1494509
MAP #: 6569
Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
05/01/2025 03:24:17 PM
Staci M. Hoffman
Total Pages: 2
REC FEE: 30.00

CERTIFIED SURVEY MAP No. 6569

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 32, T6N, R15E, TOWN OF HEBRON JEFFERSON COUNTY, WISCONSIN.

LEGEND

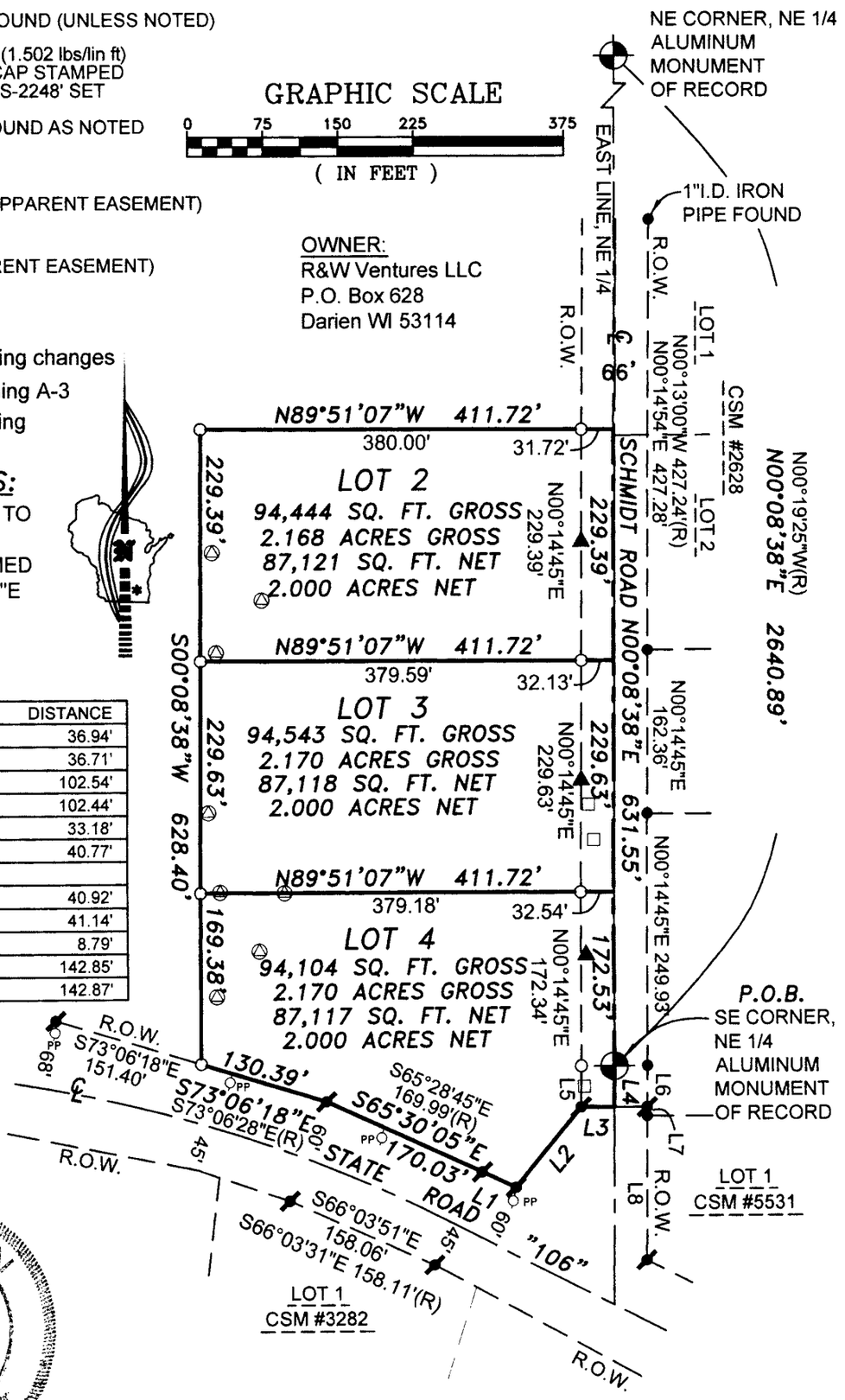
- 3/4" IRON REBAR FOUND w/ D.O.T. CAP
- 1 1/4"I.D. IRON PIPE FOUND (UNLESS NOTED)
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED `J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- APPROVED ACCESS
- UTILITY PEDESTAL (APPARENT EASEMENT)
- SOIL BORING
- PP UTILITY POLE (APPARENT EASEMENT)
- (R) RECORDED AS

Check for subsequent zoning changes
Petition # R4547A-24 Zoning A-3
with Jefferson County Zoning

BEARING BASIS:

ALL BEARINGS REFER TO THE EAST LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF N00°08'38"E

LINE	BEARING	DISTANCE
L1	S65°15'49"E	36.94'
L1(R)	S65°28'45"E	36.71'
L2	N39°36'23"E	102.54'
L2(R)	N39°43'47"E	102.44'
L3	S89°46'38"E	33.18'
L4	N00°10'15"E	40.77'
L4(R)	N00°10'35"E	
L5	N00°38'33"E	40.92'
L6	N00°47'54"E	41.14'
L7	N00°10'41"E	8.79'
L8	N00°10'41"E	142.85'
L8(R)	N00°14'19"E	142.87'



SOUTHWEST
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: R-224116A
DATE: APRIL 14, 2025
SHEET 1 OF 2

CERTIFIED SURVEY MAP No. 6569

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 32, T6N, R15E, TOWN OF HEBRON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SW 1/4 of Section 32, T6N, R15E, Town of Hebron, Jefferson County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the NE 1/4 of said Section 32; Thence N00°08'38"E, along the East line of the NE 1/4, a distance of 631.55 feet; Thence N89°51'07"W, a distance of 411.72 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence S00°8'38"W, parallel with said East line, a distance of 628.40 feet, to the Northerly Right of Way (R.O.W.) line of State Road "106" and to a Set 3/4" Rebar; Thence S73°06'18"E, along said Northerly R.O.W. line, a distance of 130.39 feet, to a Found 3/4" Rebar with Yellow D.O.T. Cap (Found 3/4" Rebar)that marks an angle point; Thence S65°30'05"E, along said Northerly R.O.W. line, a distance of 170.03 feet, to a Found 3/4" Rebar that marks an angle point; Thence S65°15'49"E, along said Northerly R.O.W. line, a distance of 36.94 feet, to a Found 3/4" Rebar that marks an angle point; Thence N39°36'23"E, a distance of 102.54 feet, to a Found 3/4" Rebar that marks the Westerly R.O.W. line of Schmidt Road; Thence S89°46'38"E, a distance of 33.18 feet, to the Center Line of said Schmidt Road; Thence N00°10'15"E, along said Center Line, a distance of 40.77 feet, to the POINT OF BEGINNING, containing 283,091 square feet or 6.499 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of R&W Ventures LLC, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 14th day of April, 2025

John C. Kannard, P.L.S. 2248

WISCONSIN
JOHN C. KANNARD S-2248 HELENVILLE WI
LAND SURVEYOR

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this 1 day of May, 2025

Matt Zangl, Director of Planning & Zoning

This instrument drafted by John C. Kannard P.L.S. S-2248 Job No. R-224116a Sheet 2 of 2