Document # **1623777**
MAP # **7433**
VOLUME: **58** PAGE: **105**
WASHINGTON COUNTY WISCONSIN
2025-11-10 2:34:00 PM

LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Pages: **3**

CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNERS:
ADAM HUBACEK
JOHN M. DWYER
261 SILVER FOX DRIVE N.
KEWASKUM, WI 53040

NO GRADING CHANGES WERE BEING CONSIDERED AT THE TIME OF THIS CSM. CONSTRUCTION. PROPOSED DWELLING AND ANY ACCESORY STRUCTURE LOCATIONS ARE SUBJECT TO THE TOWN OF TRENTON ENGINEERING REVIEW TO NOT OBSTRUCT AND/OR IMPACT EXISTING DRAINAGE PATTERNS PRIOR TO APPROVAL OF BUILDING PERMITS.

NORTHWEST CORNER OF THE SW 1/4 OF SECTION 6-11-20. MAG NAIL FOUND. N 533328.99 E 2456630.90

NORTHEAST CORNER OF THE SW 1/4 OF SECTION 6-11-20. BRASS DISC FOUND. N 533410.56 E 2459480.60

SOUTH 88°21'37" WEST 2851.19'
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6-11-20
2310.23'
>33.00'

SETBACKS
ZONING: R-1
PRINCIPAL STRUCTURE, AS SHOWN
STREET: 75 FEET
SIDE: 25 FEET
REAR: 25 FEET

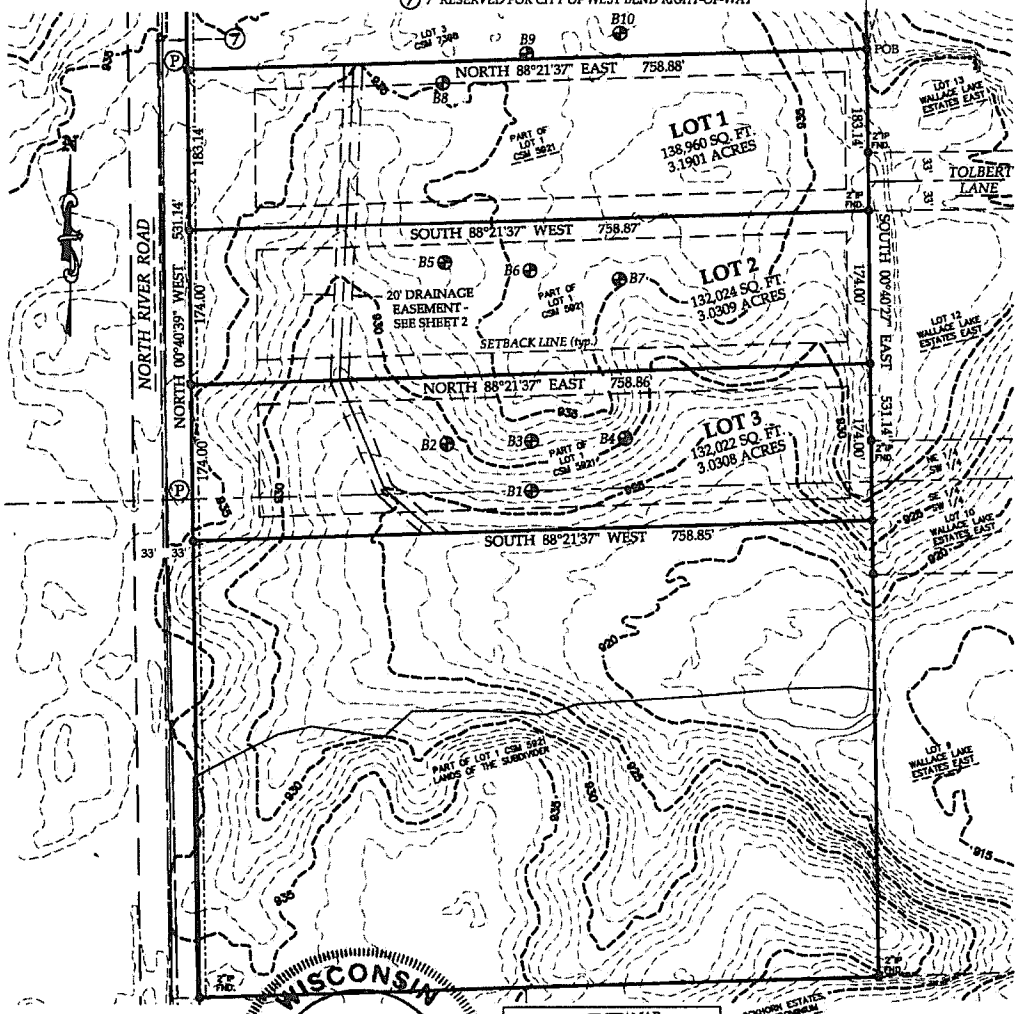
LEGEND
- 1" O.D. IRON PIPE FOUND, OR AS NOTED.
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET, OR AS NOTED.
- SOIL BORINGS

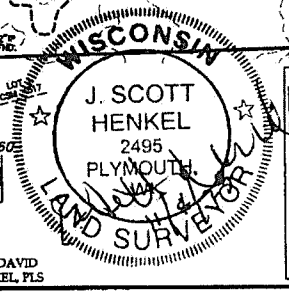
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/2011. THE EAST LINE OF LOT 1 OF CSM 5921 BEARS SOUTH 00°40'27" EAST.

CITY OF WEST BEND AIRPORT HEIGHT LIMITATIONS RESTRICTION-ELEVATION 1019 FEET PER NGVD 29.

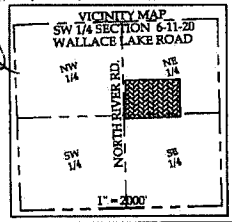
(P) *EAST 33' OF N. RIVER RD. BY PRIOR DEDICATION. SEE CSM 5921.*

(7) *7' RESERVED FOR CITY OF WEST BEND RIGHT-OF-WAY*





0 80 160



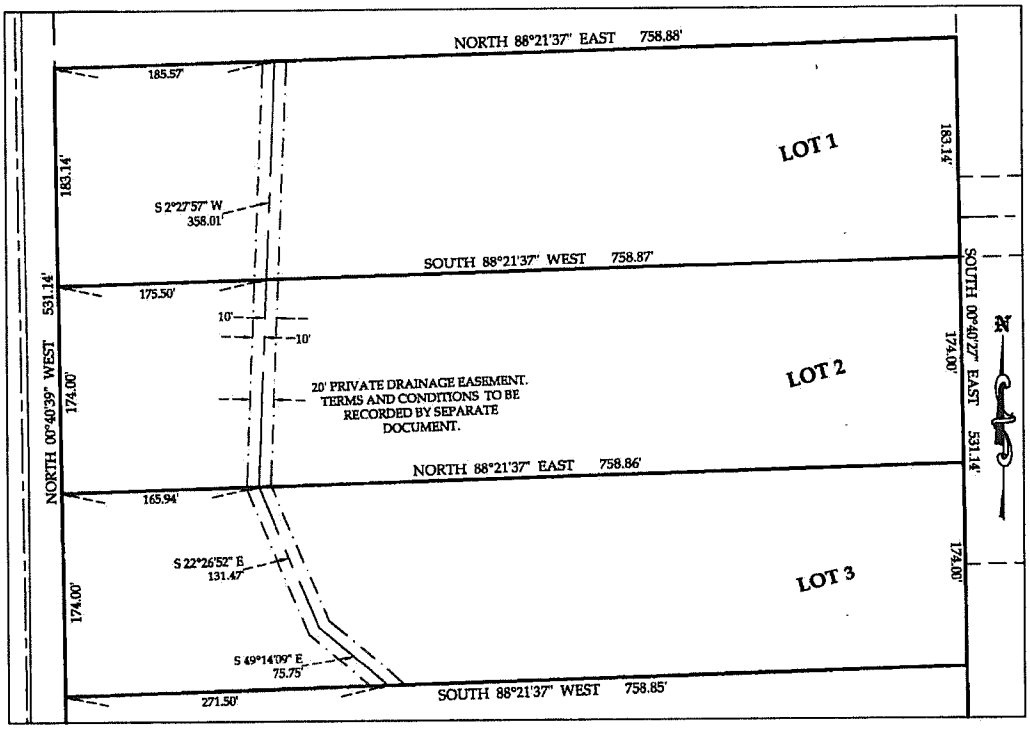
PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AH-15-24(3) Date: 9/12/25

SHEET 1 OF 3

REVISED 10/31/25
SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, ADAM HUBACEK, AND JOHN M. DWYER:

PART OF LOT 1 OF CERTIFIED SURVEY MAP (CSM) 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, IN THE TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

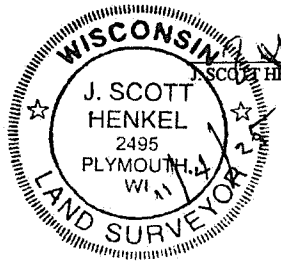
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CSM 5291, RECORDED AS DOCUMENT NO. 1611496;
THENCE SOUTH 00°40'27" EAST, 811.07 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1 OF CSM 7398, RECORDED AS DOCUMENT NO. 1611496, AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 00°40'27" EAST, 531.14 FEET, ALONG THE EAST LINE OF LOT 1 OF SAID CSM 5921;
THENCE SOUTH 88°21'37" WEST, 758.85 FEET, TO THE WEST LINE OF LOT 1 OF SAID CSM 5921;
THENCE NORTH 00°40'39" WEST, 531.14 FEET, ALONG SAID WEST LINE;
THENCE NORTH 88°21'37" EAST, 758.88 FEET, ALONG THE SOUTH LINE OF LOT 1 OF SAID CSM 7398, TO THE POINT OF BEGINNING.

CONTAINING 403,006 SQUARE FEET / 9.2517 ACRES, MORE OR LESS.

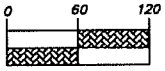
I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF TRENTON LAND DIVISION ORDINANCE.

I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY § 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE TOWN OF TRENTON
THE CITY OF WEST BEND



J. SCOTT HENKEL, PLS 2495



PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AH-16-24(3) Date: 9/12/25

Sheet 2 of 3

REVISED 10/24/25

CERTIFIED SURVEY MAP _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5921, RECORDED AS DOCUMENT NO. 1097852, BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 20 EAST, TOWN OF TRENTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNERS, ADAM HUBACEK, AND JOHN M. DWYER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF TRENTON LAND DIVISION ORDINANCE.

ADAM HUBACEK

JOHN M. DWYER

STATE OF WISCONSIN
:SS
Fond du Lac COUNTY

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF November, 2025, Adam Hubacek AND John Dwyer, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: 11/07/27

JOSH BLATZ NOTARY PUBLIC STATE OF WISCONSIN

TOWN OF TRENTON PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF TRENTON PLAN COMMISSION ON THIS 13th DAY OF October, 2025.

MIKE LIPSCOMB, PLAN COMMISSION CHAIRMAN

CINDY KOMRO, ADMINISTRATOR

TOWN OF TRENTON TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND ACCEPTED BY THE TOWN OF TRENTON TOWN BOARD ON THIS 30th DAY OF October, 2025

MIKE LIPSCOMB, TOWN CHAIRMAN

HEATHER KRUEGER, TOWN CLERK

CITY OF WEST BEND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

THIS LAND DIVISION, CSM FILE NO. 25-617, IS HEREBY APPROVED BY THE WEST BEND CITY PLAN COMMISSION AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE ON THIS 4th DAY OF November, 2025.

JOEL ONGERT, MAYOR

JILLINE DOBRATZ, CITY CLERK

WISCONSIN J. SCOTT HENKEL 2495 PLYMOUTH, LAND SURVEYOR

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AH-18-24(3) Date: 9/12/25

SHEET 3 OF 3

REVISED 10/24/25

MAP #7433 VOLUME: 58 PAGE: 107