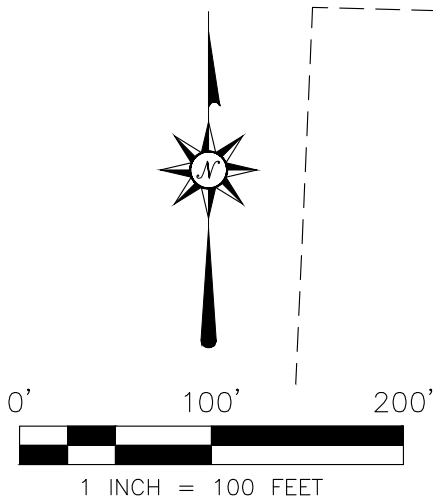
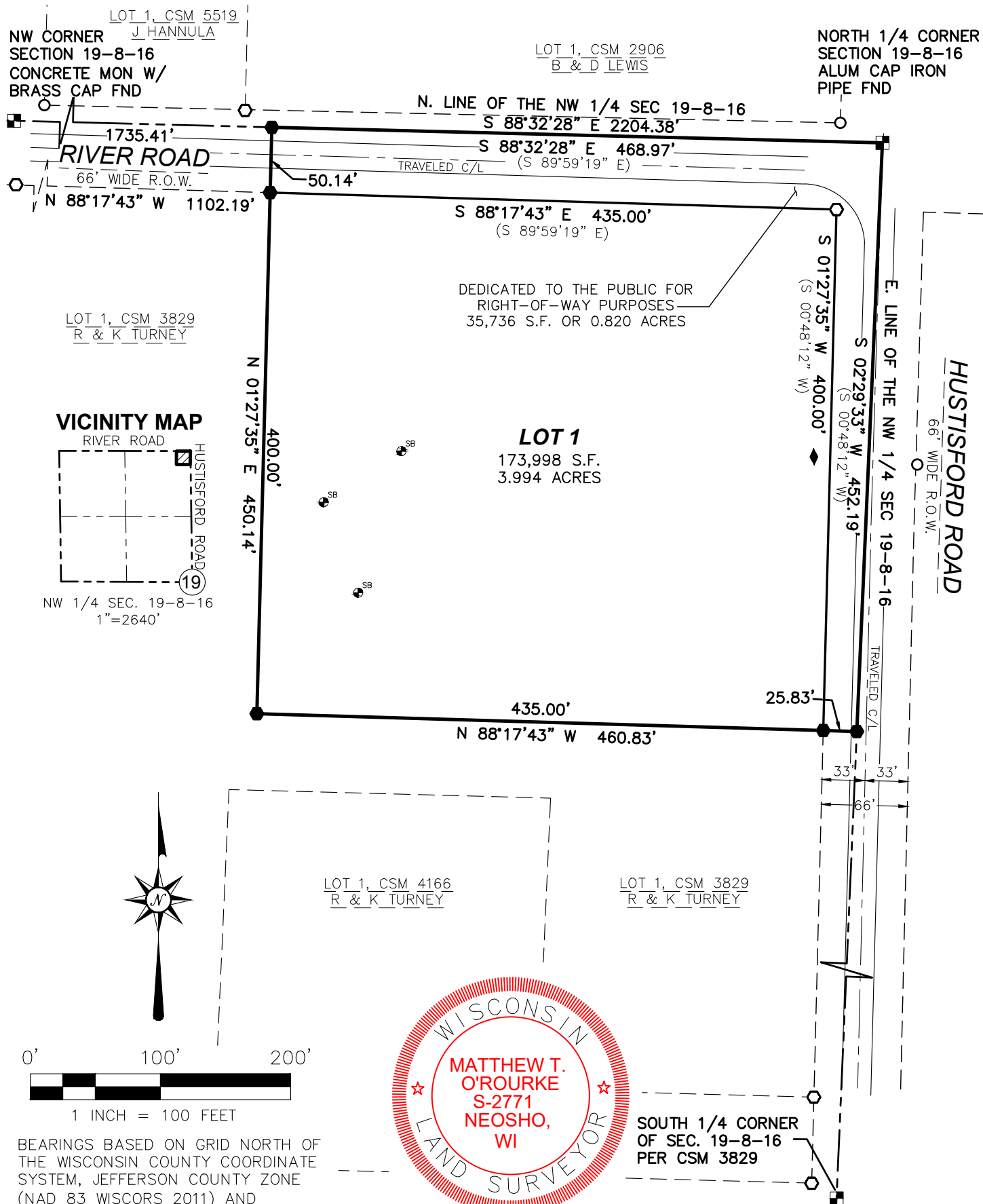


JEFFERSON CO. CERTIFIED
SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE
JEFFERSON COUNTY REGISTER OF DEEDS OFFICE JUNE 3, 1999, IN VOL. 18,
P. 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT LOT
1, BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8
NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN



BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, JEFFERSON COUNTY ZONE
(NAD 83 WISCORS 2011) AND
REFERENCED TO THE NORTH LINE OF
THE NW 1/4 OF SEC. 19-8-16
MEASURED AS N88°32'26"W.



PREPARED FOR:
ROBERT & KIM TURNEY
N8451 HUSTISFORD ROAD
WATERTOWN, WISCONSIN 53094



• SEE SHEET 2 FOR LEGEND.

REVISED 10/27/2025
DATED 09/25/2025
JOB# 25120

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS
OFFICE JUNE 3, 1999, IN VOL. 18, PAGES 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT
LOT 1 , BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF LOT 1 OF CERTIFIED SURVEY
MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE JUNE 3, 1999, IN VOL. 18, PAGES
122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT LOT 1, BEING PART OF THE NORTHEAST
1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON
COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 19, TOWN 8 NORTH, RANGE 16 EAST; THENCE S 02°29'33" W
ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 19, 452.19 FEET; THENCE N 88°17'43" W, 460.83 FEET;
THENCE N 01°27'35" E 450.14 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE S
88°32'28" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, 468.97 FEET TO THE POINT OF
BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 209,734 SQUARE FEET OR 4.814 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF ROBERT & KIM TURNEY OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE
DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION
CONTROL ORDINANCE OF JEFFERSON COUNTY AND THE TOWN OF IXONIA IN SURVEYING, DIVIDING AND MAPPING THE
SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771



NOTES:

- THIS CSM IS SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS,
EITHER RECORDED, UNRECORDED, IF ANY.
- PER PRELIMINARY APPLICATION PETITION NUMBER R4621A-25 LOT 1 IS ZONED A-3, CHECK FOR
SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT.

LEGEND

- | | |
|-----------------|-----------------------------|
| ■ | SECTION CORNER MONUMENT |
| ⬡ | FOUND 3/4 REBAR" OR NOTED |
| ◯ | FOUND 1" IRON PIPE OR NOTED |
| ⬢ | SET 0.75" O.D. X 18" REBAR |
| | WEIGHING 1.502 LBS/FT. |
| ⬤ ^{SB} | SOIL BORE |
| (R) | RECORD DIMENSION |
| ◆ | DRIVEWAY LOCATION |

REVISED 10/27/2025
DATED 09/25/2025
JOB# 25120
SHEET 2 OF 4

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS
OFFICE JUNE 3, 1999, IN VOL. 18, PAGES 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT
LOT 1, BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS WE ROBERT & KIM TURNEY HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED,
DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO
BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: JEFFERSON COUNTY, TOWN OF IXONIA.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT TURNEY

KIM TURNEY

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED
ROBERT & KIM TURNEY, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____



JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3829 RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS
OFFICE JUNE 3, 1999, IN VOL. 18, PAGES 122 AND 123 IN DOCUMENT NO. 1019471, BEING A PART OF GOVERNMENT
LOT 1, BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 16 EAST,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

TOWN OF IXONIA PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF IXONIA PLAN COMMISSION
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____ SIGNATURE: _____
BRIAN DERGE– CHAIR JO ANN LESSER– CLERK

TOWN OF IXONIA

THIS LAND DIVISION AND ROAD RIGHT–OF–WAY DEDICATION IS HEREBY APPROVED BY THE TOWN OF IXONIA,
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____ SIGNATURE: _____
BRIAN DERGE– CHAIR JO ANN LESSER– CLERK

CITY OF WATERTOWN APPROVAL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF WATERTOWN,
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____
ROBERT STOCKS – MAYOR

JEFFERSON COUNTY APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE,
THIS _____ DAY OF _____, 20____.

SIGNATURE: _____
MATT ZANGL– ZONING ADMINISTRATOR

