

TOWN OF BIG FLATS

1104 County Rd. C

Arkdale, WI 54613

608-564-7754

zoning@bigflatswi.com

LAND DIVISION APPLICATION

Submit five copies to the Town Clerk: 1. Completed Application 2. Appropriate Fee 3. Sketch Map

1. Name, address and phone number of the owner of the property to be divided: Leo Beck-

1418 Cty C Arkdale, WI 54613 608-547-2640

2. Location and size of the property: Pt NW 1/4 NE Section 19 T19N R6E 39

3. Name, address and phone number of the surveyor: ASR Surveying N2169
Shinkle rd Mauston, WI 53948

4. Present use of the land: bare land

5. Intended future use of the land: ?

6. Existing land use controls adjacent to the proposed land division

7. Estimated timetable of development None

8. Name of proposed subdivision (if applicable) None

9. Attach draft of any proposed deed restrictions and covenants (if applicable). Parcel # 004-60692-0030

10. Attach specifics regarding any public improvements (if applicable).

11. Attach Sketch Map. (At a scale of 1" = 200' or other appropriate scale. Paper should be no larger than 11" x 17". Each submission shall include all contiguously owned land except the sketch map need not show more than two (2) times the area of the intended certified survey). The sketch map shall show the following information:

- (a) North arrow, date, scale and reference to a section corner.
(b) Approximate dimensions and areas of the parcels and easements.
(c) Location and type of existing and proposed buildings and structures.
(d) Location of existing and proposed roads and driveways and distances to the nearest adjoining driveways on both sides of the proposed site.
(e) Location of general landcover types such as woodlands, wetlands, agricultural, etc.
(f) Location of any slopes of 12% or steeper.
(g) Setback or building lines required by any approving agency.
(h) Land uses adjacent to the property and existing roads, easements of record, public access to navigable water, dedicated areas and utilities.

12. The Plan Commission may require additional information in order to make its decision on the land divider's application.

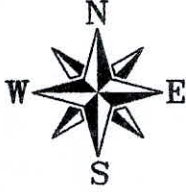
PROCESSING OF APPLICATION: The Town Clerk shall, within 10 working days of receipt of a completed application, transmit copies of the Land Division Application and Sketch Map to the Town Plan Commission.

PRESENTATION TO COMMISSION: The land divider or the land divider's designee shall attend the meeting and present the Land Division Application and sketch map to the Town Plan Commission for its consideration. The Land Division Application, Sketch Map, and other relevant information shall be reviewed by the Town Plan Commission for conformance with the Town's Land Division Ordinance, the Land Use and Zoning Ordinance, the Comprehensive Plan, and all other applicable Town ordinances and regulations.

for Cash \$100.00 1/13/2024

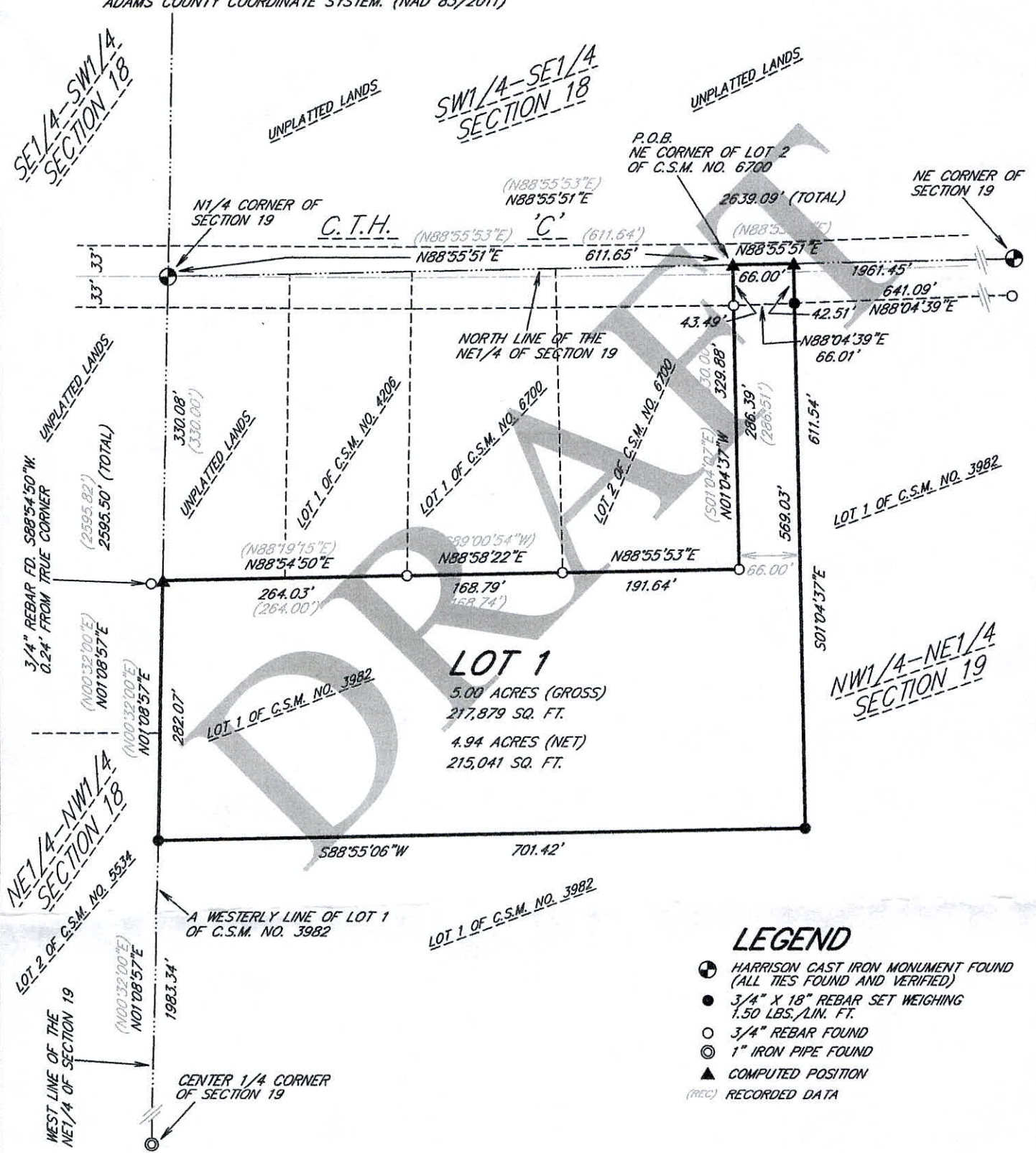
ADAMS COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING DESCRIBED AS A PART OF LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 3982; LOCATED IN THE NW1/4-NE1/4 OF SECTION 19, T19N, R6E, TOWN OF BIG FLATS, ADAMS COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 19, COMPUTED TO BEAR N88°55'51"E, USING THE ADAMS COUNTY COORDINATE SYSTEM. (NAD 83/2011)

OWNERS:
LEO & LARRY BECK
1418 COUNTY ROAD 'C'
ARKDALE, WI 54613



LOT 1
5.00 ACRES (GROSS)
217,879 SQ. FT.
4.94 ACRES (NET)
215,041 SQ. FT.

LEGEND

- HARRISON CAST IRON MONUMENT FOUND (ALL TIES FOUND AND VERIFIED)
- 3/4" X 18" REBAR SET WEIGHING 1.50 LBS./LIN. FT.
- 3/4" REBAR FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ COMPUTED POSITION
- (REC) RECORDED DATA

FIELD WORK COMPLETED
ON DECEMBER 21, 2023

GRAPHIC 1" = 150' SCALE



ASR Surveying
Bret A. Davies, P.L.S. No. 2428

ADAMS COUNTY CERTIFIED SURVEY MAP NO. _____

ASR SURVEYING

N 2169 SHINKLE HILL RD.
MAUSTON WI. 53948
608-547-3012
PROJECT # 23256

A PARCEL OF LAND BEING DESCRIBED AS A PART OF LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 3982; LOCATED IN THE NW1/4-NE1/4 OF SECTION 19, T19N, R6E, TOWN OF BIG FLATS, ADAMS COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, BRET A. DAVIES, Professional Land Surveyor, hereby certify;

That I have surveyed and mapped a parcel of land being described as a part of Lot 1 of Adams County Certified Survey Map Number 3982; located in the NW1/4-NE1/4 of Section 19, T19N., R6E., Town of Big Flats, Adams County, Wisconsin, bounded by the following described line;

Commencing at the North 1/4 corner of Section 19; thence N88°55'51"E, 611.65 feet along the North line of the Northeast 1/4 of Section 19 to the Northeast corner of Lot 2 of Adams County Certified Survey Map Number 6700, said point being the point of beginning; thence continuing N88°55'51"E, 66.00 feet along the aforesaid North line; thence S01°04'37"E, 611.54 feet; thence S88°55'06"W, 701.42 feet to a point on a Westerly line of Lot 1 of Adams County Certified Survey Map Number 3982; thence N01°08'57"E, 282.07 feet along the aforesaid Westerly line to a Northwesterly corner of said Lot 1; thence N88°54'50"E, 264.03 feet along a line, a portion of which being the Southerly line of Lot 1 of Adams County Certified Survey Map Number 4206 to the Southeast corner thereof; thence N88°58'22"E, 168.79 feet along the Southerly line of Lot 1 of Adams County Certified Survey Map Number 6700 to the Southeast corner thereof; thence N88°55'53"E, 191.64 feet along the Southerly line of Lot 2 of Adams County Certified Survey Map Number 6700 to the Southeast corner thereof; thence N01°04'37"W, 329.88 feet along the Easterly line of the aforesaid Lot 2 to the point of beginning.

Said parcel contains 5.00 acres, more or less, and is subject to the rights-of-way of County Trunk Highway 'C' and all easements of record.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, the Town of Big Flats Subdivision Ordinance and the Adams County Land Division and Subdivision Regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of Leo & Larry Beck, 1418 County Road 'C', Arkdale, WI 54613 owners of said lands.

ADAMS COUNTY PLANNING AND ZONING APPROVAL

This Certified Survey Map is hereby approved by Adams County Planning and Zoning.

Zoning Administrator

Date