

# CERTIFIED SURVEY MAP No.

PART OF THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER AND PART OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 17, TOWN 10 NORTH,  
RANGE 1 EAST, CITY OF RICHLAND CENTER,  
RICHLAND COUNTY, WISCONSIN.

DWG NO: 1016-18

DATE: AUGUST 17, 2023

**SURVEYED FOR:**

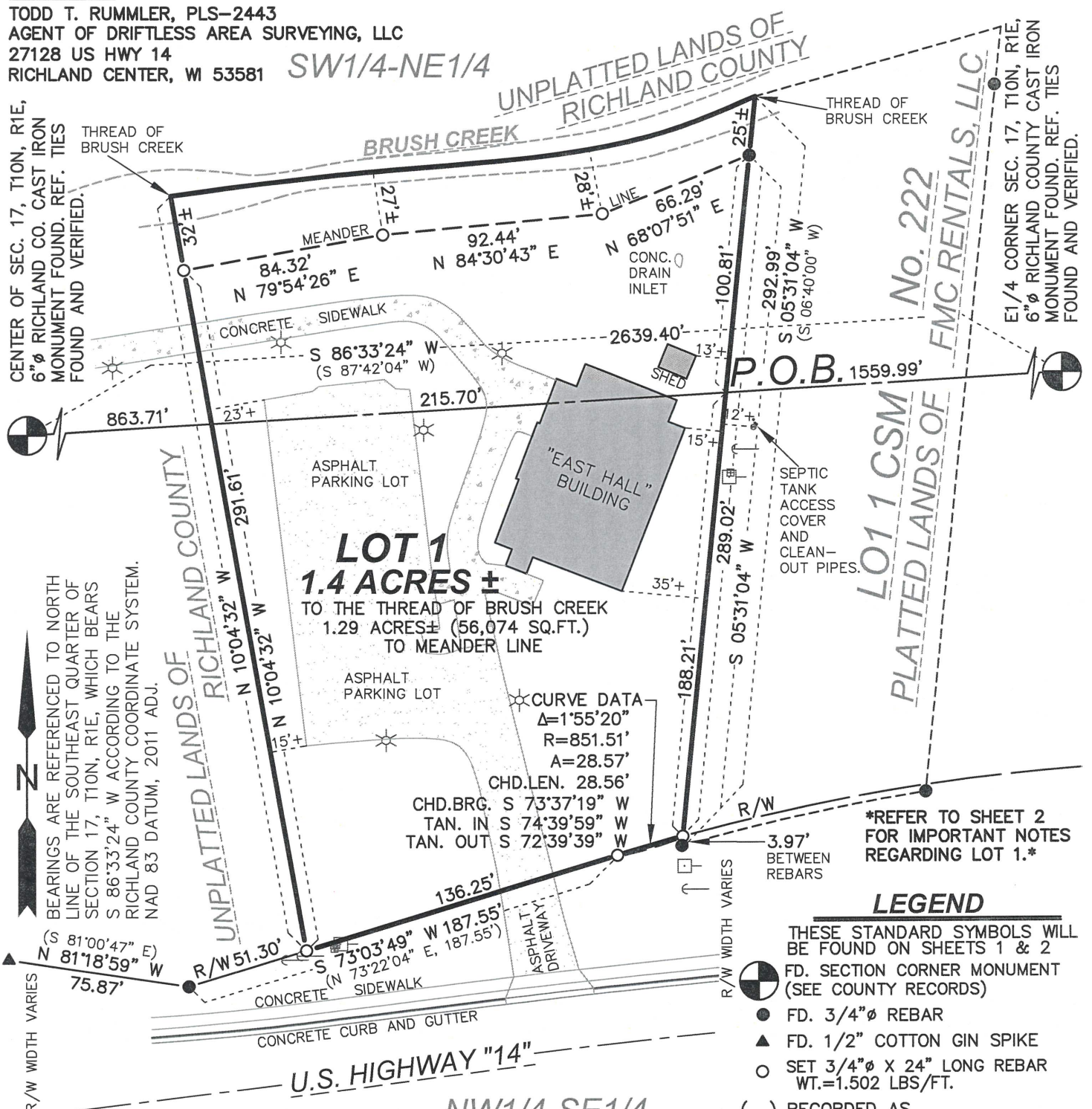
THE RICHLAND COUNTY PUBLIC  
WORKS STANDING COMMITTEE  
C/O STEVE WILLIAMSON - CHAIR  
181 W. SEMINARY STREET  
RICHLAND CENTER, WI 53581

**DRAFT**

**SURVEY BY:**

TODD T. RUMMLER, PLS-2443  
AGENT OF DRIFTLESS AREA SURVEYING, LLC  
27128 US HWY 14  
RICHLAND CENTER, WI 53581

SW1/4-NE1/4



BEARINGS ARE REFERENCED TO NORTH  
LINE OF THE SOUTHEAST QUARTER OF  
SECTION 17, T10N, R1E, WHICH BEARS  
S 86°33'24" W ACCORDING TO THE  
RICHLAND COUNTY COORDINATE SYSTEM.  
NAD 83 DATUM, 2011 ADJ.

UNPLATTED LANDS OF  
RICHLAND COUNTY

PLATTED LANDS OF  
FMC RENTALS, LLC  
No. 222

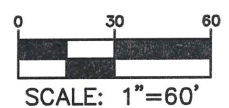
E1/4 CORNER SEC. 17, T10N, R1E,  
6" Ø RICHLAND COUNTY CAST IRON  
MONUMENT FOUND. REF. TIES  
FOUND AND VERIFIED.

\*REFER TO SHEET 2  
FOR IMPORTANT NOTES  
REGARDING LOT 1.\*

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COMPLETE REAL ESTATE BROKERAGE,  
INSURANCE & LAND SURVEYING FIRM

NW1/4-SE1/4



# CERTIFIED SURVEY MAP No.

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWN 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN.

## \*IMPORTANT NOTES REGARDING LOT 1\*

- 1.) NUMEROUS UTILITY STRUCTURES SUCH AS POLES, PEDESTALS, OVERHEAD AND UNDERGROUND CABLES, GUY ANCHORS, WARNING SIGNS, ETC. EXIST WITHIN, OR IN PROXIMITY TO THE LOTS ON THIS CSM. THESE UTILITY STRUCTURES MAY INDICATE THE PRESENCE OF ASSOCIATED RECORDED AND/OR PRESCRIPTIVE EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTY.
- 2.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON AUGUST 17, 2023.
- 3.) THE NORTHERLY RIGHT-OF-WAY LIMIT OF U.S. HIGHWAY 14 WAS DETERMINED FROM SURVEY MONUMENTATION FOUND IN THE AREA, THE INFORMATION SHOWN ON WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT PLAT NUMBERS 1643-07-21-4.02 AND 1643-07-21-4.03 AND FROM THE DESCRIPTION RECORDED IN DOCUMENT No. 170503 OF THE RICHLAND COUNTY REGISTRY. THE WIDTH OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 14 IN THE AREA OF LOT 1 OF THIS CSM VARIES.
- 4.) AN EXISTING DRIVEWAY PROVIDES ACCESS FROM LOT 1 TO U.S. HIGHWAY 14. THE SURVEYOR HAS PERFORMED NO INVESTIGATION REGARDING IF THIS DRIVEWAY HAS A VALID PERMIT ISSUED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR THE CITY OF RICHLAND CENTER. IT IS THE LANDOWNERS' RESPONSIBILITY TO APPLY FOR ANY PERMITS THAT MAY BE REQUIRED.
- 5.) THE LAND INCLUDED IN LOT 1 IS CURRENTLY ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT. THE BUILDING SETBACKS THAT APPLY TO THIS ZONING DISTRICT ARE: SIDE YARD SETBACK=NO SINGLE SIDE YARD SHALL BE LESS THAN 8 FEET; SETBACK FOR STREET=20 FEET FROM R/W OF PUBLIC STREET; REAR YARD=25 FEET.
- 6.) THE MAJORITY OF THE LAND INCLUDED IN LOT 1 OF THIS CSM IS LOCATED WITHIN FLOOD HAZARD AREA AE SHOWN ON FEMA FIRM PANEL NUMBER 5505360307D.

## SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR - 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF RICHLAND CENTER, AND AT THE DIRECTION OF STEVE WILLIAMSON, CHAIR OF THE RICHLAND COUNTY PUBLIC WORKS STANDING COMMITTEE ACTING AS AGENT FOR LANDOWNER RICHLAND COUNTY; I HAVE SURVEYED, AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWN 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE EAST QUARTER CORNER OF SECTION 17, T10N, R1E; THENCE S 86°33'24" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER, 1559.99' TO A POINT ON THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 222 AND THE POINT OF BEGINNING; THENCE S 05°31'04" W ON THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 222, 188.21' TO THE NORTHERLY RIGHT-OF-WAY LIMIT OF U.S. HIGHWAY 14; THENCE SOUTHWESTERLY ON SAID RIGHT-OF-WAY LIMIT, 28.57' ON ARC OF A 851.51' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 01°55'20" AND A LONG CHORD OF 28.56' THAT BEARS S 73°37'19" W; THENCE S 73°03'49" W, 136.25' TO THE LAST POINT ON THE NORTHERLY RIGHT-OF-WAY LIMIT OF U.S. HIGHWAY 14; THENCE N 10°04'32" W, 291.61' TO A POINT ON A MEANDER LINE OF BRUSH CREEK; THENCE N 79°54'26" E ON SAID MEANDER LINE, 84.32'; THENCE N 84°30'43" E ON SAID MEANDER LINE, 92.44'; THENCE N 68°07'51" E, 66.29' TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 222 AND THE LAST POINT ON SAID MEANDER LINE; THENCE S 05°31'04" W, 100.81' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.29 ACRES (56,704 SQ.FT.), MORE OR LESS TO THE ABOVE DESCRIBED MEANDER LINE OF BRUSH CREEK. PARCEL ALSO INCLUDES ALL THAT AREA OF LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE THREAD OF BRUSH CREEK FOR A TOTAL LOT AREA OF 1.4 ACRES, MORE OR LESS. PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: AUGUST 17, 2023

# DRAFT

TODD T. RUMMLER  
PROFESSIONAL LAND SURVEYOR - 2443

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	Richland Center, WI 53581
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OWNER'S CERTIFICATE

AS THE OWNER OF LOT 1, RICHLAND COUNTY DOES HEREBY CERTIFY THAT IT HAS CAUSED LOT 1 HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
STEVE WILLIAMSON – COMMITTEE CHAIR                      DATE  
THE RICHLAND COUNTY PUBLIC WORKS STANDING COMMITTEE  
ACTING AS AGENT FOR RICHLAND COUNTY – LANDOWNER


CITY OF RICHLAND CENTER APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY IN THE CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN BE AND HEREBY IS APPROVED FOR RECORDING IN ACCORDANCE WITH THE CITY OF RICHLAND CENTER LAND DIVISION ORDINANCE.

\_\_\_\_\_  
TODD COPPERNOLL – MAYOR                                      DATE  
THE CITY OF RICHLAND CENTER

\_\_\_\_\_  
AARON JOYCE – CLERK/TREASURER                              DATE  
THE CITY OF RICHLAND CENTER

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