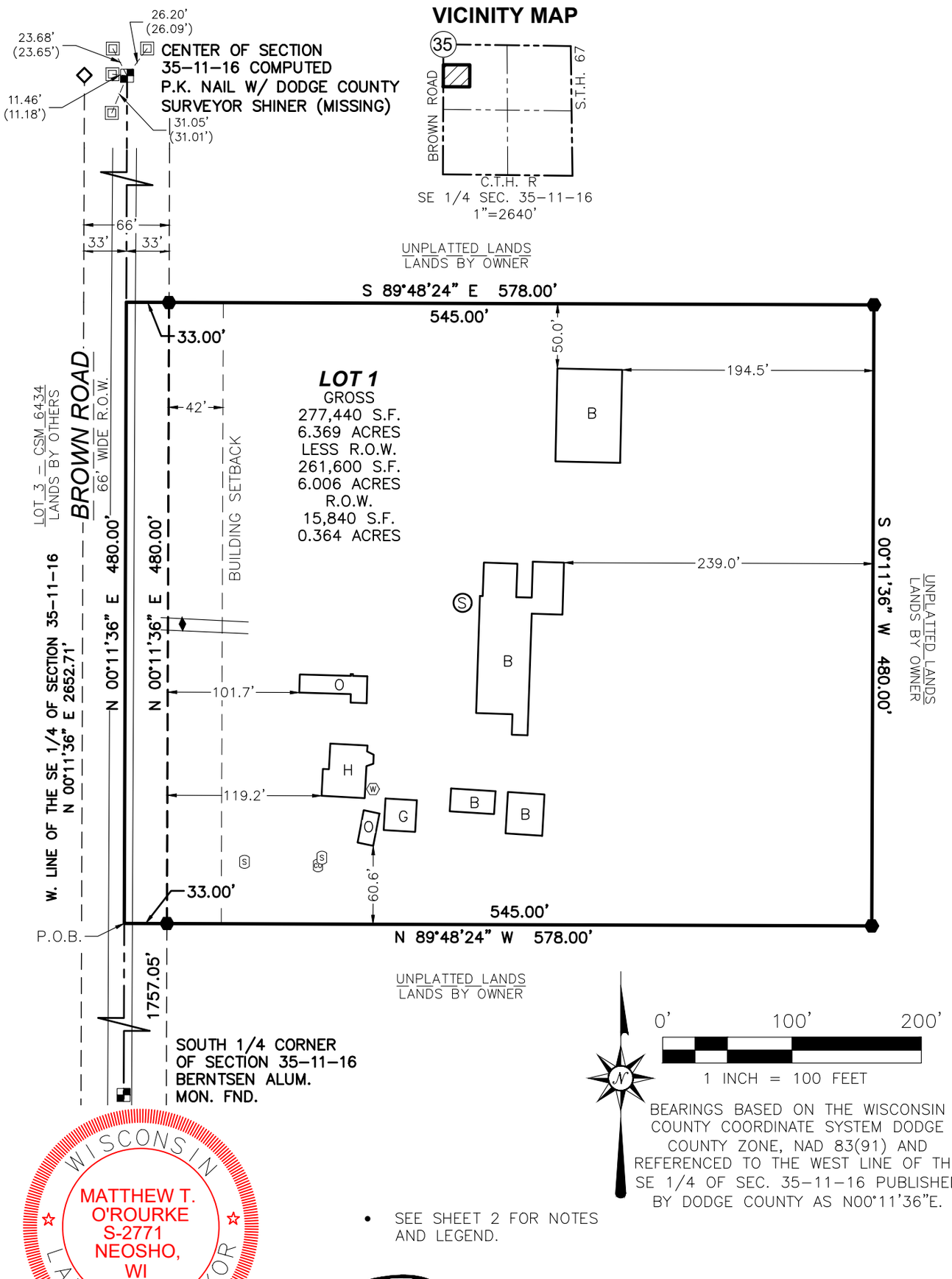
DODGE CO. CERTIFIED SURVEY MAP

UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 16 EAST, TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN.



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DODGE COUNTY ZONE, NAD 83(91) AND REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SEC. 35-11-16 PUBLISHED BY DODGE COUNTY AS N00°11'36"E.

- SEE SHEET 2 FOR NOTES AND LEGEND.

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

PREPARED FOR:
JOSH & TRISHA NEU
N5050 BROWN ROAD
IRON RIDGE, WI 53035

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 04/10/2026
JOB# 26051

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 OF 4

DODGE CO. CERTIFIED SURVEY MAP

UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 16 EAST, TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 16 EAST, TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWN 11 NORTH, RANGE 16 EAST; THENCE N 00°11'36" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, 1757.05 FEET TO THE POINT OF BEGINNING; THENCE N 00°11'36" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, 480.00 FEET; THENCE S 89°48'24" E, 578.00 FEET; THENCE S 00°11'36" W, 480.00 FEET; THENCE N 89°48'24" W, 578.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 277,440 S.F. OR 6.369 ACRES

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF JOSHUA & TRISHA NEU OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF DODGE COUNTY, THE TOWN OF HUBBARD AND VILLAGE OF IRON RIDGE (EXTRATERRITORIAL) IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF_____, 20_____.

_____
MATTHEW T. O'ROURKE, S–2771

NOTES:

- ADDRESS FOR LOT 1 IS N5050 BROWN ROAD IRON RIDGE, WI 53035.
- THE OWNER AND SUBSEQUENT OWNERS OF THIS NON–FARM RESIDENTIAL LOT HEREBY AGREE TO COMPLY WITH SUBSECTION 9.1, RIGHT TO FARM PROVISIONS OF THE DODGE COUNTY LAND USE CODE AND THAT THEY WILL NOT CAUSE UNNECESSARY INTERFERENCE WITH ADJOINING FARMING OPERATIONS PRODUCING AGRICULTURAL PRODUCTS AND USING GENERALLY ACCEPTED AGRICULTURAL PRACTICES, INCLUDING ACCESS TO ACTIVE FARMING OPERATIONS.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- BROWN ROAD RIGHT–OF–WAY ESTABLISHED PER CSM 6434.
- TITLE COMMITMENT PROVIDED PREPARED BY GUARANTY CLOSING & TITLE SERVICES, INC DATED NOVEMBER 3, 2021, POLICY No. 5011499–0126631E WITH THE FOLLOWING PLOTTABLE EASEMENTS:
  - EXCEPTION 9.: EASEMENT GRANTED TO WISCONSIN GAS AND ELECTRIC COMPANY RECORDED AUGUST 19, 1926, IN VOLUME 184 OF DEEDS AT PAGE 251 AS DOCUMENT NO. 305114. (BLANKET UTILITY EASEMENT)

LEGEND

■	SECTION CORNER MONUMENT
□	REBAR W/ CAP
◇	FOUND POST
⬢	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
Ⓦ	WELL
Ⓢ	SEPTIC VENT
Ⓒ	SEPTIC CLEANOUT
⧫	EXISTING DRIVEWAY LOCATION
H	HOUSE
S	SILO
B	BARN
G	GARAGE
O	OUTBUILDING

DODGE CO. CERTIFIED SURVEY MAP

UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 16 EAST, TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE;

AS OWNERS WE JOSHUA & TRISHA NEU HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: DODGE COUNTY, TOWN OF HUBBARD, VILLAGE OF IRON RIDGE (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

_____

JOSHUA NEU

_____

TRISHA NEU

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE JOSHUA & TRISHA NEU, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

I, _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF_____, OWNER.

WITNESS THE HAND AND SEAL OF, _____, MORTGAGEE,

THIS _____ DAY OF_____, 20_____.

IN THE PRESENCE OF:

_____ (SEAL)

MORTGAGEE

_____

STATE OF WISCONSIN)
_____COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____20____,

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

DODGE CO. CERTIFIED SURVEY MAP

UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 16 EAST, TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN.

TOWN BOARD OF HUBBARD APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF HUBBARD, THIS _____ DAY OF _____, 20____.

_____ _____

DANIEL GUENTERBERG– CHAIRPERSON CARRIE NEU – CLERK

VILLAGE OF IRON RIDGE VILLAGE BOARD (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF IRON RIDGE COMMON COUNCIL THIS _____ DAY OF _____, 20____.

_____

BRIAN ESSELMAN, PRESIDENT

_____

ARLETTE LINDERT, CLERK/TREASURER

DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY DODGE COUNTY ON THIS _____ DAY OF _____, 20____.

_____

DODGE COUNTY LAND USE ADMINISTRATOR OR DESIGNEE – PRINT NAME

_____

SIGNATURE

LRP ACTIVITY NUMBER:_____