

JACKSON COUNTY CERTIFIED SURVEY MAP NO. 4686

Part of the NE1/4-SE1/4 Sec. 19 & NW1/4-SW1/4 Sec. 20,
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 north line of the SW1/4 of
Sec. 20 bears S89°07'31"E.

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LEGEND

- ⊙ - Drove 1-1/4" OD x 30" Iron Pipe, 1.68 lb/ft, with identification plug
- - Drove 1-1/4" OD x 24" Iron Pipe, 1.68 lb/ft, with identification plug
- - Drove 3/4" x 24" Iron Bar, 1.50 lb/ft, down 18" in cultivated field
- - Existing 1-1/4" OD Thick Walled Iron Pipe set in VF168B
- - Existing 1-1/4" OD Iron Pipe set in CSR 2366
- - Existing 1" OD Iron Pipe set in VF168B
- ⊕ - Existing Brass Capped Iron Pipe
- x - Unmarked Point () - Recorded Measurement

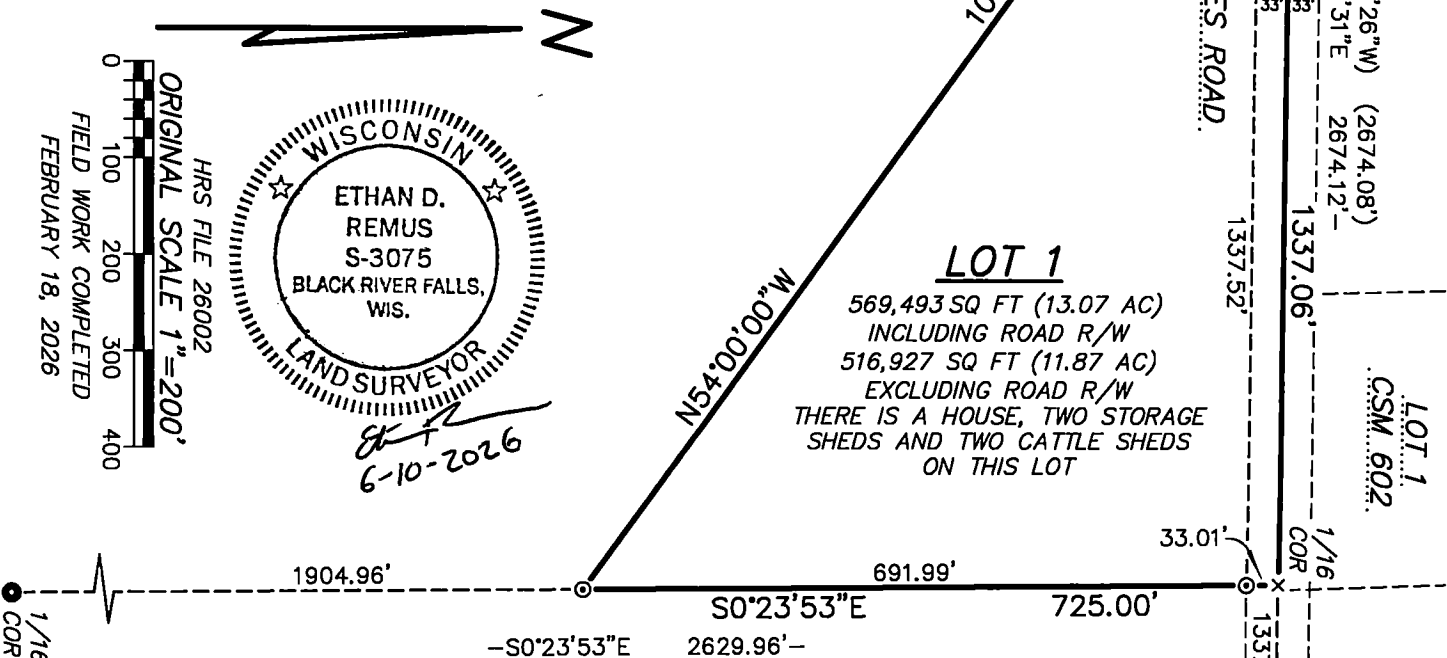
NOTE

Point A marks the intersection of R/W lines
and is 0.44' west of the Section line.

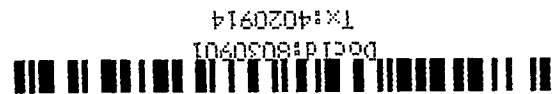
PROPOSED IRRIGATION EASEMENT
(To be retained by seller)

Part of the Northeast quarter of the Southeast quarter
of Section 19 and the Northwest quarter of the
Southwest quarter of Section 20, in Township 22 North
of Range 5 West, Town of Hixton, Jackson County,
Wisconsin, described as follows:

Commencing at the Northeast corner of the
aforesaid Northeast quarter of the Southeast quarter;
thence S89°55'42"W, on the North line thereof, 260.00
feet; thence S14°28'00"E 115.66 feet; thence S45°15'00"E
291.06 feet, to the point of beginning; thence S45°15'00"E
33.94 feet; thence N88°45'00"E 226.88 feet; thence
northwesterly on a curve to the left having a radius of 1150.00 feet,
a central angle of 12°33'44" and a long chord of N85°40'58"W 251.64
feet, an arc distance of 252.14 feet, to the point of beginning.



CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING	TANGENT BEARING
C1	1150.00'	12°33'44"	N85°40'58"W	251.64'	252.14'	N79°24'06"W	S88°02'10"W



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 part of the Northeast quarter of the Southeast quarter of Section 19 and the Northwest quarter of the Southwest quarter of Section 20, in Township 22 North of Range 5 West, Town of Hixton, Jackson County, Wisconsin, described as follows:

Beginning at the Northwest corner of the aforesaid Northwest quarter of the Southwest quarter; thence S89°07'31"E 1337.06 feet, to the Northeast corner thereof; thence S0°23'53"E, on the East line thereof, 725.00 feet; thence N54°00'00"W 1040.00 feet; thence S19°45'00"W 210.00 feet; thence S88°45'00"W 430.00 feet; thence N45°15'00"W 325.00 feet; thence N14°28'00"W 115.66 feet, to the North line of the aforesaid Northeast quarter of the Southeast quarter; thence N89°55'42"E 260.00 feet, to the point of beginning.

I further certify that this Certified Survey Map is a true and correct representation of the exterior boundaries of the land surveyed 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 10th day of June, 2026


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

