DOCUMENT#: **1332303**

Recorded: **11-28-2022** at **8:21 AM**
CHRIS PLANASCH, REGISTER OF DEEDS

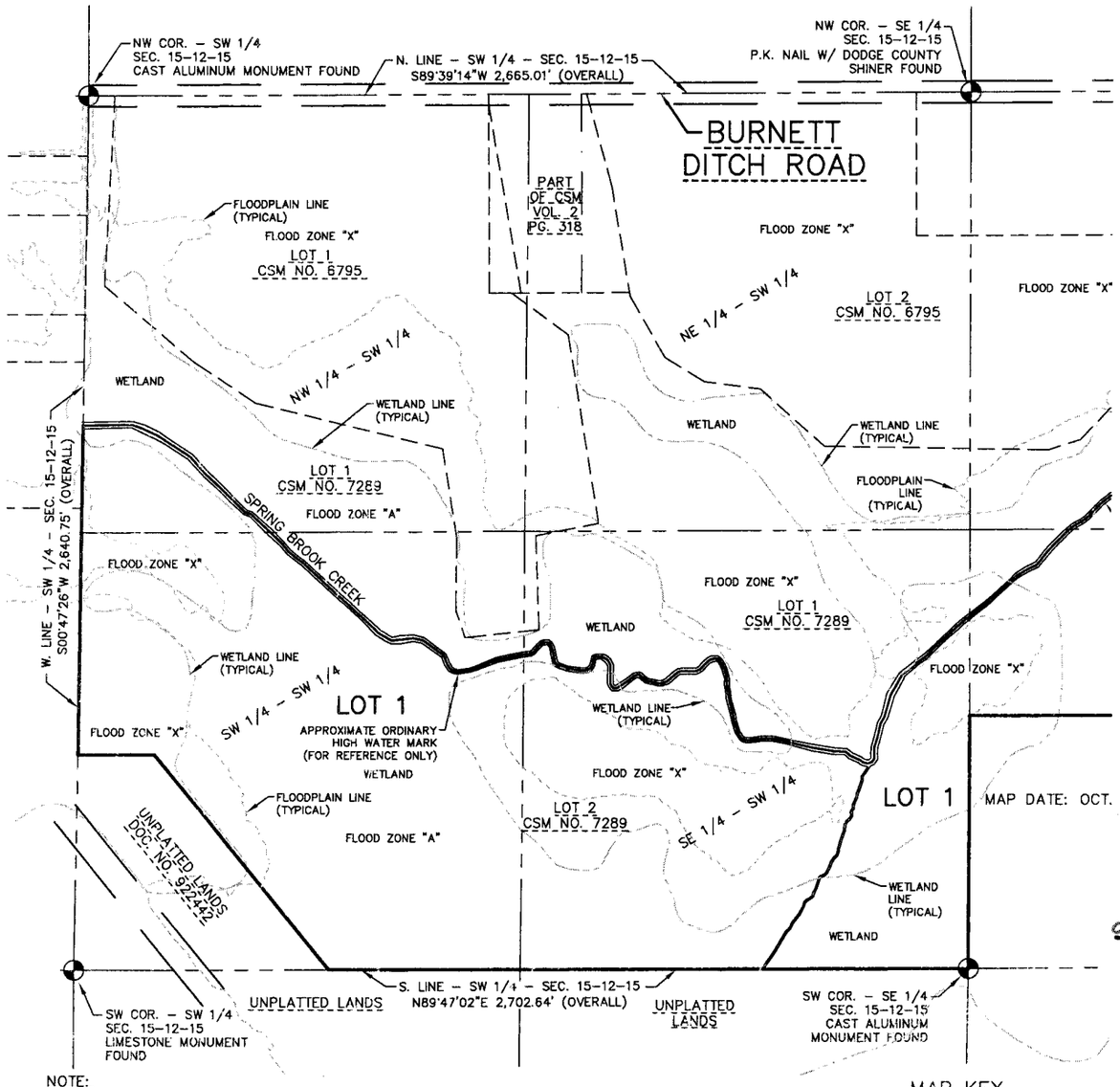
Chris Planasch
DODGE COUNTY , WI
Fee Amount: **$30.00** Pages: 10

CERTIFIED SURVEY MAP NO. 7744

FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.

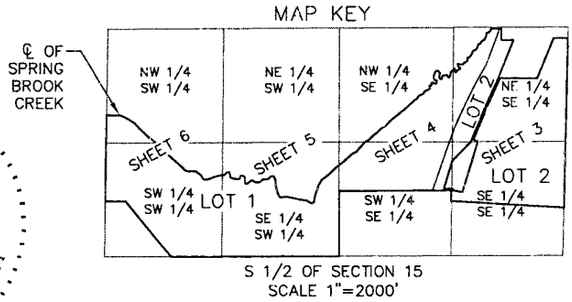


MAP DATE: OCT. 28, 2022

Dodge County
2022-0905-03

NOTE:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

MAP KEY



S 1/2 OF SECTION 15
SCALE 1"=2000'

WISCONSIN
RYAN J. WILCHEEN
S-2647
FOND DU LAC WI
LAND SURVEYOR
11/14/22

LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ○ – 3/4" REBAR FOUND
- ▲ – 1" IRON PIPE FOUND
- ⊕ – SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 HAS A BEARING OF SOUTH 89°–39'–14" WEST.

1"= 500' SCALE

500' 0 500' 1000' FEET

OWNER:
BEVERLY L. VOIT TRUST
W5739 BURNETT DITCH ROAD
BURNETT, WI 53922

SHEET 1 OF 10 SHEETS

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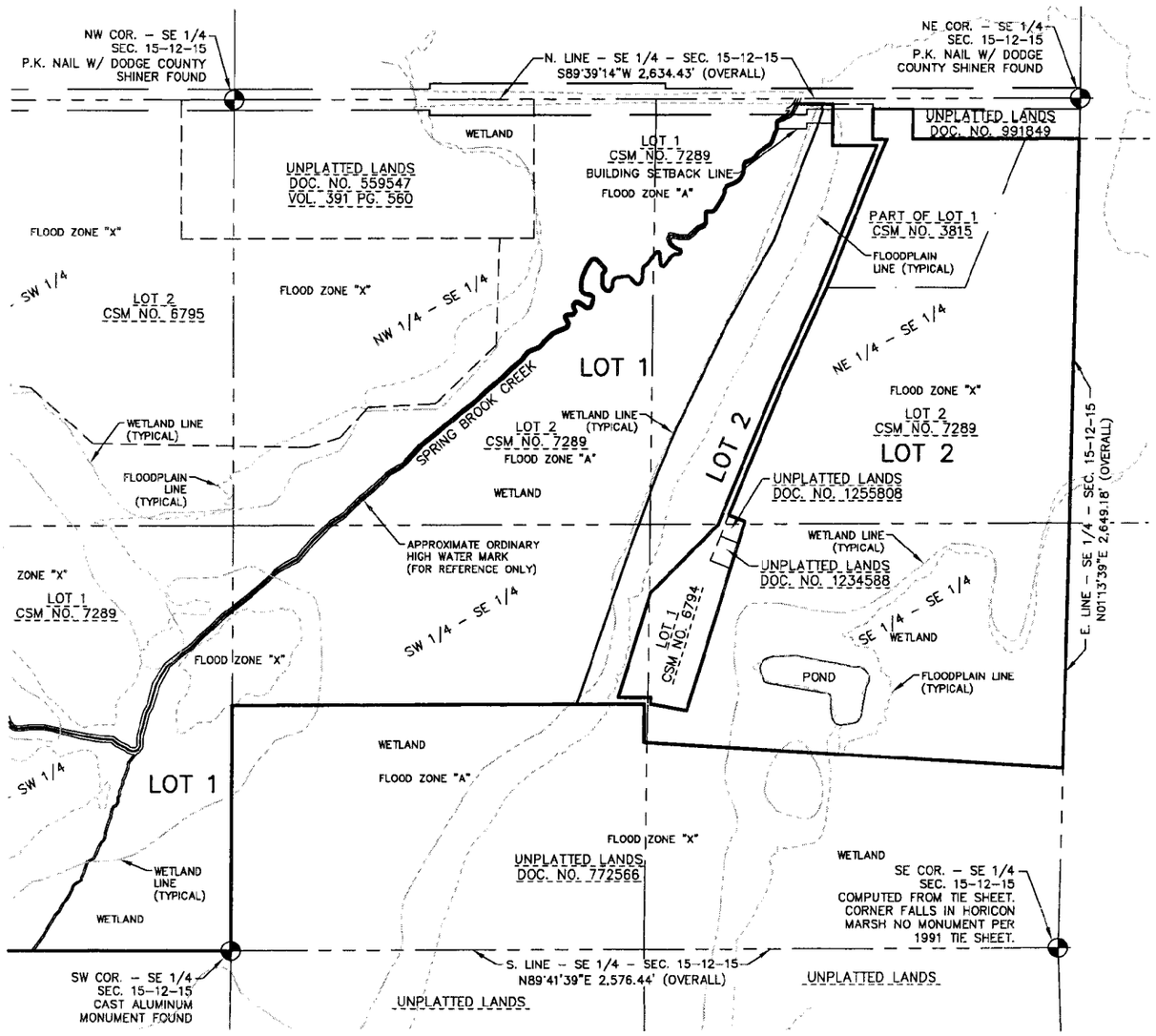
V54 P171

CERTIFIED SURVEY MAP NO. 7744

FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.



LOT 1
TOTAL AREA:
86.021 ± ACRES

R.O.W. AREA:
0.051 ± ACRES

TOTAL AREA EXCLUDING R.O.W.:
85.970 ± ACRES

AREA TO MEANDER LINE:
80.073 ACRES (3,487,973 SQ. FT.)

MEANDER AREA:
5.948 ACRES ±

LOT 2
TOTAL AREA:
50.214 ACRES (2,187,311 SQ. FT.)

R.O.W. AREA:
0.012 ACRES (523 SQ. FT.)

TOTAL AREA EXCLUDING R.O.W.:
50.202 ACRES (2,186,788 SQ. FT.)

TOTAL AREA
136.235 ± ACRES
MEANDER AREA
5.948 ± ACRES

Dodge County
2022-090503

WISCONSIN
RYAN J. WILLGREEN
S-2647
FOND DU LAC
WI
LAND SURVEYOR
11/14/22

NOTES:
1. LOT 1 IS INTENDED FOR AGRICULTURAL AND OPEN SPACE RECREATIONAL USE ONLY AND NO STRUCTURES SHALL BE CONSTRUCTED ON THEM.
2. FLOODPLAIN BOUNDARY DEPICTED ON THIS SURVEY HAS BEEN SCALED FROM FEMA FIRM 55027C0250F DATED APRIL 19, 2010.
3. WETLAND BOUNDARY DEPICTED ON THIS SURVEY HAS BEEN SCALED FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES WETLAND INVENTORY MAP, DATED SEPTEMBER 19, 1994.
4. THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN TAX PARCEL NO. 006–1215–1541–003 AND TAX PARCEL NO. 006–1215–1541–001.

NORTH

500' 0 500' 1000'
1"= 500'
SCALE FEET

V54 P172

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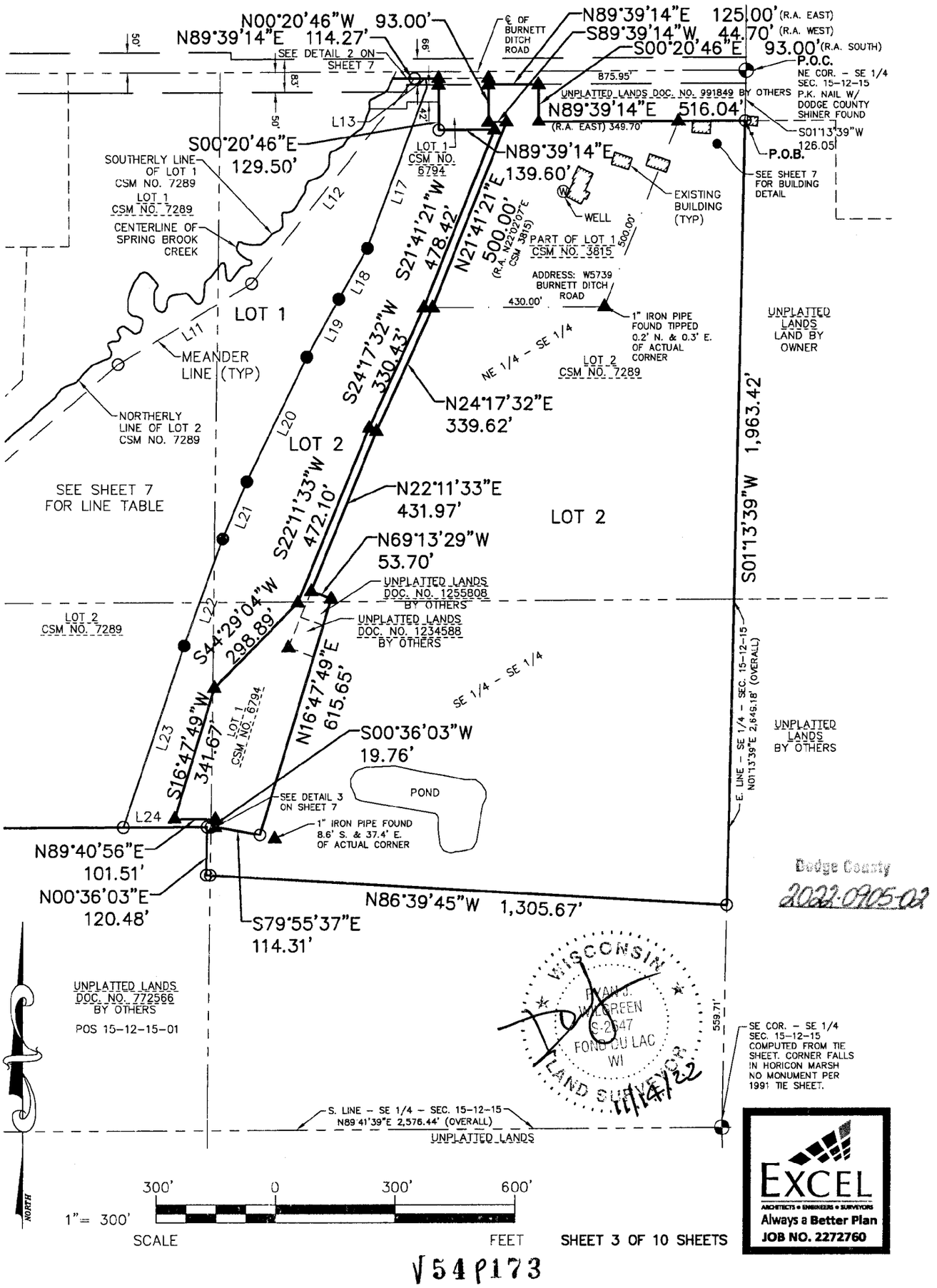
CERTIFIED SURVEY MAP NO. 7744

FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.



SHEET 3 OF 10 SHEETS

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Dodge County 2022-0905-02

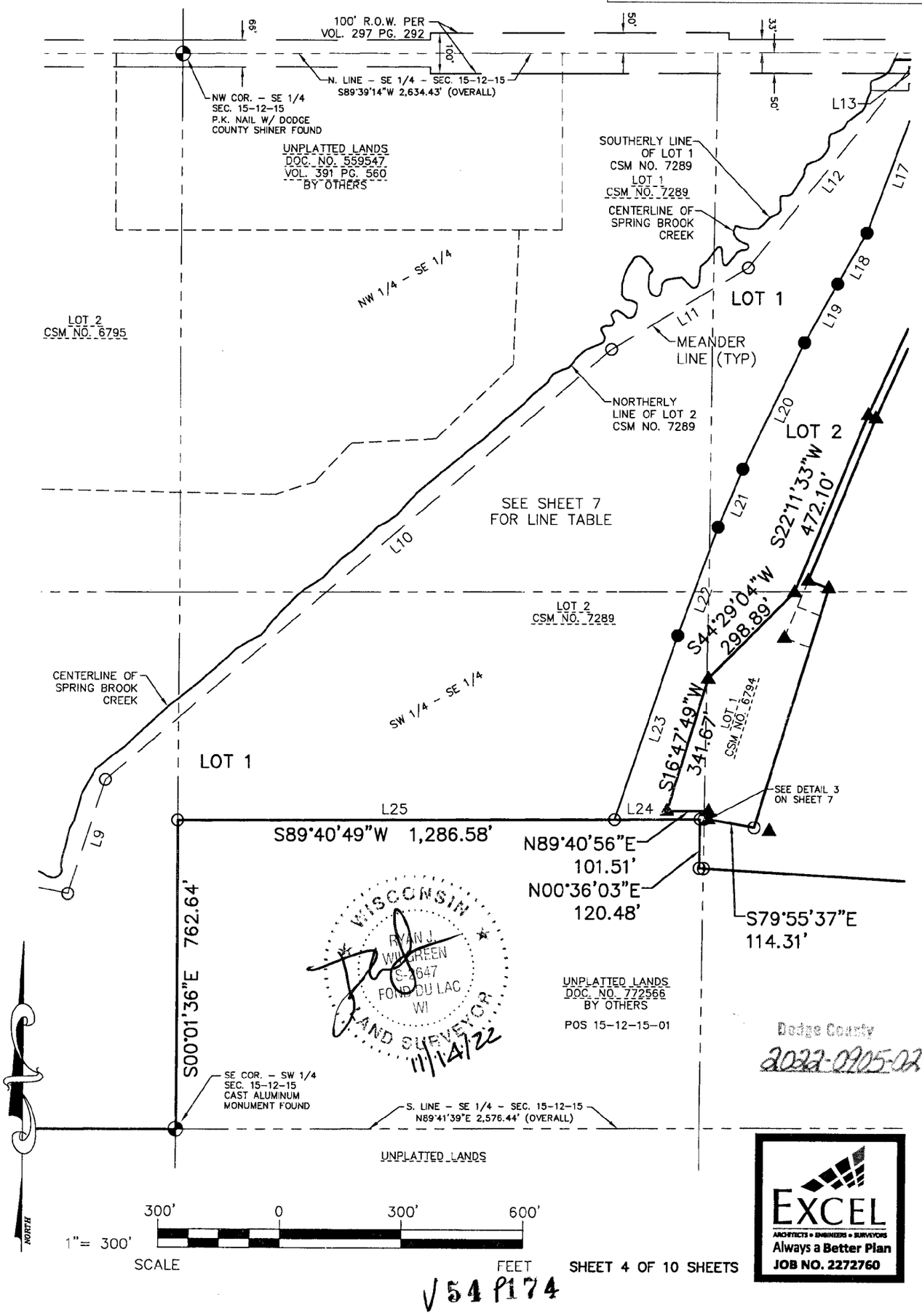
V54 P173

CERTIFIED SURVEY MAP NO. 7744

FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.



WISCONSIN RYAN J. WITTGREEN S-2647 FOND DU LAC WI LAND SURVEYOR 11/14/22

Dodge County 2022-0905-02

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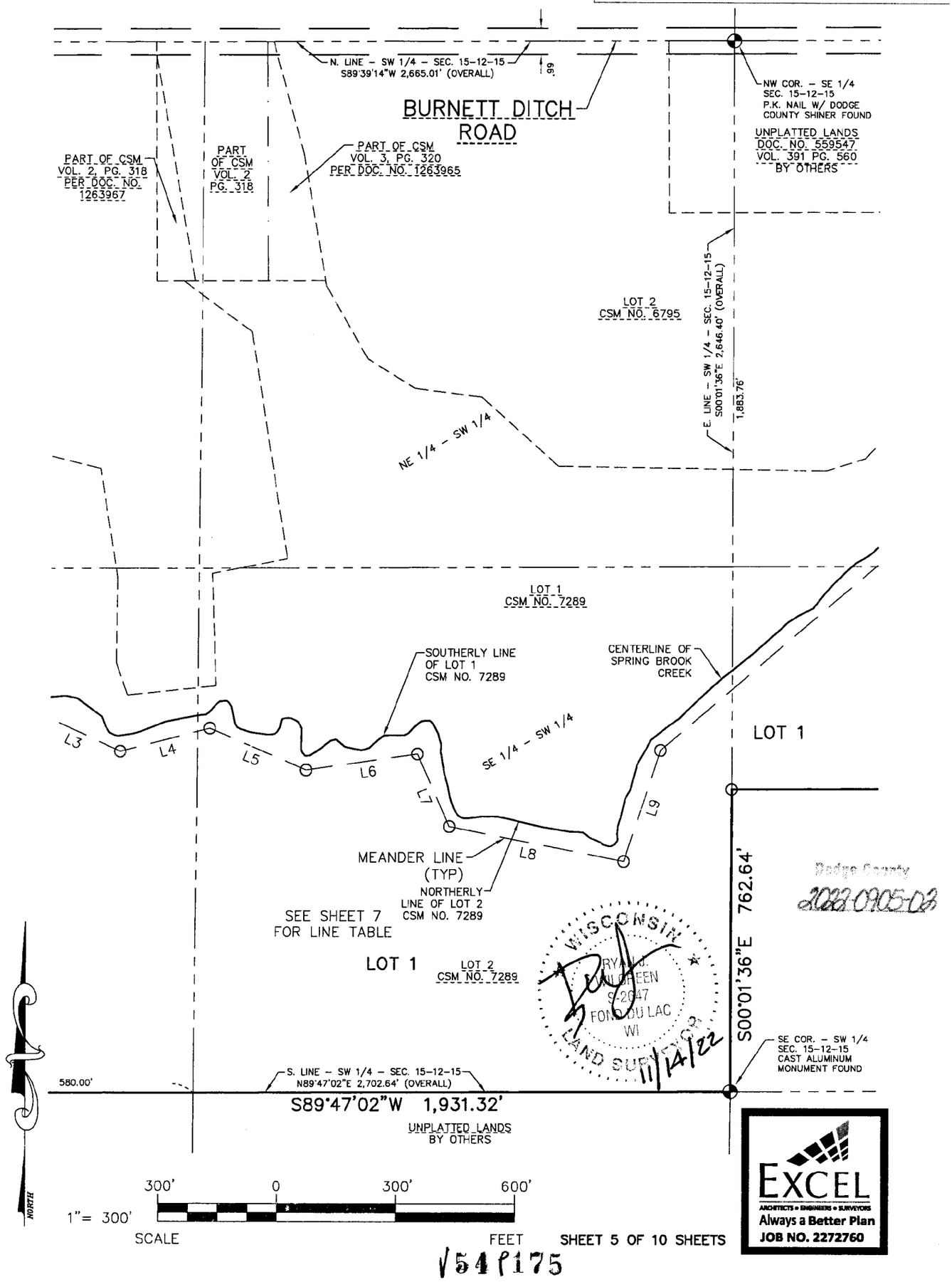
V 54 P 174

CERTIFIED SURVEY MAP NO. 7744

FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.



WISCONSIN RYAN J. MCGREEN S-2047 FOND DU LAC WI LAND SURVEYOR 11/14/22

Dodge County
2022 0905-03

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SHEET 5 OF 10 SHEETS

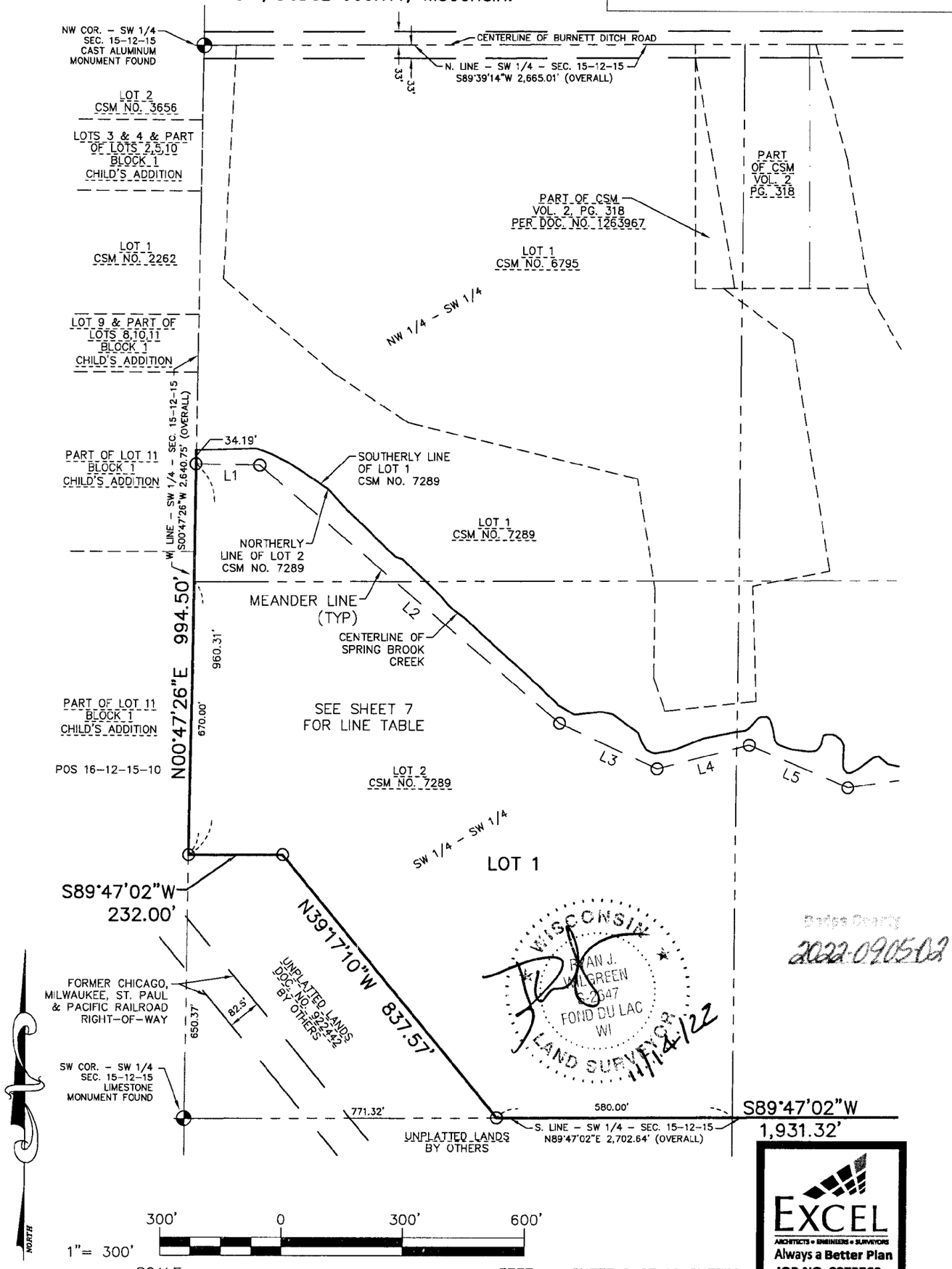
154175

CERTIFIED SURVEY MAP NO. 7744

FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.



WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

11/14/22

Dodge County
2022-090502

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SHEET 6 OF 10 SHEETS

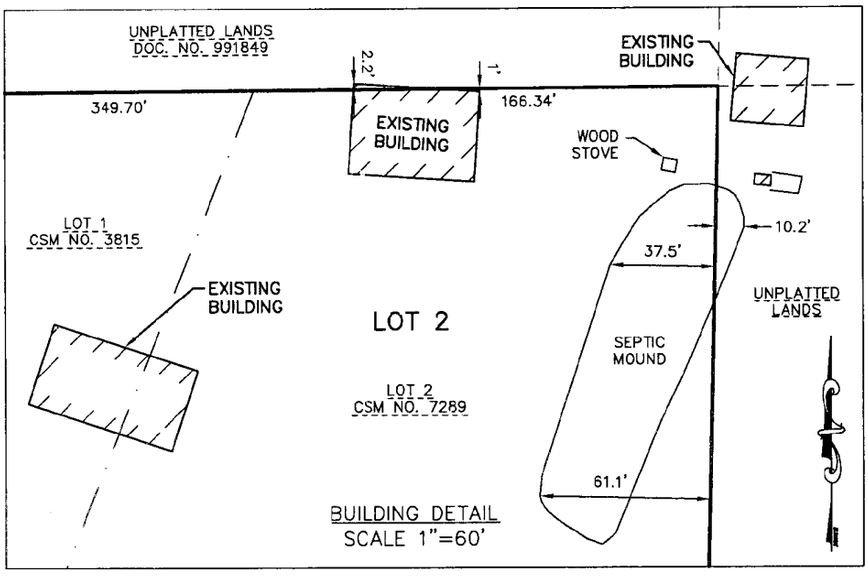
V 54 P 176

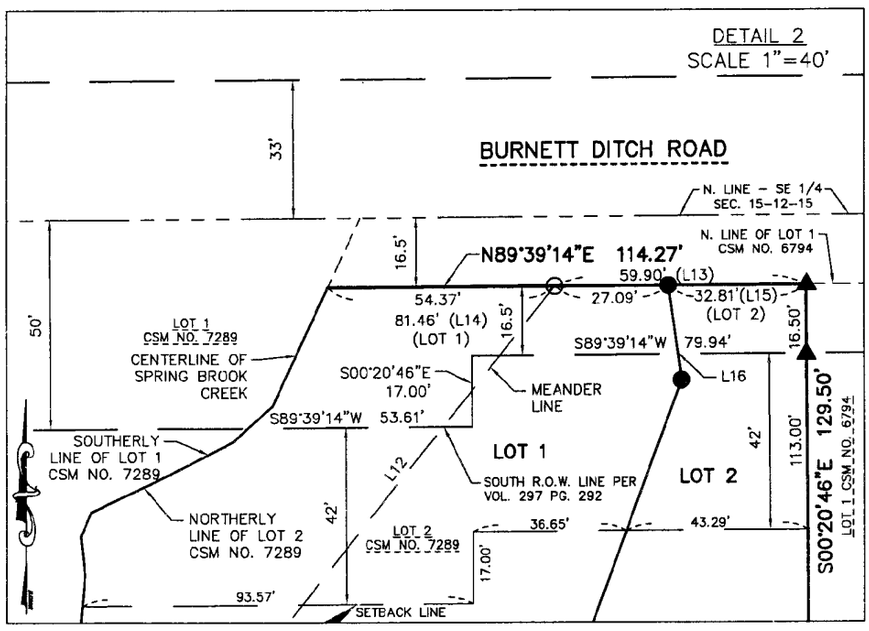
CERTIFIED SURVEY MAP NO. 7744

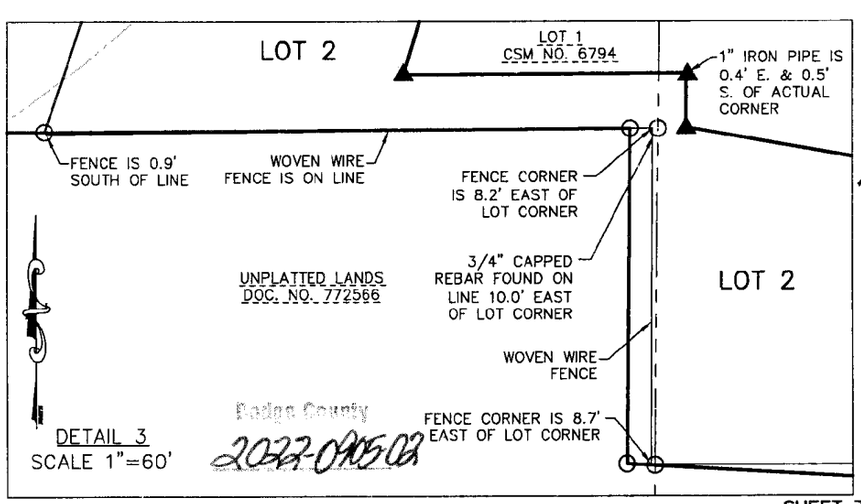
FOR

BEVERLY L. VOIT TRUST

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 & PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST, TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.







Line Table		
Line #	Direction	Length
L1	S89°12'34"E	156.67'
L2	S49°34'49"E	975.07'
L3	S65°13'26"E	265.71'
L4	N75°22'28"E	233.11'
L5	S66°49'15"E	264.51'
L6	N81°45'19"E	283.76'
L7	S23°51'13"E	199.61'
L8	S78°49'43"E	447.88'
L9	N18°05'14"E	294.28'
L10	N49°19'36"E	1,634.27'
L11	N58°53'04"E	390.58'
L12	N38°33'03"E	656.48'
L13	N89°39'14"E	59.90'
L14	N89°39'14"E	81.46'
L15	N89°39'14"E	32.81'
L16	S07°53'27"E	22.88'
L17	S20°16'31"W	429.60'
L18	S29°31'58"W	145.09'
L19	S28°51'11"W	164.85'
L20	S25°35'55"W	346.74'
L21	S22°47'45"W	154.84'
L22	S19°54'13"W	284.45'
L23	S18°28'33"W	477.78'
L24	N89°40'49"E	210.10'
L25	S89°40'49"W	1,076.47'

L13: MEANDER LINE TO NW COR. LOT 1 CSM NO. 6794
L14: NORTH LINE OF LOT 1 OF THIS CSM
L15: NORTH LINE OF LOT 2 OF THIS CSM

WISCONSIN
BRIAN J. WILGREEN
S-2647
FOND DU LAC
WI
LAND SURVEYOR
11-4-22

Dodge County
2022-010503

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V54 P177

CERTIFIED SURVEY MAP NO. 7744

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED
IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 &
PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4,
SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST,
TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Beverly L. Voit Trust bounded and described as follows:

Part of Lot 1 of Certified Survey Map No. 3815, recorded in Volume 23 of Certified Survey Maps on Pages 139-141 in the Dodge County Register of Deeds Office as Document No. 824924 and Lot 2 of Certified Survey Map No. 7289, recorded in Volume 50 of Certified Survey Maps on Pages 182-191 in the Dodge County Register of Deeds Office as Document No. 1267605, located in part of the Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of Section 15, Township 12 North, Range 15 East, Town of Burnett, Dodge County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 15; thence South 01°-13'-39" West along the East line of said Southeast 1/4, a distance of 126.05 feet to the Northeast corner of said Lot 2, said point being the point of beginning; thence continuing South 01°-13'-39" West along said East line, said line also being the East line of said Lot 2, a distance of 1,963.42 feet to the Southeast corner of said Lot 2; thence North 86°-39'-45" West along a Southerly line of said Lot 2, a distance of 1,305.67 feet to a Southerly corner of said Lot 2; thence North 00°-36'-03" East along a Southerly line of said Lot 2, a distance of 120.48 feet to a Southerly corner of said Lot 2; thence South 89°-40'-49" West along a Southerly line of said Lot 2, a distance of 1,286.58 feet to the East line of the Southwest 1/4 of said Section 15; thence South 00°-01'-36" East along said East line, said line also being a Southerly line of said Lot 2, a distance of 762.64 feet to a Southerly corner of said Lot 2, said point being the Southeast corner of said Southwest 1/4; thence South 89°-47'-02" West along a Southerly line of said Lot 2, said line also being the South line of said Southwest 1/4, a distance of 1,931.32 feet to a Southerly corner of said Lot 2; thence North 39°-17'-10" West along a Southerly line of said Lot 2, a distance of 837.57 feet to a Southerly corner of said Lot 2; thence South 89°-47'-02" West along a Southerly line of said Lot 2, a distance of 232.00 feet to a Southerly corner of said Lot 2, said point also being on the West line of said Lot 2 and the West line of the Southwest 1/4 of said Section 15; thence North 00°-47'-26" East along said West line, a distance of 960.31 feet to a Southerly meander line of Spring Brook Creek; thence South 89°-12'-34" East along said meander line, a distance of 156.67 feet; thence South 49°-34'-49" East along said meander line, a distance of 975.07 feet; thence South 65°-13'-26" East along said meander line, a distance of 265.71 feet; thence North 75°-22'-28" East along said meander line, a distance of 233.11 feet; thence South 66°-49'-15" East along said meander line, a distance of 264.51 feet; thence North 81°-45'-19" East along said meander line, a distance of 283.76 feet; thence South 23°-51'-13" East along said meander line, a distance of 199.61 feet; thence South 78°-49'-43" East along said meander line, a distance of 447.88 feet; thence North 18°-05'-14" East along said meander line, a distance of 294.28 feet; thence North 49°-19'-36" East along said meander line, a distance of 1,634.27 feet; thence North 58°-53'-04" East along said meander line, a distance of 390.58 feet; thence North 38°-33'-03" East along said meander line, a distance of 656.48 feet to a North line of said Lot 2;

Continued on Sheet 9 of 10 Sheets

WISCONSIN
RYAN J.
WILGREEN
S-2047
FOND DU LAC
WI
LAND SURVEYOR
11/14/22

Dodge County
2023-0905-02

V54 P178

CERTIFIED SURVEY MAP NO. 7744

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED
IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 &
PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4,
SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST,
TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE (continued)

thence North 89°-39'-14" East along said North line, a distance of 59.90 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 6794, recorded in Volume 46, Page 151-152 in the Dodge County Register of Deeds Office as Document No. 1197564; thence South 00°-20'-46" East along a Westerly line of said Lot 1, a distance of 129.50 feet to a Westerly corner of said Lot 1; thence North 89°-39'-14" East along a Westerly line of said Lot 1, a distance of 139.60 feet to a Westerly corner of said Lot 1; thence South 21°-41'-21" West along a Westerly line of said Lot 1, a distance of 478.42 feet to a Westerly corner of said Lot 1; thence South 24°-17'-32" West along a Westerly line of said Lot 1, a distance of 330.43 feet to a Westerly corner of said Lot 1; thence South 22°-11'-33" West along a Westerly line of said Lot 1, a distance of 472.10 feet to a Westerly corner of said Lot 1; thence South 44°-29'-04" West along a Westerly line of said Lot 1, a distance of 298.89 feet to a Westerly corner of said Lot 1; thence South 16°-47'-49" West along a Westerly line of said Lot 1, a distance of 341.67 feet to the Southwest corner of said Lot 1; thence North 89°-40'-56" East along a Southerly line of said Lot 1, a distance of 101.51 feet to a Southerly corner of said Lot 1; thence South 00°-36'-03" West along a Southeriy line of said Lot 1, a distance of 19.76 feet to a Southerly corner of said Lot 1; thence South 79°-55'-37" East along a Southerly line of said Lot 1, a distance of 114.31 feet to the Southeast corner of said Lot 1; thence North 16°-47'-49" East along an Easterly line of said Lot 1, the East line of lands described per Document No. 1234588 and the East line of lands described per Document No. 1255808, a distance of 615.65 feet to the Northeast corner of lands described per Document No. 1255808; thence North 69°-13'-29" West along the North line of said described lands, a distance of 53.70 feet to an Easterly line of Lot 1 of said CSM No. 6794; thence North 22°-11'-33" East along said Easterly line, a distance of 431.97 feet to an Easterly corner of said Lot 1; thence North 24°-17'-32" East along an Easterly line of said Lot 1, a distance of 339.62 feet to an Easterly corner of said Lot 1, said point being the Southwest corner of Lot 1 of CSM No. 3815; thence North 21°-41'-21" East along an Easterly line of Lot 1 of said CSM No. 6794, a distance of 500.00 feet to an Easterly corner of said Lot 1; thence South 89°-39'-14" West along an Easterly line of said Lot 1, a distance of 44.70 feet to an Easterly corner of said Lot 1; thence North 00°-20'-46" West along an Easterly line of said Lot 1, a distance of 93.00 feet to the South line of a 16.50 foot dedication per said CSM No. 3815; thence North 89°-39'-14" East along said South line, a distance of 125.00 feet to the Southeast corner of said 16.50 foot dedication; thence South 00°-20'-46" East along an Easterly line of Lot 1 of said CSM No. 3815, a distance of 93.00 feet to a Northerly corner of said Lot 1; thence North 89°-39'-14" East along a North line of said Lot 1 and a North line of Lot 2 of said CSM No. 7289, a distance of 516.04 feet to the point of beginning and containing 130.287 acres (5,675,284 sq. ft.) of land more or less.

ALSO INCLUDING

Those lands lying between said Southerly meander line and centerline of Spring Brook Creek containing 5.948 acres of land more or less.

That such 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 Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Dodge County in surveying, dividing and mapping the same.



Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2272760

Dodge County
2022-0905-02

V54 P179

CERTIFIED SURVEY MAP NO. 7744

PART OF LOT 1, CSM NO. 3815 & LOT 2, CSM NO. 7289, LOCATED
IN PART OF THE NW 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 &
PART OF THE NE 1/4, NW 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4,
SECTION 15, TOWNSHIP 12 NORTH, RANGE 15 EAST,
TOWN OF BURNETT, DODGE COUNTY, WISCONSIN.

TOWN APPROVAL

Approved by the Town of Burnett this 28 day of NOV, 2022.

Town Chairman

COUNTY APPROVAL

Approved by the Dodge County Land Use Administrator this 28th day of November, 2022.

~~Deputy County Clerk~~ Manager - Code Adm.

WISCONSIN
BRIAN J.
WILGREEN
S-2647
FOND DU LAC
WI
LAND SURVEYOR
11/14/22

Dodge County
2022-0105-02

SHEET 10 OF 10 SHEETS

V541180