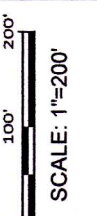


PLAT OF SURVEY

BEING PART OF THE NW 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4,
LOCATED ALL IN SECTION 30, TOWNSHIP 32 NORTH, RANGE 7 EAST,
TOWN OF MERRILL, LINCOLN COUNTY, WISCONSIN.



SHEET 1 OF 1

PLAT OF SURVEY

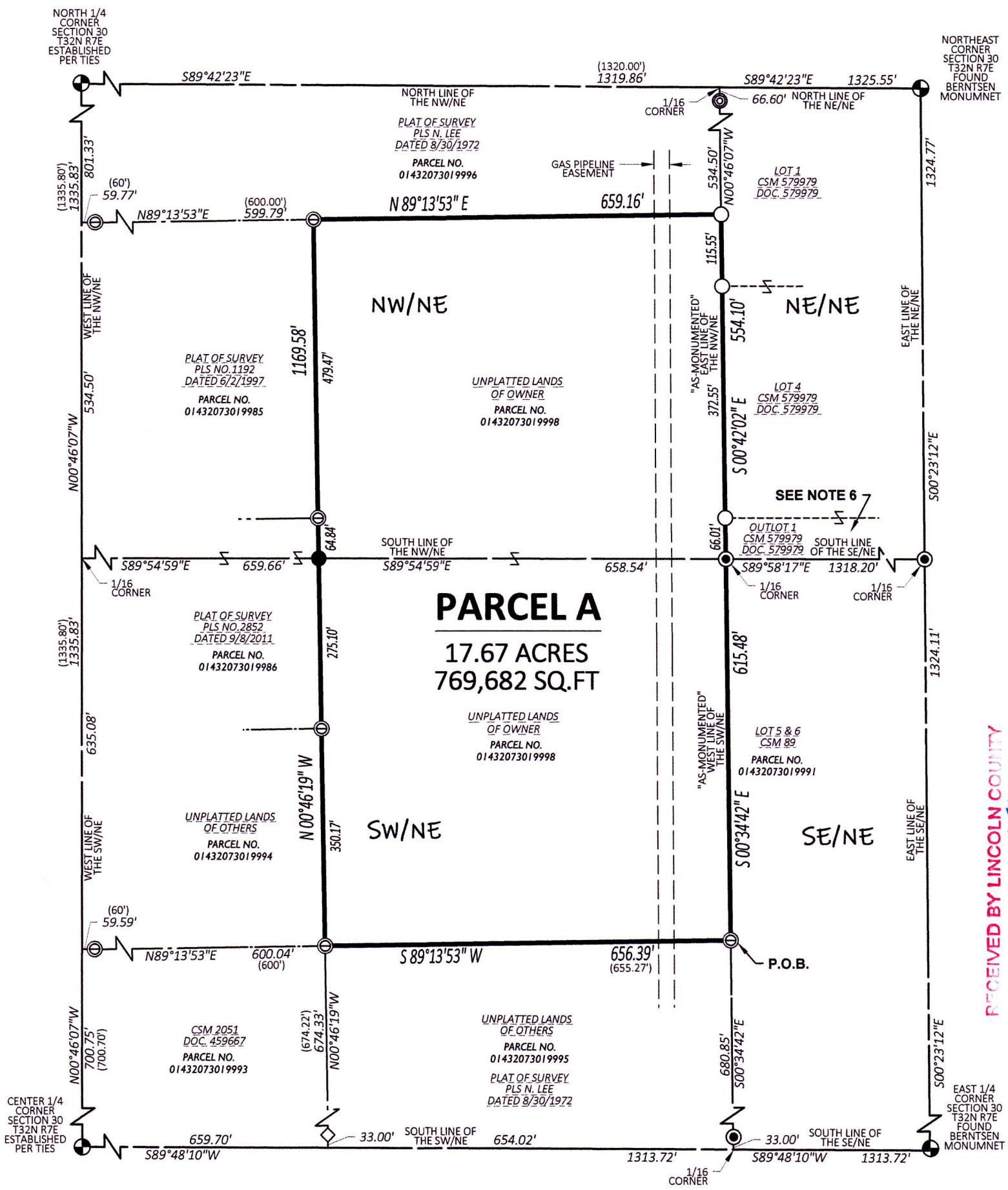
CLIENT:
RUSSEL ZOELLNER
W4509 COUNTY ROAD "C"
MERRILL, WI 54452

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

RUTZEN
SURVEY SERVICES
LAND SURVEYING • APPRAISAL • CONSULTING

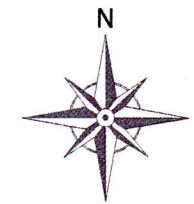


PROJECT: ZOELLNER POS
FIELD SURVEY: 1/19/2026
DRAWN BY: TGR
DATE: 3/4/2026



LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 18" IRON BAR, 1.50lbs/ft
- FOUND 0.75" IRON BAR
- FOUND 1.00" O.D. IRON PIPE
- FOUND 1.25" O.D. IRON PIPE
- FOUND 1.50" O.D. IRON PIPE
- FOUND 2.00" O.D. IRON PIPE
- (xx.xx) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - MINOR LOT LINE



BEARINGS BASED ON THE
NORTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 30, ASSUMED TO
BEAR S89°42'23"E

SURVEYOR'S NOTES

1. "PARCEL A" IS ALSO KNOWN AS TAX PARCEL NO. 01432073019998 AND IS ZONED RL4 RURAL LANDS AND DESCRIBED IN DEED DOC. 498876.
2. BEFORE ANY CONSTRUCTION FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE WOOD COUNTY PLANNING & ZONING OFFICE.
3. THE PARCEL AS SHOWN IS VACANT AND NO WELL'S OR SEPTIC SYSTEMS WERE OBSERVED AT THE TIME OF SURVEY.
4. WETLAND DELINEATION WAS NOT A PART OF THIS SURVEY, ALTHOUGH WETLANDS WERE OBSERVED AT THE TIME OF THE SURVEY.
5. THE CENTER 1/4 CORNER HAS BEEN MONUMENTED AND PERPETUATED ON VARIOUS SURVEYS FOR MANY YEARS AND HAS A PLS TIE SHEET COMPLETED FOR IT, HELD LOCATION AND MONUMENT FOR THIS SURVEY.
6. OUTLOT 1 FROM CSM NO. 579979, AS SHOWN ON THIS MAP IS TO BE USED FOR INGRESS AND EGRESS FOR ACCESS TO "PARCEL A". OUTLOT 1 IS TO BE CONVEYED AND COMBINED WITH PARCEL NO. 01432073019998 IN THE FUTURE.
7. 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 PART OF THE NW 1/4 OF THE NE 1/4 AND SW 1/4 OF THE NE 1/4, LOCATED ALL IN SECTION 30, TOWNSHIP 32 NORTH, RANGE 7 EAST, TOWN OF MERRILL, LINCOLN COUNTY, WISCONSIN. AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30 OF TOWNSHIP 32 NORTH, RANGE 7 EAST;

THENCE S89°48'10"W, ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 30, A DISTANCE OF 1313.72 FEET TO THE SOUTHEAST CORNER OF THE SW/NE OF SECTION 30;

THENCE N00°34'42"W ALONG THE EAST LINE OF THE SW/NE OF SECTION 30, A DISTANCE OF 713.85 FEET TO THE POINT OF BEGINNING OF "PARCEL A";

THENCE S89°13'53"W, A DISTANCE OF 656.39 FEET TO THE NORTHEAST CORNER OF CSM NO. 2051;

THENCE N00°46'19"W, A DISTANCE OF 1169.58 FEET;

THENCE N89°13'53"E, A DISTANCE OF 659.16 FEET TO THE WEST LINE OF CSM NO. 579979 AND THE EAST LINE OF THE NW/NE OF SECTION 30;

THENCE S00°42'02"E ALONG THE WEST LINE OF CSM NO. 579979 AND THE EAST LINE OF THE NW/NE OF SECTION 30, A DISTANCE OF 554.10 FEET TO THE SOUTHEAST CORNER OF THE NW/NE OF SECTION 30;

THENCE S00°34'42"E ALONG THE WEST LINE OF CSM NO. 89 AND THE EAST LINE OF THE SW/NE OF SECTION 30, A DISTANCE OF 615.48 FEET TO THE POINT OF BEGINNING OF "PARCEL A".

THAT SAID PARCEL CONTAINS 769,682 SQ. FT. OR 17.67 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF RUSSEL ZOELLNER.

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.

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 18TH DAY
OF March 20 26
TIMOTHY G. RUTZEN JR.
COUNTY SURVEYOR

DATED THIS 4th DAY OF March 2026

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

