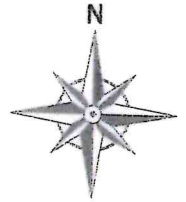


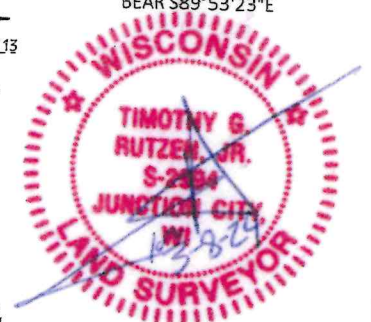


MARATHON COUNTY CERTIFIED SURVEY MAP NO.
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO.1606, RECORDED IN VOLUME 6, PAGE 270 AS DOCUMENT
NO.728949, BEING PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 NORTH,
RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

NORTH 1/4
SECTION 15
T27N R7E
FOUND
ALUMINUM
COUNTY
MONUMENT



BEARINGS BASED ON THE
NORTH LINE OF THE
NORTHWEST QUARTER OF
SECTION 15, ASSUMED TO
BEAR S89°53'23"E



SURVEYOR'S NOTES

1. PARCEL A IS ALSO KNOWN AS TAX PARCEL NO. 145-2707-152-0984, IS ZONED "SF" SINGLE FAMILY.
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. ENCROACHMENT OF SEVERAL "MOWED LAWNS" EXISTS ALONG THE LOT LINES AS SHOWN ON MAP.
4. THIS CSM LINE HAS BEEN MONUMENTED & MAPPED ON SEVERAL SURVEYS & MAPPING DATING BACK AS FAR AS 1968 TO MOST RECENT CSM'S. HELD THIS LINE BASED ON IT'S LONG STANDING HISTORICAL SURVEY & MONUMENTED FIELD EVIDENCE. NOTE: IN DOING THIS, IT CREATES SEVERAL ANGLE POINTS ON MAPPED 1/16 LINE.
5. RIGHT OF WAY FOR OLD HWY 51 WAS ESTABLISHED USING FOUND IRONS FROM PAST SURVEYS ALONG RIGHT OF WAY.
6. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

RESERVED FOR RECORDING DATA

NORTHWEST
CORNER
SECTION 15
T27N R7E
FOUND
SURVEY NAIL

(S89°53'22"E)
S89°53'23"E
(500°31'11"E)
500°31'23"E
1321.15'
(1321.15')
N88°51'01"E 1083.88'
NORTH LINE OF THE SW/NW
1/16 CORNER

NORTH LINE OF THE NW/NW

NW/NW

(1331.61')
1331.57'

500°23'12"E
1300.43'

(S89°53'22"E)
S89°53'23"E

(1331.61')
1331.57'

NORTH LINE OF THE NE/NW

NE/NW

LOT 1
CSM 11348
DOC. 1209370

GARAGE

(377.44')
377.21'

SEE NOTE 4
FOR 1/16 LINE
HISTORY

MOWED
LAWN EDGE

LOT 13

LOT 1

1.43 ACRES
62,210 SQ.FT

P.O.B.
MOWED
LAWN EDGE

S89°09'13"E

S89°09'13"E

DEED DOC. 1862266

PARCEL NO.
145-2707-152-0984

LOT 1
CSM 1606
DOC. 728949

LOT 2

1.48 ACRES
64,355 SQ.FT

S89°12'21"E

SW/NW

LOT 3

2.05 ACRES
89,497 SQ.FT

N89°12'21"W
(N89°12'59"W)
(N89°11'W)

EXISTING DRIVE

UNPLATTED LANDS OF OTHERS

WEST LINE OF THE SW/NW

462.53'

SE/NW

L2

51.13'

MOWED
LAWN EDGES

(172.28')
172.38'

(172.28')

630.75'

(630.40')

LOT 18

LOT 14
GREEN-LEA
SUBDIVISION

250.10'

400.10'

(400.00')

LOT 15

51.13'

LOT 16

500°52'53" W

(501°20'31"W)

(500°49'W)

98.87'

LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 0.75" IRON BAR
- FOUND 1.00" O.D. IRON PIPE
- FOUND 2.00" O.D. IRON PIPE
- (XX.XX) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- PROPERTY LINE
- CENTERLINE
- FENCELINE
- * ENCROACHMENT (SEE NOTE 3)

| LINE | BEARING | DISTANCE |
|------|---------------|-----------------|
| L1 | S 89°10'48" E | 71.41' (71.50') |
| L2 | N 89°12'21" W | 100.00' |

PREPARED BY:
RUTZEN SURVEY SERVICES
4340 PINE ROAD
JUNCTION CITY, WI 54443
PROJECT: HELMUTH CSM
FIELD SURVEY: 1/2/2023
DRAWN BY: TGR
DATE: 3/8/2024

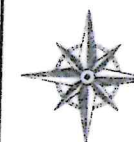
0 50' 100'

SCALE: 1"=100'

SHEET 1 OF 2

OWNER: PARCEL NO. 145-2707-152-0984
MICHAEL & ROSANNA HELMUTH
2819 CTH G
JUNCTION CITY, WI 54443

CLIENT:
MICHAEL & ROSANNA HELMUTH
2819 CTH G
JUNCTION CITY, WI 54443



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LAND SURVEYING - MAPPING - CONSULTING

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