Document # **1569307**
MAP # **7239**
VOLUME: **56** PAGE: **48**
WASHINGTON COUNTY WISCONSIN
2022-09-30 1:34:00 PM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

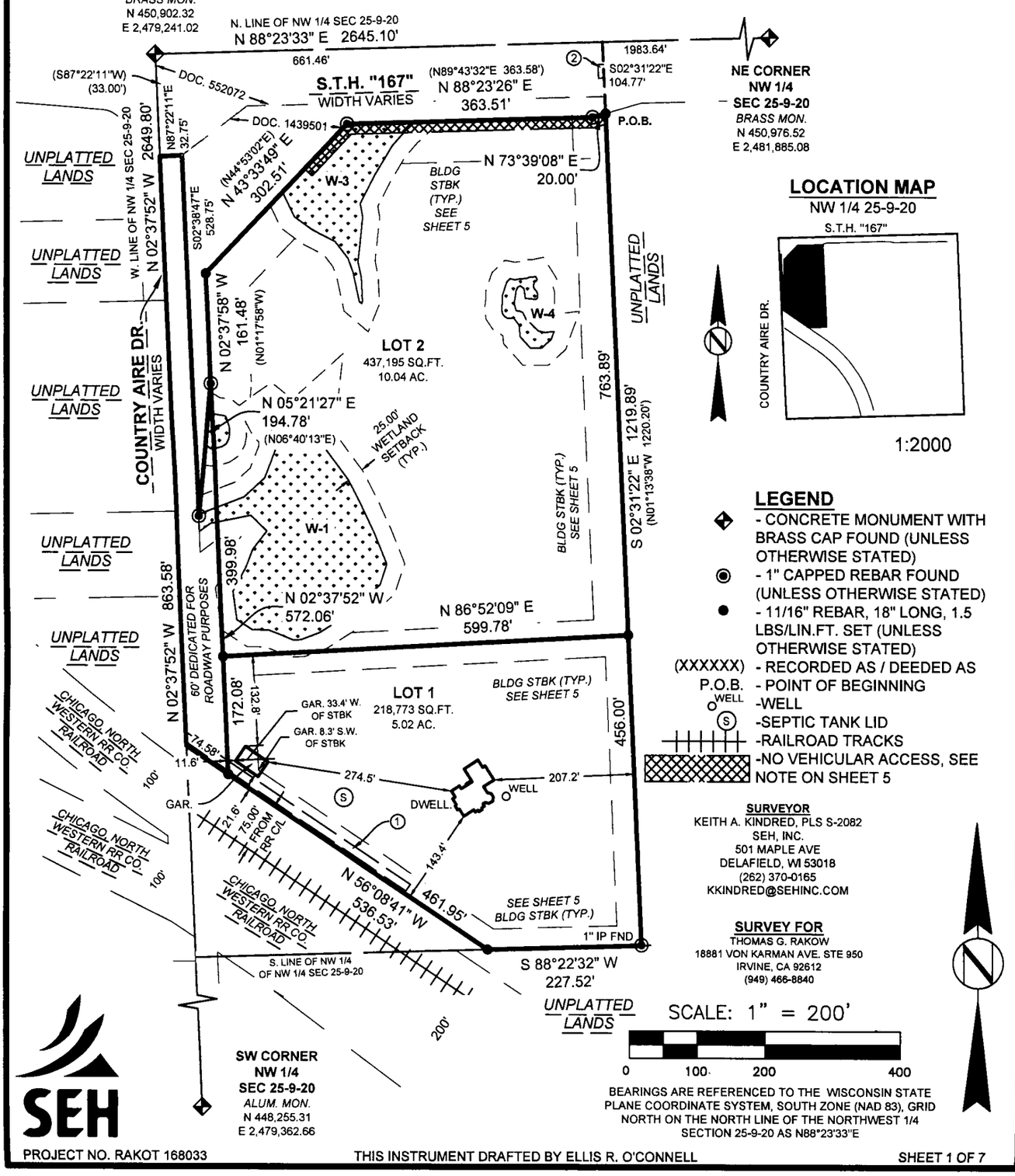
Pages: **7**

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022



SEH

PROJECT NO. RAKOT 168033 THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL SHEET 1 OF 7

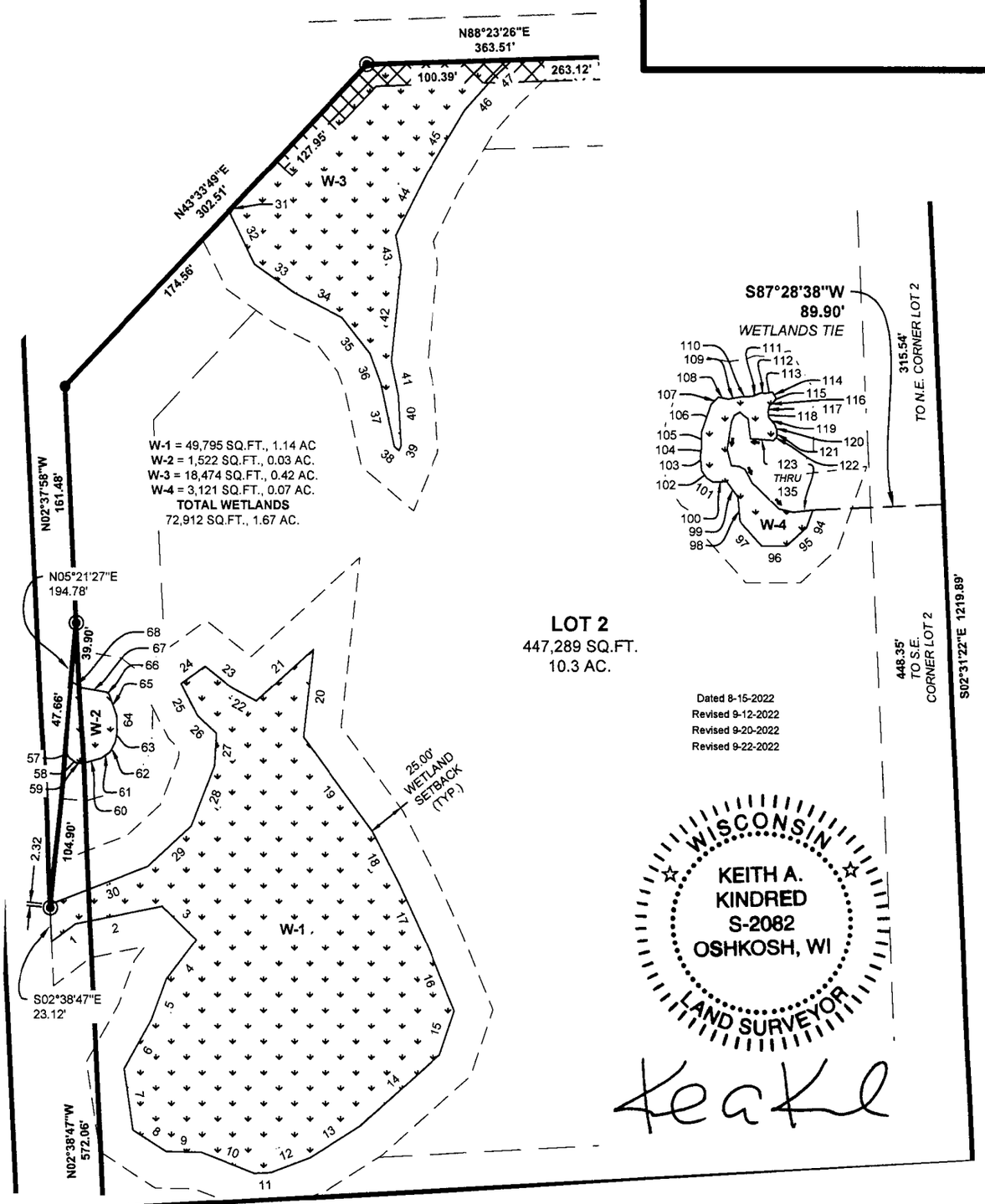
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LEGEND

- ◉ - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- ● - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- -NO VEHICULAR ACCESS, SEE NOTE ON SHEET 5
- - WETLANDS DELINEATED BY SEH ON 7/29/2022

WETLANDS DETAIL



Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022

WISCONSIN
KEITH A.
KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

SCALE: 1" = 100'

0 50 100 200

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 25-9-20 AS N88°23'33"E

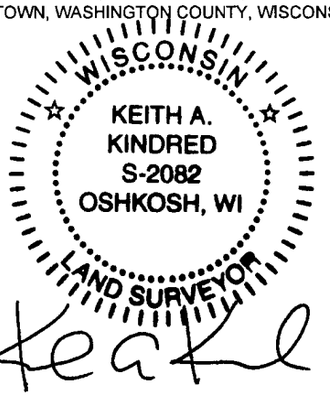
SURVEYOR
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SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

MAP #7239 VOLUME: 56 PAGE: 49

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022

WETLANDS LINE DATA

SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
1	20.33	N 53°36'50" E	26	17.39	S 47°18'10" E
2	61.20	N 78°38'58" E	27	22.06	S 03°27'06" W
3	32.84	S 45°46'47" E	28	43.95	S 21°19'34" W
4	33.66	S 37°44'29" W	29	40.79	S 47°29'03" W
5	29.47	S 20°49'06" W	30	71.95	S 68°58'49" W
6	38.45	S 29°19'39" W	31	10.88	S 33°35'26" W
7	42.34	S 08°09'34" E	32	38.25	S 25°44'16" E
8	27.36	S 57°05'32" E	33	33.53	S 54°31'55" E
9	24.21	S 89°00'04" E	34	36.91	S 62°49'52" E
10	39.34	S 68°31'28" E	35	31.20	S 38°05'51" E
11	11.35	N 87°26'27" E	36	21.94	S 19°56'35" E
12	28.76	N 69°10'11" E	37	43.70	S 12°05'44" E
13	40.84	N 57°44'39" E	38	4.34	S 49°55'13" E
14	73.47	N 48°18'28" E	39	3.66	N 22°43'25" E
15	31.45	N 18°42'21" E	40	34.07	N 02°59'47" W
16	45.99	N 22°19'08" W	41	23.79	N 11°43'58" W
17	48.61	N 24°54'22" W	42	66.01	N 05°58'24" E
18	40.39	N 27°14'40" W	43	20.49	N 10°23'18" W
19	79.12	N 36°37'35" W	44	47.92	N 27°05'23" E
20	60.27	N 06°28'59" E	45	50.18	N 31°05'15" E
21	52.71	S 48°03'57" W	46	28.92	N 42°10'55" E
22	19.54	N 62°07'39" W	47	18.36	N 47°06'34" E
23	23.44	N 51°48'02" W	57	5.50	N 28°25'40" W
24	20.50	S 54°32'36" W	58	5.89	N 53°34'26" W
25	24.99	S 28°17'27" E	59	4.46	N 85°26'03" W

SEH

SURVEYOR
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KKINDRED@SEHINC.COM

SURVEY FOR
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IRVINE, CA 92612
(949) 466-8840

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022

WETLANDS LINE DATA

SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
60	13.22	S 74°13'01" W	109	8.75	S 80°07'26" W
61	7.32	S 55°48'18" W	110	8.04	S 87°08'47" W
62	7.64	S 28°39'51" W	111	6.33	S 68°28'01" W
63	6.78	S 11°19'50" W	112	3.56	N 86°04'56" W
64	11.38	S 00°34'55" E	113	4.60	S 78°21'16" W
65	15.45	S 18°39'34" E	114	4.87	N 32°05'01" W
66	2.20	S 52°35'30" E	115	2.64	N 29°30'01" E
67	16.61	S 80°11'34" E	116	4.44	N 48°33'41" E
68	9.35	S 58°27'06" E	117	4.25	N 11°35'51" E
94	12.51	N 19°50'03" E	118	3.71	N 05°53'36" W
95	18.90	N 47°37'53" E	119	6.55	N 40°43'55" W
96	16.94	S 89°49'03" E	120	4.37	N 18°01'02" W
97	22.69	S 42°10'03" E	121	4.16	N 00°08'37" W
98	16.37	S 04°32'16" E	122	3.62	N 40°40'35" E
99	12.97	S 36°28'45" E	123	15.90	N 85°35'24" W
100	9.36	N 87°59'43" E	124	13.97	N 06°41'55" W
101	5.02	S 57°51'27" E	125	7.32	N 52°22'31" W
102	6.39	S 34°21'07" E	126	4.47	S 61°37'14" W
103	9.56	S 04°00'42" E	127	5.02	S 22°51'11" W
104	7.11	S 05°52'45" W	128	19.15	S 09°16'54" W
105	9.69	S 00°18'09" W	129	11.38	S 14°36'12" E
106	20.10	S 18°55'18" W	130	5.49	S 84°13'43" E
107	6.94	S 46°44'47" W	131	4.62	S 66°08'26" E
108	6.89	N 78°34'17" W	132	10.45	S 27°59'06" E
			133	25.48	S 46°04'00" E
			134	10.14	S 77°11'26" E
			135	13.44	N 83°14'52" E

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PROJECT NO. RAKOT 168033

THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL

MAP #7239 VOLUME: 56 PAGE: 51

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

NOTE

- **EASEMENT #1** - 12' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT SHOWN AS RECORDED DOCUMENT INTENDED, DOCUMENT 587365, ERROR FOUND IN EASEMENT DESCRIPTION
- **EASEMENT #2** - 8' WIDE WISCONSIN ELECTRIC POWER COMPANY, AS DESCRIBED IN DOCUMENT 445679
- NO VEHICULAR ACCESS TO S.T.H. "167", EAST 478.14' OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4, SEC 25-9-20, PER DOCUMENT 552072
- NO 100 YEAR FLOODPLAIN LOCATED ON SUBJECT PROPERTY
- SOIL BORINGS WILL BE REQUIRED ON LOT 2 PRIOR TO ISSUANCE OF A BUILDING PERMIT
- DEVELOPMENT WITHIN THESE SETBACK AREAS IS PROHIBITED UNLESS OTHERWISE ALLOWED PURSUANT TO THE PROVISIONS OF CHAPTER 24 (SHORELAND-WETLAND ZONING CODE) IN THE GERMANTOWN MUNICIPAL CODE.
- NO WELL OR DRAIN TILE WITNESSED WITHIN 50' OF PROPERTY
- THE OWNER SHALL RECONSTRUCT, RELOCATE, OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED
- LOT 1 REZONED TO **Rs-1**, SETBACKS: FRONT = 45', REAR = 35', SIDE = 30', AS SHOWN. LOT 2 ZONED AS **A-2**, FRONT = 60', REAR = 50', SIDE = 25', LOT 2 ZONING AND SETBACKS ARE SUBJECT TO CHANGE
- RAIL ROAD RIGHT OF WAY ESTABLISHED BY "STATION MAP LANDS-TRACKS AND STRUCTURES, CHICAGO AND NORTH-WESTERN RAILWAY" DATED JUNE 30, 1917.

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That by the direction of owner Thomas G. Rakow, owner, I have surveyed, divided and mapped, part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4,of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Being part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4,of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4, 661.46 feet; thence South 02°31'22" East, 104.77 feet to the point of beginning; thence continuing South 02°31'22" East, 1219.89 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 25; thence South 88°22'32" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 25, 227.52 feet; thence North 56°08'41" West, 536.53 feet to the West line of the Northwest corner of said Section 25; thence North 02°37'52" West, along said West line 863.58 feet; thence North 87°22'11" E, 32.75 feet; thence South 02°38'47" East, 528.75 feet; thence North 05°21'27" East, 194.78 feet; thence North 02°37'58" West, 161.48 feet; thence North 43°33'49" East, 302.51 feet; thence North 88°23'26" East, 363.51 feet; thence North 73°39'08" East, 20.00 feet to the Point of Beginning.

Said lands contain 697,341 square feet, 16.0 acres.

That I have made such survey, land division and plat by the direction of the owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of The Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022



Keith A Kindred, PLS 2082

SEH

PROJECT NO. RAKOT 168033 THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL SHEET 5 OF 7

MAP #7239 VOLUME: 56 PAGE: 52

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Thomas G. Rakow, as owner, hereby certify that I caused that land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Germantown

Date: 9/28/22 Signed: _____
Thomas G. Rakow

STATE OF California)
Orange COUNTY) SS

Personally came before me this 28th day of September, 2022, the above named Thomas G. Rakow, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

Orange County, ~~Wisconsin~~ California

My Commission Expires 11/16/2024

NATE CUNNINGHAM
Notary Public - California
Orange County
Commission # 2337621
My Comm. Expires Nov 16, 2024

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

SEH

Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

Dated 8-15-2022
Revised 9-12-2022
Revised 9-20-2022
Revised 9-22-2022

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this 12th day of September, 2022

Dean Wolter, Chairman — 9-29-22 Date

Laura A. Johnson, Secretary — 9-29-22 Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of the Northwest 1/4 of the Northwest 1/4, of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this 19 day of September, 2022

Dean Wolter, Village President — 9-29-22 Date

Deanna Braunschweig, Village Clerk — 9-29-2022 Date

SEH

PROJECT NO. RAKOT 168033 THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL SHEET 7 OF 7

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