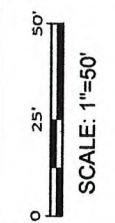


PLAT OF SURVEY

BEING ALL OF LOT 52-4 OF CERTIFIED SURVEY MAP NO.37,
RECORDED IN VOL.1, PG.44 & 45 AS DOCUMENT NO.204364,
LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 16,
TOWNSHIP 34 NORTH, RANGE 8 EAST, TOWN OF HARRISON,
LINCOLN COUNTY, WISCONSIN.

LEGEND

- ⊕ QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- △ SET WOODEN LATH
- FOUND 0.875" IRON BAR
- ⊙ FOUND 1.00" O.D. IRON PIPE
- ⊕ WELL
- ⊕ SEPTIC VENT
- ⊕ SEPTIC COVER
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - MEANDER LINE
- - - CENTERLINE
- * ENCROACHMENT (SEE NOTES)



SHEET 1 OF 1

PLAT OF SURVEY

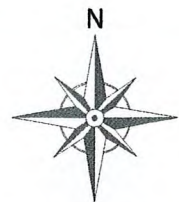
CLIENT:
MICHAEL BAUMGART
N 8870 E, PICKEREL LAKE RD.
GLEASON, WI 54435

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

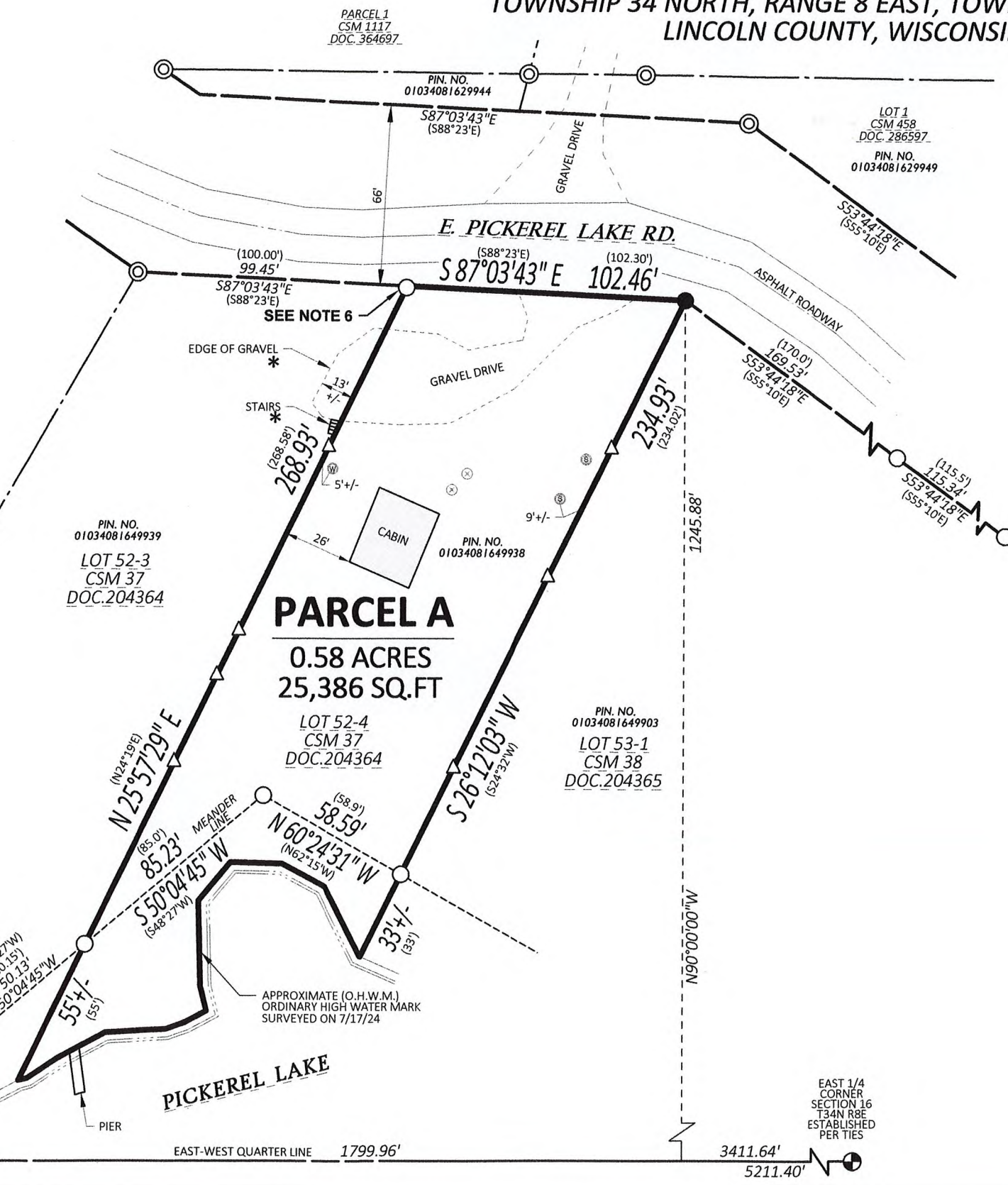
RUTZEN
SURVEY SERVICES
LAND SURVEYING • MAPS • PLANNING • CONSULTING



PROJECT: BAUMGART POS
FIELD SURVEY: 7/17/2024
DRAWN BY: TGR
DATE: 7/30/2024



BEARINGS BASED ON THE
EAST-WEST QUARTER LINE OF
SECTION 16, ASSUMED TO
BEAR N89°53'10"E



RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 29TH DAY
OF August 20 24
Tony Dahl
COUNTY SURVEYOR

SURVEYOR'S NOTES

- "PARCEL A" IS ALSO KNOWN AS PIN NO. 01034081649938 AND IS DESCRIBED IN DEED DOC.556999.
- FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE LINCOLN COUNTY PLANNING & ZONING OFFICE & TOWN OF HARRISON.
- 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.
- THE APPROXIMATE O.H.W.M. WAS SURVEYED ON 7-17-2024. THE TOTAL FRONTAGE ALONG THE APPROXIMATE O.H.W.M. OF "PARCEL A" IS APPROXIMATELY 200' +/-.
- ENCROACHMENT OF WOODEN STAIRS AND A GRAVEL PARKING AREA EXISTS ALONG THE WESTERLY LINE OF "PARCEL A" BY APPROXIMATELY 13' +/-.
- FOUND A 0.75" IRON BAR AT CORNER THAT HAD A BENT TOP, BUT SOLID AT BASE. SURVEYED THE LOCATION OF THE BASE OF IRON BAR AND PULLED AND REPLACED IT WITH A STRAIGHT 0.75"X24" IRON BAR.
- RIGHT OF WAY FOR E. PICKEREL LAKE ROAD WAS ESTABLISHED USING FOUND IRONS ALONG RIGHT OF WAY FROM PRIOR SURVEYS. **NOTE: THE EXISTING ROADBED IS NOT CENTERED WITHIN RIGHT OF WAY.**
- 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 AND MAPPED THIS PLAT, BEING ALL OF LOT 52-4 OF CERTIFIED SURVEY MAP NO.37, RECORDED IN VOL.1, PG.44 & 45 AS DOCUMENT NO.204364, LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 8 EAST, TOWN OF HARRISON, LINCOLN COUNTY, WISCONSIN.

THAT SAID PARCEL CONTAINS 25,386 SQ. FT. OR 0.58 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF MICHAEL BAUMGART.

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 30th DAY OF July 2024

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



S923D