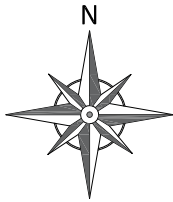


MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16,
TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER,
MARATHON COUNTY, WISCONSIN.



BEARINGS BASED ON THE
SOUTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 16, ASSUMED TO
BEAR S87°34'25"W

SURVEYOR'S NOTES

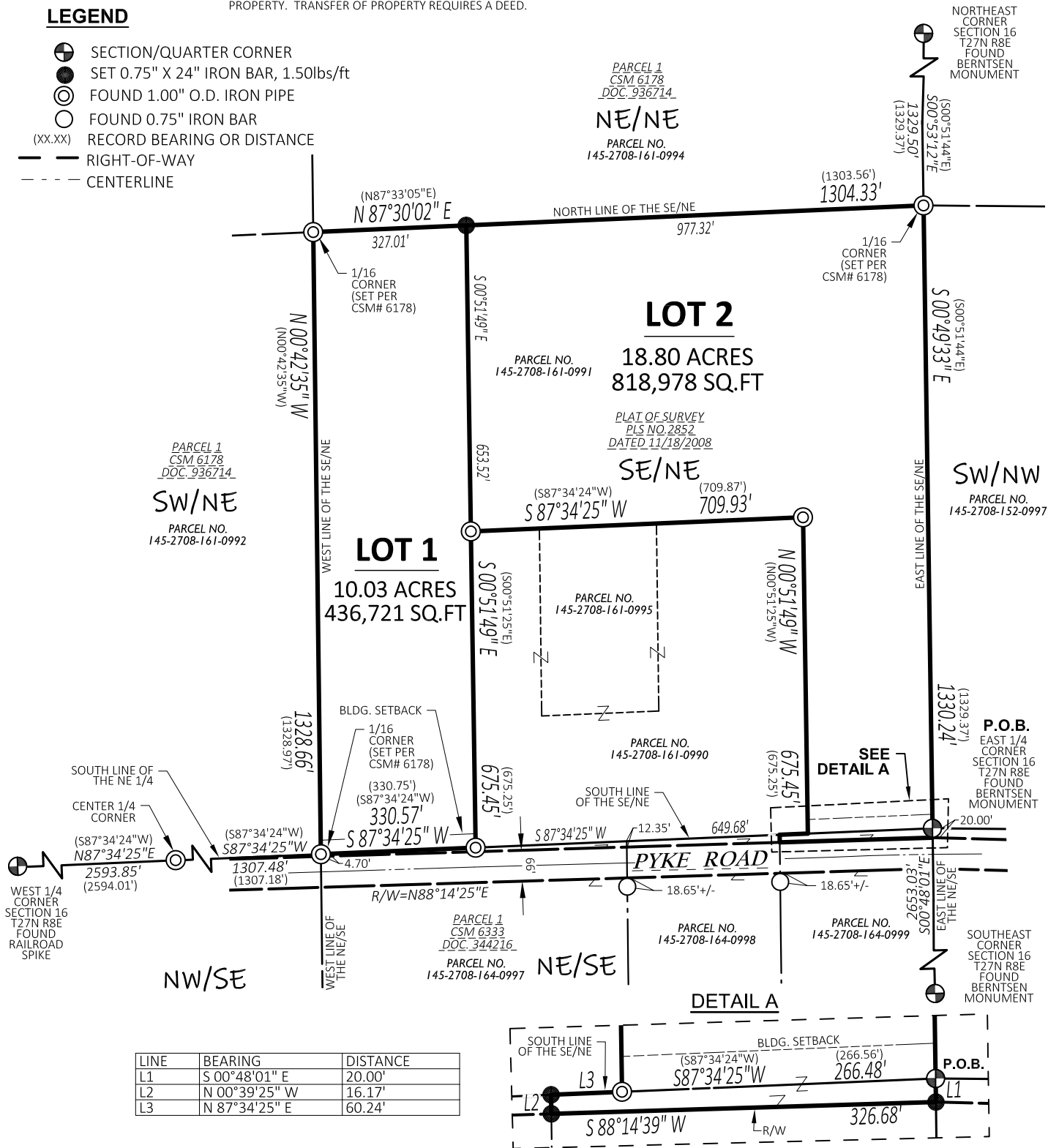
1. LOT 1 & 2 ARE PART OF PARENT TAX PARCEL NO. 145-2708-161-099 & 145-2708-164-0999, PARCEL'S PRIOR WERE ZONED AR, BUT NOW APPROVED TO BE RE-ZONED TO RR5 TO MEET MINIMUM ACREAGE.
2. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, SEE CHAPTER 460 & CHAPTER 520 OF THE VILLAGE OF KRONENWETTER ORDINANCES OR CONTACT THE VILLAGE OF KRONENWETTER PLANNING & ZONING OFFICE.
3. RIGHT OF WAY FOR PYKE ROAD WAS ESTABLISHED USING FOUND IRONS ALONG RIGHT OF WAY TO THE EAST AND WEST OF PROPERTY. THESE FOUND IRONS AGREE WITH LOCATION OF SURVEYED ROADWAY, DITCHES AND UTILITIES AND 66' IN WIDTH.
4. ANY NEW DRIVEWAYS OR ACCESS POINTS TO LOTS 1 OR 2 WILL NEED TO BE APPROVED BY THE VILLAGE OF KRONENWETTER PRIOR TO INSTALLATION.
5. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

DRAFT

RESERVED FOR RECORDING DATA

LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 1.00" O.D. IRON PIPE
- FOUND 0.75" IRON BAR
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- CENTERLINE



PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54443
PROJECT: WADINSKI CSM
FIELD SURVEY: 6/18/2024
DRAWN BY: TGR
DATE: 7/19/2024

0 150' 300'
SCALE: 1"=300'

SHEET 1 OF 2

OWNER: PARCEL NO. 145-2708-161-0991
MICHAEL & ANNE MAAS
3188 PYKE ROAD
KRONENWETTER, WI 54455

CLIENT: PARCEL NO. 145-2708-164-0990
TERRANCE WADINSKI
3293 PYKE ROAD
KRONENWETTER, WI 54455



RUTZEN
SURVEY SERVICES LLC
LAND SURVEYING - MAPPING - CONSULTING
WWW.RUTZENSURVEY.COM 715-891-0735

MARATHON COUNTY CERTIFIED SURVEY MAP NO. _____
*BEING PART OF SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16,
TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER,
MARATHON COUNTY, WISCONSIN.*

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 SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 16, TOWNSHIP 27 NORTH, RANGE 8 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF TERRANCE WADINSKI AND THAT SAID PARCEL CONTAINS 1,261,606 SQ. FT. OR 28.96 ACRES MORE OR LESS AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 8 EAST, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE S00°48'01"E ALONG THE EAST LINE OF THE NE/SE OF SECTION 16, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY OF PYKE ROAD;

THENCE S88°14'39"W ALONG THE NORTH RIGHT OF WAY OF PYKE ROAD, A DISTANCE OF 326.68 FEET;

THENCE N00°39'25"W, A DISTANCE OF 16.17 FEET TO THE SOUTH LINE OF THE SE/NE OF SECTION 16;

THENCE N87°34'25"E ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 60.24 FEET;

THENCE N00°51'49"W, A DISTANCE OF 675.45 FEET;

THENCE S87°34'25"W, A DISTANCE OF 709.93 FEET;

THENCE S00°51'49"E, A DISTANCE OF 675.45 FEET TO THE SOUTH LINE OF THE SE/NE OF SECTION 16;

THENCE S87°34'25"W ALONG THE SOUTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 330.57 FEET TO THE SOUTHWEST CORNER OF THE SE/NE OF SECTION 16;

THENCE N00°42'35"W ALONG THE WEST LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1328.66 FEET TO THE NORTHWEST CORNER OF THE SE/NE OF SECTION 16;

THENCE N87°30'02"E ALONG THE NORTH LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1304.33 FEET TO THE NORTHEAST CORNER OF THE SE/NE OF SECTION 16;

THENCE S00°49'33"E ALONG THE EAST LINE OF THE SE/NE OF SECTION 16, A DISTANCE OF 1330.24 FEET TO THE EAST 1/4 CORNER OF SECTION 16 AND THE **POINT OF BEGINNING**.

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 236.34 OF THE WISCONSIN STATUTES, CHAPTER 460 & 520 OF THE VILLAGE OF KRONENWETTER ORDINANCE AND 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 _____ DAY OF _____, 2024

TIMOTHY G RUTZEN JR
WI PROFESSIONAL LAND SURVEYOR S-2994

VILLAGE OF KRONENWETTER APPROVAL

STATE OF WISCONSIN - VILLAGE OF KRONENWETTER
APPROVED IN ACCORDANCE WITH THE VILLAGE OF KRONENWETTER LAND
DIVISION & ZONING ORDINANCE THIS _____ DAY OF _____, 2024
VILLAGE OF KRONENWETTER PLANNING & ZONING DEPARTMENT

PLAT REVIEW OFFICER

PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54443
PROJECT: WADINSKI CSM
FIELD SURVEY: 6/18/2024
DRAWN BY: TGR
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SHEET 2 OF 2



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