 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.
6. ENCROACHMENT OF AN OLD STONE SHED EXISTS ALONG THE EASTERN PARCEL LINE BY APPROXIMATELY 2.5'+/- .
7. ENCROACHMENT OF AN OLD SHED EXISTS ALONG THE EASTERN PARCEL LINE BY APPROXIMATELY 3.5'+/- .
8. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.



LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- SET WOODEN LATH
- CALCULATED CORNER (NOT SET)
- FOUND 1.75" O.D. IRON PIPE
- FOUND 1.50" O.D. IRON PIPE
- FOUND 6" SEWER PIPE FILLED W/CONCRETE
- FOUND 2.00" O.D. IRON PIPE
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- PROPERTY LINE
- MEANDER LINE
- CENTERLINE
- FENCELINE
- * ENCROACHMENT (SEE NOTES 6 & 7)

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

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 18th DAY OF December 20 23
Tammy Dahl
COUNTY SURVEYOR

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 659.22 FEET TO A 1.75" IRON PIPE AS CALLED FOR IN PAST DEEDS;

THENCE CONTINUING S88°31'08"W, A DISTANCE OF 98.97 FEET TO **THE POINT OF BEGINNING.**

THENCE CONTINUING S88°31'08"W, A DISTANCE OF 50.00 FEET;

THENCE N00°10'22"E, A DISTANCE OF 150.19 FEET TO A MEANDER LINE FOR HALFMOON LAKE;

THENCE N79°39'25"E ALONG SAID MEANDER LINE, A DISTANCE OF 50.83 FEET;

THENCE S00°10'22"W, A DISTANCE OF 158.03 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 9,216 SQ. FT. OR 0.21 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF ISOLDE GRAEBEL.

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 1st DAY OF Dec., 2023

TIMOTHY G RUTZEN JR
WI PROFESSIONAL LAND SURVEYOR S-2994

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

SCALE: 1"=40' (0, 20', 40')

SHEET 1 OF 1

PLAT OF SURVEY

CLIENT: WILLIAM & ISOLDE LORMAN (FORMERLY ISOLDE GRAEBEL) N1185 STONE ROAD TOMAHAWK, WI 54487

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

PROJECT: LORMAN POS
FIELD SURVEY: 11/22/2023
DRAWN BY: TGR
DATE: 12/1/2023

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