

CERTIFIED SURVEY MAP NO. _____

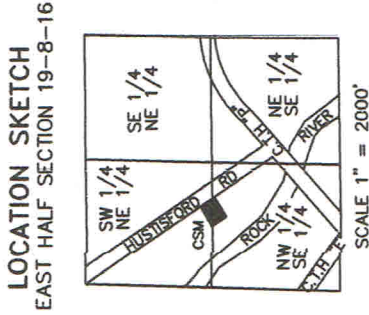
BEING PART OF THE SW 1/4 OF THE NE 1/4 AND THE
NW 1/4 OF THE SE 1/4 OF SECTION 19-8-16
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

PREPARED FOR: OWNER
JACQUELINE M. CHRISTENSEN
N8305 HUSTISFORD RD.
WATERTOWN, WI 53094

PREPARED BY:
FRANKLIN J. LEHMAN
PO BOX 202
LAKE MILLS, WI 53551
262-767-8786

LEGEND

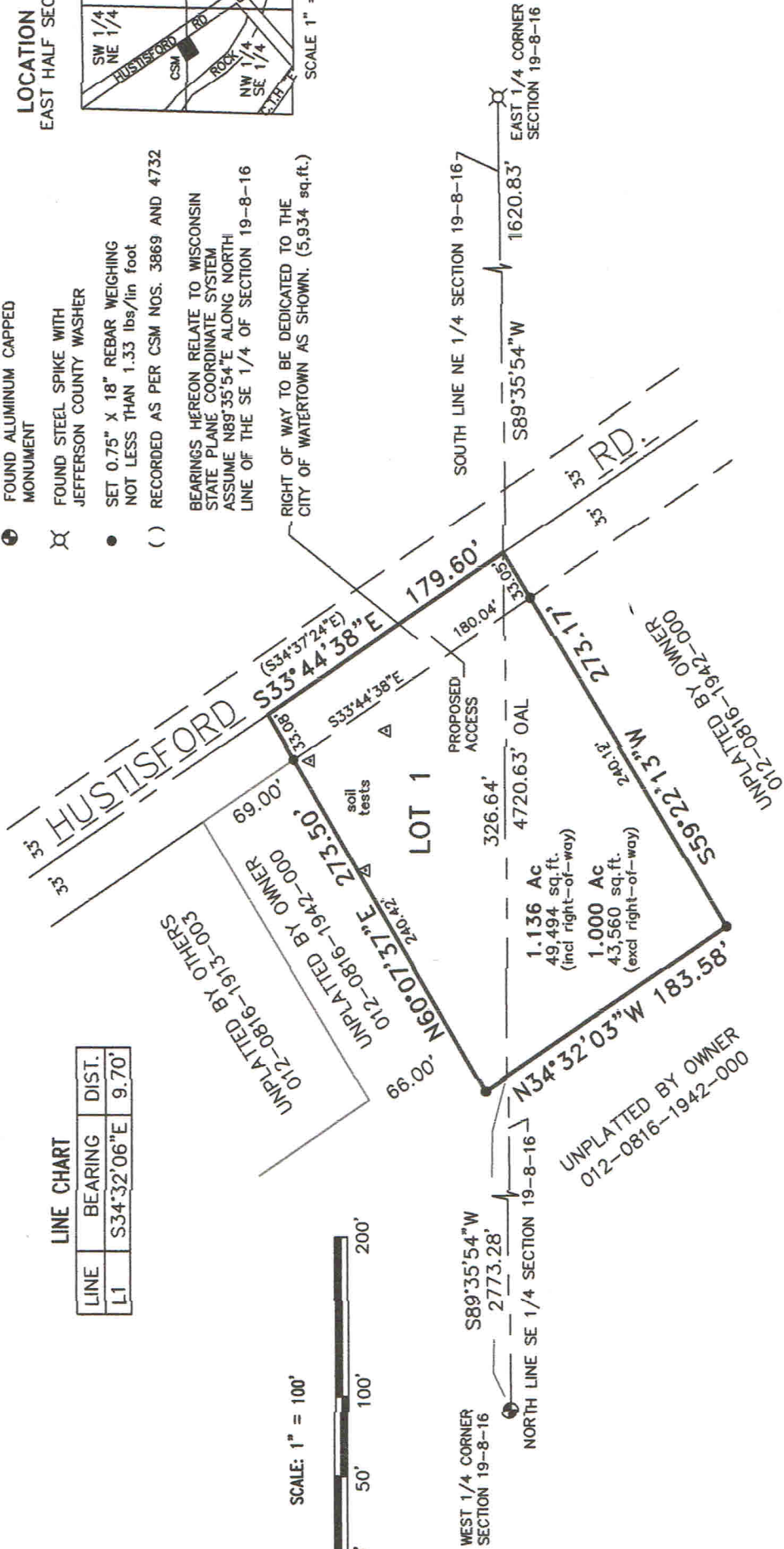
- FOUND ALUMINUM CAPPED MONUMENT
 - FOUND STEEL SPIKE WITH JEFFERSON COUNTY WASHER
 - SET 0.75" X 18" REBAR WEIGHING NOT LESS THAN 1.33 lbs/lin foot
 - RECORDED AS PER CSM NOS. 3869 AND 4732
- BEARINGS HEREON RELATE TO WISCONSIN STATE PLANE COORDINATE SYSTEM ASSUME N89°35'54"E ALONG NORTH LINE OF THE SE 1/4 OF SECTION 19-8-16
- RIGHT OF WAY TO BE DEDICATED TO THE CITY OF WATERTOWN AS SHOWN. (5,934 sq.ft.)



LINE CHART

| LINE | BEARING | DIST. |
|------|-------------|-------|
| L1 | S34°32'06"E | 9.70' |

SCALE: 1" = 100'



FRANKLIN J. LEHMAN S-2211

rev. 6/4/25

5/16/25

220801

DATE JOB NUMBER

THIS INSTRUMENT DRAFTED BY FRANKLIN J. LEHMAN

SHEET 1 OF 3

PETITION NO. R4543A-24 ZONING A3
Check with subsequent zoning changes
with Jefferson County Zoning.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SW 1/4 OF THE NE 1/4 AND THE
NW 1/4 OF THE SE 1/4 OF SECTION 19-8-16
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT AT THE DIRECTION OF JACQUELINE M. CHRISTENSEN, OWNER OF SAID PROPERTY, HAVE SURVEYED, DIVIDED, DEDICATED, AND MAPPED PART OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST, IN THE TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 OF SAID SECTION 19;

THENCE SOUTH 89°35'54" WEST, 1620.83 FEET TO A POINT ON THE CENTER LINE OF HUSTISFORD ROAD;

THENCE SOUTH 59°22'13" WEST, 273.17 FEET;

THENCE NORTH 34°32'03" WEST, 183.58 FEET;

THENCE NORTH 60°07'37" EAST, 273.50 FEET TO THE CENTERLINE OF HUSTISFORD ROAD;

THENCE SOUTH 33°44'38" EAST (rec'd as S34°37'24"E) ALONG SAID CENTER LINE, ALONG SAID CENTERLINE, 179.60 FEET TO THE PLACE OF BEGINNING.

DEDICATED TO THE CITY OF WATERTOWN EXTRA TERRITORIAL THE NORTHEASTERLY 33 FEET THEREOF FOR ROAD PURPOSES (HUSTISFORD ROAD). (5,934 sq.ft.)

CONTAINING 1.136 ACRES OF LAND (49,494 square feet) INCLUDING RIGHT OF WAY. AND 1.000 ACRES OF LAND (43,560 square feet) EXCLUDING DEDICATED RIGHT OF WAY.

THAT THE MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PROPERTY. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s236.34 OF THE WISCONSIN STATUTES, THE TOWN OF IXONIA, THE CITY OF WATERTOWN, AND THE COUNTY OF JEFFERSON IN DIVIDING AND MAPPING THE SAME.

OWNER'S CERTIFICATE

I JACQUELINE M. CHRISTENSEN, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- 1.) JEFFERSON COUNTY PLANNING AND ZONING
- 2.) TOWN OF IXONIA

JACQUELINE M. CHRISTENSEN (OWNER)

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF ____ 2025,
THE ABOVE NAMED JACQUELINE M. CHRISTENSEN TO ME
BE KNOWN AS THE PERSON WHO EXECUTED THE FORE-
GOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN

MY COMMISSION EXPIRES

FRANKLIN J. LEHMAN S-2211

rev: 6/4/25

5/16/25

DATE

220801

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BEING PART OF THE SW 1/4 OF THE NE 1/4 AND THE
NW 1/4 OF THE SE 1/4 OF SECTION 19-8-16
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

CITY OF WATERTOWN PLAN COMMISSION (EXTRA TERRITORIAL)

APPROVED BY THE CITY OF WATERTOWN EXTRA-TERRITORIAL JURISDICTION
ON THIS _____ DAY OF _____, 2025.

ROBERT STOCKS MAYOR

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT COPY
OF A CERTIFIED SURVEY MAP ADOPTED BY THE PLAN COMMISSION OF THE CITY OF
WATERTOWN.

DATE: _____

MEGAN DUNNEISEN, CITY CLERK

IXONIA TOWN BOARD

APPROVED BY THE IXONIA TOWN BOARD THIS _____ DAY OF _____ 2025

BRIAN DERGE SUPERVISOR

JEFFERSON COUNTY PLANNING AND ZONING

APPROVED BY PLANNING AND ZONING OF JEFFERSON
COUNTY.

THIS _____ DAY OF _____, 2025

MATT ZANGL ADMINISTRATOR

FRANKLIN J. LEHMAN S-2211

6/4/25

DATE

220801

JOB NUMBER