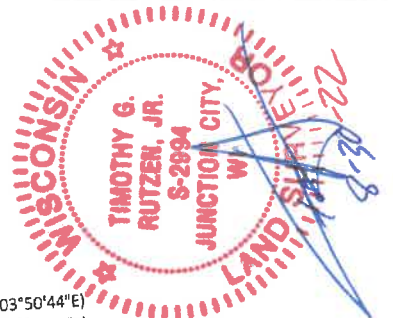
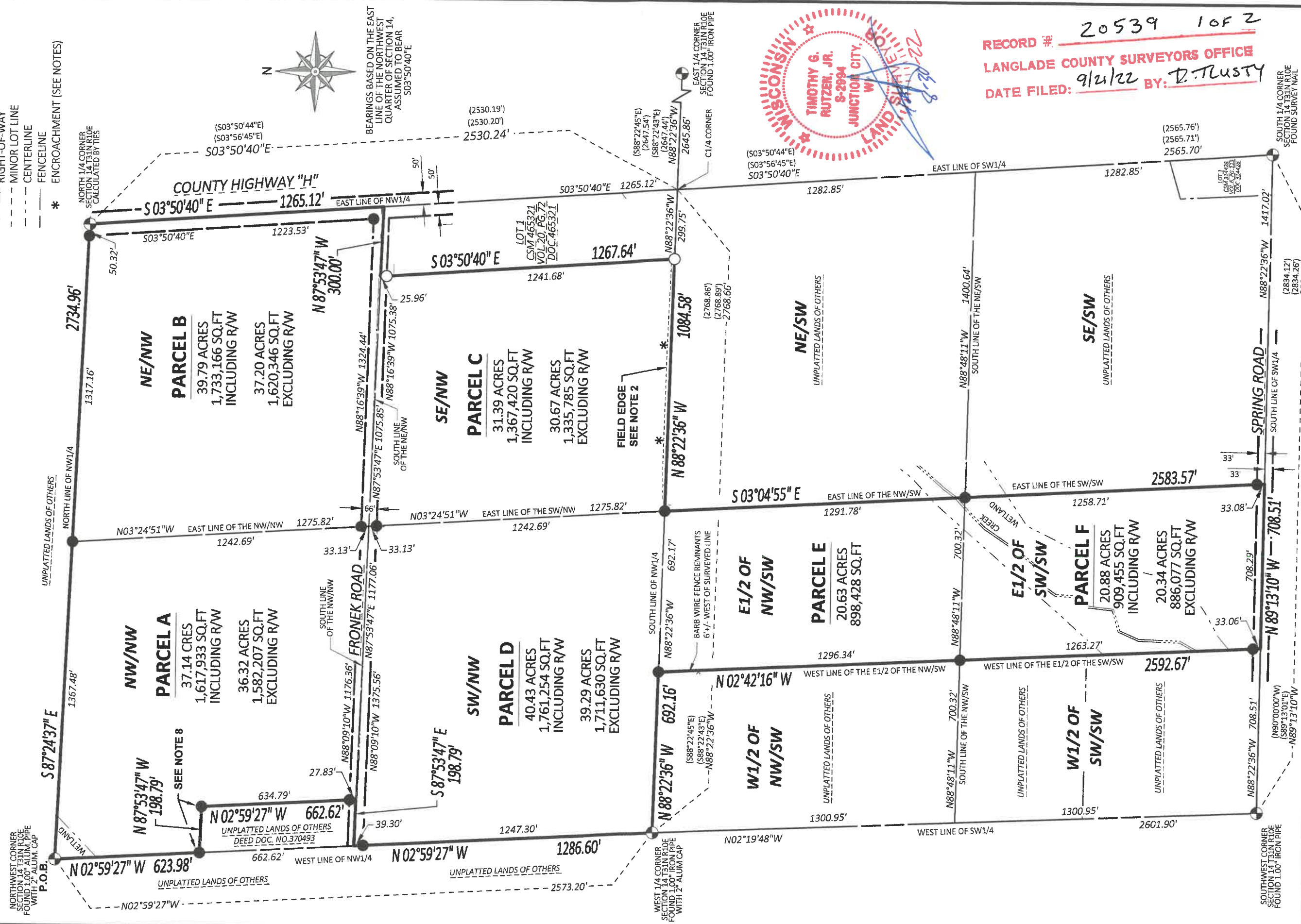


PLAT OF SURVEY

BEING PART OF THE NW1/4 AND SW1/4, ALL LOCATED IN SECTION 14,
TOWNSHIP 31 NORTH, RANGE 10 EAST, TOWN OF ACKLEY,
LANGLADE COUNTY, WISCONSIN.

LEGEND

- SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 0.75" IRON BAR
- RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- MINOR LOT LINE
- CENTERLINE
- FENCELINE
- * ENCROACHMENT (SEE NOTES)



RECORD # 20539 1 OF 2
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 9/21/22 BY: D. TRUSTY

SHEET 1 OF 2

PLAT OF SURVEY

SURVEY FOR:
CARLEY M FRONEK TRUST
C/O RICHARD FRONEK
1110 FAIRWAY CT
LAKE MILLS, WI 53551

PROJECT: FRONEK POS
FIELD SURVEY: 7/28/2022
DRAWN BY: KTS
DATE: 8/30/2022

RUTZEN
LAND SURVEY SERVICES
4840 PINE ROAD, JUNCTION CITY, WI 54643 (715) 801-0705 WWW.RUTZENLSS.COM

SCALE: 1"=400'

PLAT OF SURVEY

BEING PART OF THE NW1/4 AND SW1/4, ALL LOCATED IN SECTION 14,
TOWNSHIP 31 NORTH, RANGE 10 EAST, TOWN OF ACKLEY,
LANGLADE COUNTY, WISCONSIN.

SURVEYOR'S NOTES

1. PARCEL A IS ALSO KNOWN AS TAX PARCEL NO. 0020799.
- PARCEL B IS ALSO KNOWN AS TAX PARCEL NO. 0020798.
- PARCEL C IS ALSO KNOWN AS TAX PARCEL NO. 0020801.
- PARCEL D IS ALSO KNOWN AS TAX PARCEL NO. 0020800.
- PARCEL E IS ALSO KNOWN AS TAX PARCEL NO. 0020803.
- PARCEL F IS ALSO KNOWN AS TAX PARCEL NO. 0020805.

* ALL PARCELS ARE ZONED IN EXCLUSIVE AGRICULTURAL DISTRICT A-1.

2. ENCROACHMENT OF FARM FIELD EXISTS ALONG SOUTH LINE OF THE SE1/4 OF THE NW1/4 OF UP TO 17'-4".
3. RIGHT OF WAY FOR COUNTY HIGHWAY "H" WAS ESTABLISHED BY FOUND RIGHT-OF-WAY MONUMENTS FROM PRIOR SURVEYS. ALL FOUND MONUMENTS AGREE WITH THE 100' WIDTH PER RECORD DOCUMENTS INCLUDING WISDOT PROJECT NO. S07151(1) AND SUBSEQUENT HWY DEEDS. CENTERLINE OF COUNTY HIGHWAY "H" IS CONCURRENT WITH THE EAST LINE OF THE NW1/4.
4. NO DOCUMENTS WERE FOUND IN TOWN OF ACKLEY RECORDS REFERENCING THE RIGHT OF WAY LOCATION AND WIDTH FOR FRONEK ROAD. TESTIMONY FROM RICHARD FRONEK REMEMBERED WHEN THE FARM ROAD WAS FIRST BUILT. HE STATED THAT HIS GRANDFATHER OWNED ALL SURROUNDING LANDS AT THAT TIME AND JUST HAD EBUILT THIS ROAD TO ACCESS HIS WESTERLY FIELDS, DID NOT BELIEVE THERE WAS ANY INTENTION ON FOLLOWING 1/16 LINES, ETC. LOCATION OF EXISTING ROADWAY, UTILITIES AND DITCHES VARY AS MUCH AS 7' ON THE WESTERLY END AND 10' ON THE EASTERLY END, BOTH NORTH AND SOUTH OF 1/16TH LINE. HENCE, ESTABLISHED RIGHT OF WAY AT 66' PURSUANT TO WISCONSIN STATUTES 82.18 OF THE WISCONSIN STATE STATUTES. HELD THE CENTERLINE OF EXISTING ROADWAY WHICH AGREES WITH DITCHES AND UTILITIES.
5. RIGHT OF WAY FOR SPRING ROAD WAS ESTABLISHED BY FOUND RIGHT-OF-WAY MONUMENTS FROM PRIOR SURVEYS. ALL FOUND MONUMENTS AGREE WITH THE 66' WIDTH PER RECORD DOCUMENTS. CENTERLINE OF "SPRING ROAD" IS CONCURRENT WITH THE SOUTH LINE OF THE SW1/4.
6. FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE LANGLADE COUNTY PLANNING & ZONING OFFICE.
7. WETLAND DELINEATION WAS NOT A PART OF THIS SURVEY, ALTHOUGH WETLANDS ARE SHOWN PER WISDNR WETLAND MAPPING.
8. FOUND A 1.00" IRON PIPE AT THESE 2 NORTHERN CORNERS OF DEEDED PARCEL. BOTH FOUND IRONS WERE STICKING UP 18"-/- AND LEANING BADLY. BOTH IRONS ARE OF UNKNOWN ORIGIN AND BOTH IRONS ARE APPROXIMATELY 4'-/- SOUTHEAST OF TRUE DEEDED LINE PER DISTANCES FROM SECTION AND SIXTEENTH LINES. DID NOT HOLD DUE TO THE ABOVE FACTS.
9. THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED THIS PLAT, BEING PART OF THE NW1/4 AND SW1/4, ALL LOCATED IN SECTION 14, TOWNSHIP 31 NORTH, RANGE 10 EAST, TOWN OF ACKLEY, LANGLADE COUNTY, WISCONSIN.

AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 OF TOWNSHIP 31 NORTH, RANGE 10 EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE S87°24'37"E ALONG THE NORTH LINE OF THE NW1/4, A DISTANCE OF 2684.64 FEET TO THE WEST RIGHT OF WAY OF COUNTY HIGHWAY "H";

THENCE CONTINUING S87°24'37"E ALONG THE NORTH LINE OF THE NW1/4, A DISTANCE OF 50.32 FEET TO THE NORTH 1/4 CORNER OF SECTION 14;

THENCE S03°50'40"E ALONG THE EAST LINE OF THE NW1/4, A DISTANCE OF 1265.12 FEET TO THE SOUTHEAST CORNER OF THE NE/NW AND NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO.4653321;

THENCE N87°53'47"W ALONG THE SOUTH LINE OF THE NE/NW, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO.4653321;

THENCE S03°50'40"E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO.4653321, A DISTANCE OF 25.96 FEET TO THE SOUTH RIGHT OF WAY OF FRONEK ROAD;

THENCE CONTINUING S03°50'40"E ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO.4653321, A DISTANCE OF 1241.68 FEET TO THE SOUTH LINE OF THE NW1/4 AND THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO.4653321;

THENCE N88°22'36"W ALONG THE SOUTH LINE OF THE NW1/4, A DISTANCE OF 1084.58 FEET TO THE SOUTHEAST CORNER OF THE SW/NW;

THENCE S03°04'55"E ALONG EAST LINE OF THE NW/SW AND THE EAST LINE OF THE SW/SW, A DISTANCE OF 2550.49 FEET TO THE NORTH RIGHT OF WAY OF SPRING ROAD;

THENCE CONTINUING S03°04'55"W ALONG THE EAST LINE OF THE SW/SW A DISTANCE OF 33.08 FEET TO THE SOUTH LINE OF THE SW1/4;

THENCE N89°13'10"W ALONG THE SOUTH LINE OF THE SW1/4, A DISTANCE OF 708.51 FEET TO THE WEST LINE OF THE E1/2 OF THE SW/SW;

THENCE S02°42'16"W ALONG THE WEST LINE OF THE E1/2 OF THE SW/SW, A DISTANCE OF 33.06 FEET TO THE NORTH RIGHT OF WAY OF SPRING ROAD;

THENCE CONTINUING N02°42'16"W ALONG THE WEST LINE OF THE E1/2 OF THE SW/SW AND THE WEST LINE OF THE E1/2 OF THE NW/SW, A DISTANCE OF 2559.61 FEET TO THE SOUTH LINE OF THE NW1/4;

THENCE N88°22'36"W ALONG THE SOUTH LINE OF THE NW1/4, A DISTANCE OF 692.16 FEET TO THE WEST 1/4 CORNER OF SECTION 14;

THENCE N02°59'27"W ALONG THE WEST LINE OF THE NW1/4, A DISTANCE OF 1247.30 FEET TO THE SOUTH RIGHT OF WAY OF FRONEK ROAD;

THENCE CONTINUING N02°59'27"W ALONG THE WEST LINE OF THE NW1/4, A DISTANCE OF 39.30 FEET TO THE NORTHWEST CORNER OF THE SW/NW;

THENCE S87°53'47"E ALONG THE SOUTH LINE OF THE NW/NW, A DISTANCE OF 198.79 FEET TO THE EAST LINE OF A DEED RECORDED AS DOCUMENT NO.370493;

THENCE N02°59'27"W ALONG THE EAST LINE OF SAID DEED, A DISTANCE OF 27.83 FEET TO THE NORTH RIGHT OF WAY OF FRONEK ROAD;

THENCE CONTINUING N02°59'27"W ALONG THE EAST LINE OF SAID DEED, A DISTANCE OF 634.79 FEET TO THE NORTH LINE OF SAID DEED;

THENCE N87°53'47"W ALONG THE NORTH LINE OF SAID DEED, A DISTANCE OF 198.79 FEET TO THE WEST LINE OF THE NW1/4;

THENCE N02°59'27"W ALONG THE WEST LINE OF THE NW1/4, A DISTANCE OF 623.98 FEET TO THE NORTHWEST CORNER OF SECTION 14, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 8,287,656 SQ. FT. OR 190.26 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF RICHARD FRONEK, TRUSTEE FOR THE CARLEY M FRONEK TRUST.

THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 30th DAY OF August, 2022



TIMOTHY G RUTZEN JR
WI PROFESSIONAL LAND SURVEYOR S-2994



RECORD # 20539 2 OF 2
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 9/21/22 BY: D. TRUSTY



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PLAT OF SURVEY

SHEET 2 OF 2