

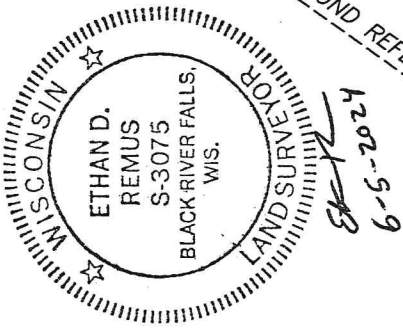
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JACKSON COUNTY CERTIFIED SURVEY MAP NO. 4546

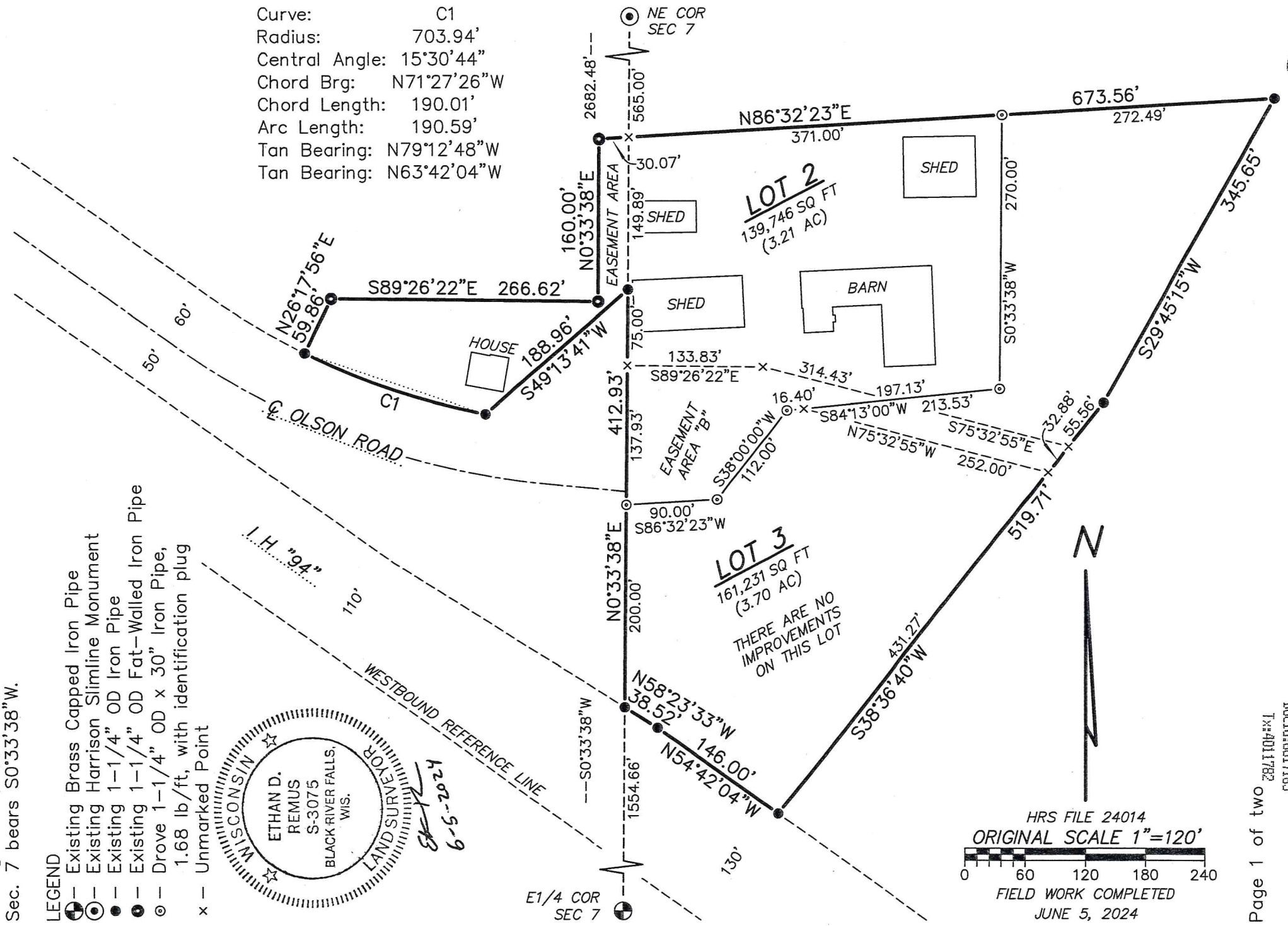
Lot 1 of CSM 3813, lying in the NE1/4-NE1/4 Sec. 7 and the NW1/4-NW1/4 Sec. 8, T22N, R5W, Town of Hixton, Jackson County, Wisconsin, for Lynn Sedelbauer

BEARINGS in this survey are based on WisCRS, Jackson County Zone [NAD83(91)], in which the east line of the NE1/4 of Sec. 7 bears S0°33'38"W.

- LEGEND
- ⊕ Existing Brass Capped Iron Pipe
 - ⊙ Existing Harrison Slimline Monument
 - Existing 1-1/4" OD Iron Pipe
 - ⦿ Existing 1-1/4" OD Fat-Walled Iron Pipe
 - ⊙ Drove 1-1/4" OD x 30" Iron Pipe, 1.68 lb/ft, with identification plug
 - x Unmarked Point



Curve: C1
 Radius: 703.94'
 Central Angle: 15°30'44"
 Chord Brg: N71°27'26"W
 Chord Length: 190.01'
 Arc Length: 190.59'
 Tan Bearing: N79°12'48"W
 Tan Bearing: N63°42'04"W



HRS FILE 24014
 ORIGINAL SCALE 1"=120'
 FIELD WORK COMPLETED
 JUNE 5, 2024

Notes

There is an existing access easement over the "Easement Area" as described in Vol. 263 on Pg. 521 which benefit lands owned by Michael Ray.

When the Land Contract in Vol. 597 on Pg. 380 was entered into, two 30' wide easements, as shown on CSM 3813, were retained by Norbert Sedelbauer. That land (Lot 1) later reverted back to Norbert and now Lynn owns it and all the surrounding lands. Those prior easements would have terminated once the land came back under common ownership. Therefore, Sedelbauer should retain new easements over the "Easement Area" and "Easement Area B", described below, when Lots 2 and 3 of this survey are conveyed.

Proposed Easement Descriptions

"Easement Area":

That part of the East 30 feet of the Northeast quarter of the Northeast quarter of Section 7, Township 22 North, Range 5 West, lying within Lot 2 of this survey.

"Easement Area "B"":

That part of the Northwest quarter of the Northwest quarter of Section 8, Township 22 North, Range 5 West, described as follows:

Beginning at a point on the West line of said quarter-quarter which lies S0°33'38"W 789.89 feet, from the Northwest corner thereof; thence S89°26'22"E 133.83 feet; thence S75°32'55"E 314.43 feet; thence S38°36'40"W 32.88 feet; thence N75°32'55"W 252.00 feet; thence S84°13'00"W 16.40 feet; thence S38°00'00"W 112.00 feet; thence S86°32'23"W 90.00 feet, to the aforesaid West line; thence N0°33'38"E 137.93 feet, to the point of beginning.

Surveyor's Certificate

I, Ethan D. Remus, Professional Land Surveyor, hereby certify that, by the order and under the direction of Lynn Sedelbauer, I have surveyed and mapped Lot 1 of Certified Survey Map (CSM) No. 3813, recorded in Volume 16 of CSM's on Page 161 as Document No. 376054, lying in the Northeast quarter of the Northeast quarter of Section 7 and the Northwest quarter of the Northwest quarter of Section 8, all in Township 22 North of Range 5 West, Town of Hixton, Jackson County, Wisconsin, and that this Certified Survey Map is a true and correct representation of the exterior boundaries of the land surveyed and the subdivisions thereof made, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18, Jackson County Subdivision and Platting Ordinance, to the best of my knowledge and belief.

Dated this 5th day of June, 2024



Ethan D. Remus S-3075
Hurlburt & Remus Surveying, Inc.
W15324 Ellingson Road
Hixton, Wisconsin 54635

