

CERTIFIED SURVEY MAP NO. _____

PARCELS BEING A PART OF THE S.W. 1/4 OF THE S.E. 1/4 IN SECTION 24, TOWNSHIP 19 NORTH, RANGE 05 EAST, IN THE TOWN OF BIG FLATS, ADAMS COUNTY, WISCONSIN.

LEGEND

- SET 3/4" x 18" IRON ROD WEIGHING 1.5 LBS. PER LINEAL FOOT.
- FOUND 1" IRON PIPE
- ▲ FOUND NAIL
- ⊠ UTILITY PEDESTAL
- ⊙ WELL/SANDPOINT
- ⊗ SEPTIC VENT
- ⊕ SEPTIC MANHOLE
- ⊘ UTILITY POLE
- E — OVERHEAD ELECTRIC RECORDED AS
- () RECORDED AS

N.1/4 CORNER SEC. 24-19-05 (EXT. HARRISON MONUMENT)

BETWEEN QUARTER SECTION CORNERS

N 00°02'13" W 5307.44'
 (N 00°02'14" W) (5307.54')
 (N 00°41'26" E) (5307.16')
 (N 00°41'27" E)

NOTES:

- CHECK WITH UTILITY COMPANIES FOR EASEMENT RESTRICTIONS, LOCATIONS AND WIDTHS, IF ANY.
- A SURVEY DOES NOT ESTABLISH OWNERSHIP NOR TRANSFER PROPERTY. EXCHANGE AND RECORDING OF DEEDS MUST OCCUR FOR TRANSFER TO BECOME FINAL.
- CONTACT ADAMS COUNTY ZONING FOR ALL BUILDING SETBACKS AND RESTRICTIONS

LOT 1 CSM 5953

661.89'
(661.92')

OF THE S.E. 1/4

(N 89°53'43" E)
(N 89°54'00" E)

UNRECORDED BROWN DEER TRACTS

173.74' 200.00' 100.00' 211.01' 1298.15'
(1298.13')

1 2 3 4 5 6 7

LOT 1 LOT 2 LOT 3 LOT 4

SEE SHEET 2 OF 3 FOR DETAIL

LOT 1 CSM 6846

(684.71') (100.00') (492.87') (20.55')
684.75' 100.00' 492.88' 20.52'

LOT 2 CSM 6384

PLAT OF SURVEY PLS 2881 ON 09/26/18

S 00°46'09" W

1298.15' (1298.13')

14TH CT (66 FT)

R-O-W LINE

E.1/4 CORNER SEC. 24-19-05 (EXT. HARRISON MONUMENT BROKE)

2643.77' (2643.68') (2644.1')

S.E. CORNER SEC. 24-19-05 (EXT. HARRISON MONUMENT)

S 00°39'14" W (S 00°39'05" W) (S 01°35'38" W)

P.O.B.

S.1/4 CORNER SEC. 24-19-05 (EXT. HARRISON MONUMENT)

680.73' S 89°52'33" W (S 89°52'19" W) (N 89°24'15" W)

BROWNDEER AVE. (66')

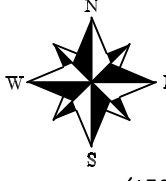
2588.33' (2588.30') (2588.74')

613.43' R-O-W LINE

S. LINE OF THE S.E. 1/4

S.W. 1/4 - S.E. 1/4

(S 89°55'06" W) (1302.07')
 N 89°55'21" E 1302.13'
 N. LINE OF THE S.W. 1/4 OF THE S.E. 1/4



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE S.E. 1/4 OF SEC. 24, WHICH IS MEASURED TO BEAR S 89°52'33" W.



SCALE: 1" = 250'

THIS DOCUMENT WAS DRAFTED BY:
 TN LAND SURVEYING, LLC
 M. VERSTEGEN JOB NO. 16464C
 SHEET 1 OF 3 APRIL 18, 2024



TN LAND SURVEYING, LLC
 TRENT NELSON, PROPRIETOR
 116 WEST MAIN STREET
 P.O. BOX 486
 WAUTOMA, WI 54982
 (920) 787-3500

OWNERS ON RECORD:
 ROBERT MCCARTY
 W237N9477 MT VERNON DR.
 COLGATE, WI 53017
 PIN 004012060000

KADEE & STEVEN CALLAHAN
 W276N5098 LYNDALE LN
 PEWAUKEE, WI 53072
 PIN 004012070000 &
 004012080000 &
 004012090000

OWNERS ON RECORD:
 MARIANNE HARRISON
 1448 BROWNDEER AVE
 ARKDALE, WI 54613
 PIN 004012040000

ISADORA FANNING
 14448 BROWNDEER AVE
 ARKDALE, WI 54613
 PIN 004012050000

CERTIFIED SURVEY MAP NO. _____ VOL. _____ PAGE _____

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**SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)**

:SS

ADAMS COUNTY)

I, **Trent Nelson**, Wisconsin Professional Land Surveyor do hereby certify;

THAT I have surveyed and mapped parcels being a Part of the S.W. 1/4 of the S.E. 1/4 in Section 24, Township 19 North, Range 05 East, in the Town of Big Flats, Adams County, Wisconsin, which is bounded and described as follows;

BEGINNING AT THE SOUTH QUARTER CORNER (HARRISON MONUMENT) OF SAID SECTION 24;
THENCE NORTH 00°02'13" WEST ALONG THE WEST LINE OF THE S.E. 1/4 OF SECTION 24, A DISTANCE OF 661.89 FEET;
THENCE NORTH 89°54'00" EAST, A DISTANCE OF 684.75 FEET;
THENCE SOUTH 00°18'39" WEST ALONG THE WEST LINE OF LOT 1 C.S.M. NO. 6384, A DISTANCE OF 661.61 FEET;
THENCE SOUTH 00°52'33" WEST ALONG THE SOUTH LINE OF THE S.E. 1/4, A DISTANCE OF 680.73 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED IS SUBJECT TO ALL EXISTING RIGHT OF WAYS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

THAT I have made this survey by the direction of ISADORA FANNING, MARIANNE HARRISON, ROBERT MCCARTY, and KADEE & STEVEN CALLAHAN the owners of said land.
THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.
THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of Adams County, Wisconsin.

Trent Nelson, Date
Wisconsin Professional Land
Surveyor 3132-8

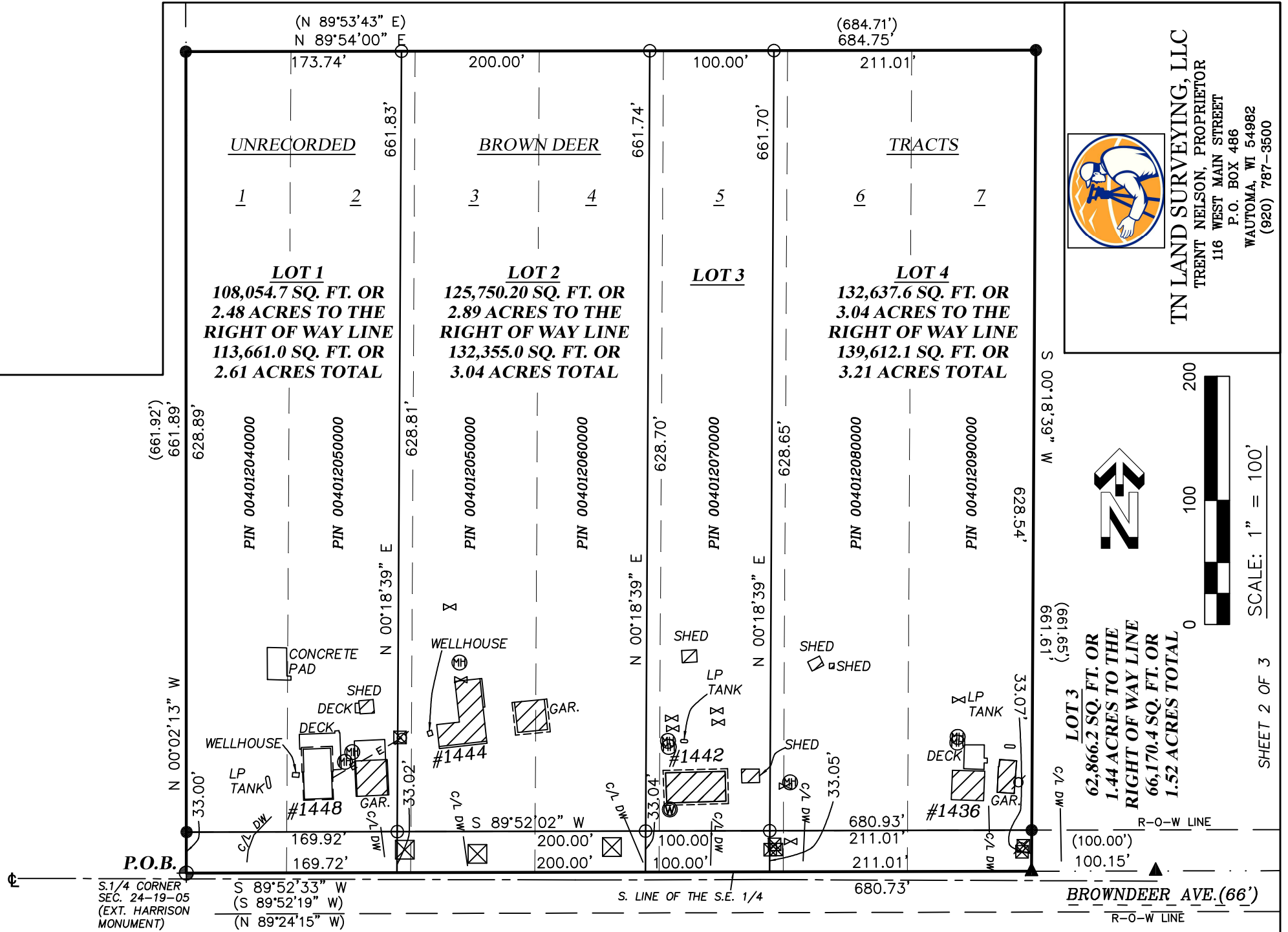
ADAMS COUNTY CERTIFICATE OF APPROVAL
This is to certify that this Certified Survey Map is hereby accepted and approved for recording.

Dated this _____ day of _____, 2024.

Adams County Representative

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SCALE: 1" = 100'

SHEET 2 OF 3