

MAP # A3548
DATE 10.8.2019
ONEIDA CO. SURVEYOR'S OFFICE

PLAT OF SURVEY

BEING ALL OF LOTS 8, 9 & 10 OF CERTIFIED SURVEY MAP NO. 626
RECORDED IN VOL.3 PG.626 & 626A, BEING PART OF GOVERNMENT
LOT 4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 11 EAST,
TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN.



BEARINGS BASED ON THE
SOUTH LINE OF CSM NO.626,
ASSUMED TO BEAR
S89°03'56"W

LEGEND

- FOUND 1.00" O.D. IRON PIPE
- WELL WELL
- S SEPTIC INSPECTION PLUG
- SV SEPTIC VENT
- (XX.XX) RECORD BEARING OR DISTANCE
- EASEMENT ROAD LIMITS (PRIVATE DRIVE)
- - - PROPERTY LINE
- - - CENTERLINE

SURVEYOR'S NOTES

1. FOR STRUCTURE SETBACKS, CONTACT THE ONEIDA COUNTY PLANNING & ZONING OFFICE.
2. NICOLET VISTA IS A PRIVATE DRIVE WITHIN AN EXISTING EASEMENT WITH A 66.00' WIDTH AND IS SHOWN PER CSM 626. PER CSM 626 AS WELL AS TESTIMONY FROM LOCAL RESIDENTS, THE DRIVE IS NOT SUBJECT TO MAINTENANCE OF ANY MUNICIPALITY AND IS CURRENTLY STILL A PRIVATE ROAD AND NOT PUBLIC.
3. THE PURPOSE OF THE 20' DRIVEWAY EASEMENT ON EAST SIDE OF LOT 10 IS FOR ACCESS ACROSS LOT 10 TO LOT 11 OF CSM 627.
4. WETLAND DELINEATION WAS NOT A PART OF THIS SURVEY ALTHOUGH THERE WAS WETLAND VEGETATION OBSERVED AT THE TIME OF THE SURVEY THROUGHOUT ALL LOTS.
5. ORDINARY HIGH WATER MARK AS SHOWN WAS SURVEYED ON 9-19-2019.
5. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED AND MAPPED THIS PLAT, BEING ALL OF LOTS 8, 9 & 10 OF CERTIFIED SURVEY MAP NO. 626 RECORDED IN VOL.3 PG.626 & 626A, BEING PART OF GOVERNMENT LOT 4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 11 EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN.

ABOVE SAID PARCEL TO ALSO INCLUDE ALL LANDS LYING BETWEEN THE ORDINARY HIGH WATER MARK AS SHOWN AND THE EDGE OF WATER.

THAT SAID PARCEL CONTAINS 216,975 SQ. FT. OR 4.98 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF CORNELIA HEMPE.

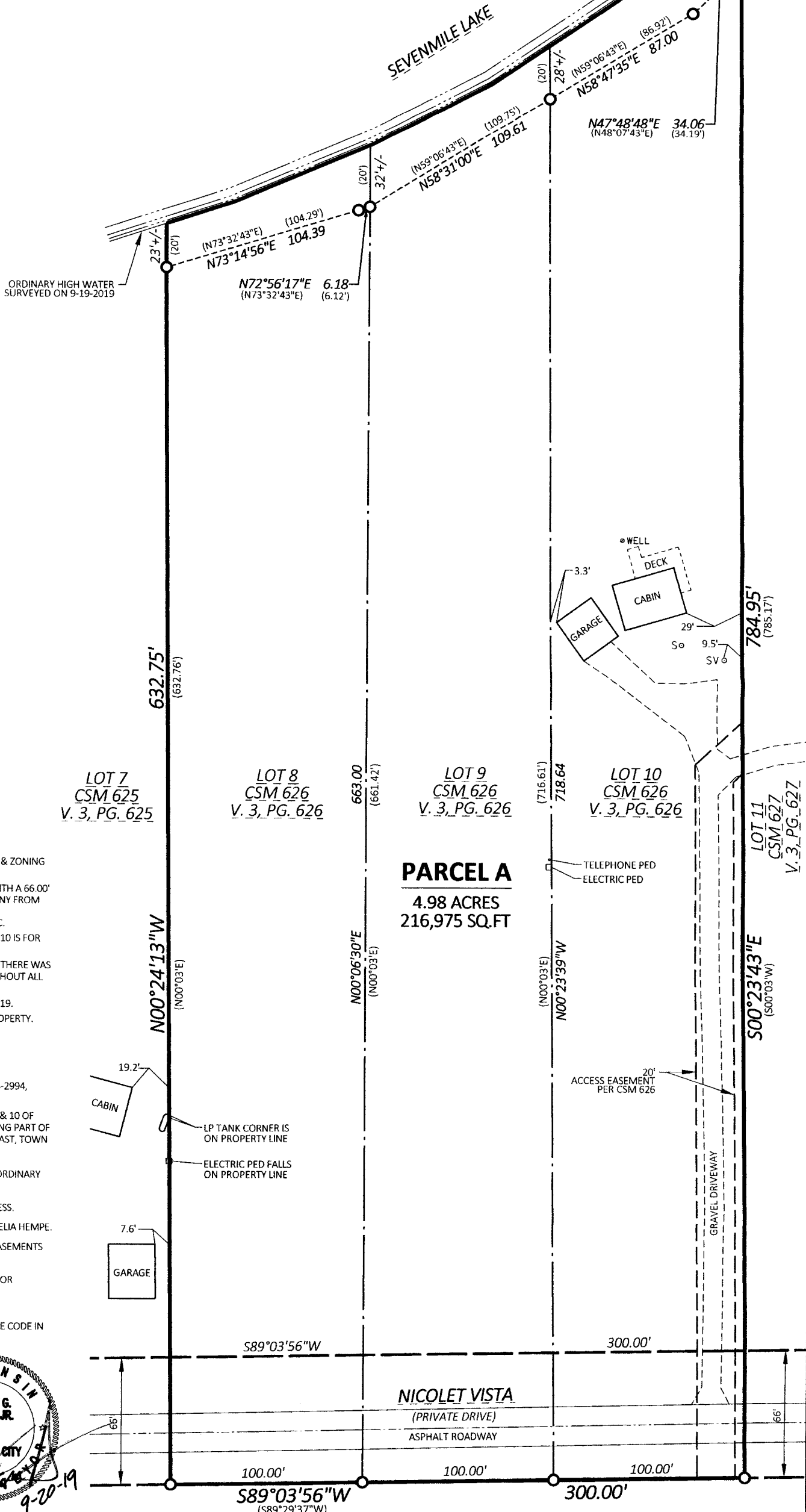
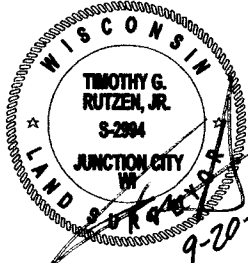
THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 20th DAY OF Sept, 2019

TIMOTHY G. RUTZEN JR.
WI PROFESSIONAL LAND SURVEYOR S-2994



RUTZEN SURVEY SERVICES
LAND SURVEYING • PLANNING • CONSULTING

4340 PINE ROAD, JUNCTION CITY, WI 54443 (715) 891-0735 WWW.RUTZENSURVEY.COM

PROJECT: HEMPE ROS
DRAWN BY: TGR
FIELD SURVEY: 9/19/2019
DATE: 9/20/2019

SURVEY FOR:
CORNELIA HEMPE
144 NICOLET VISTA
THREE LAKES, WI 54562

PLAT OF SURVEY

SHEET 1 OF 1

