

Town of Lomira, Dodge County, Wisconsin

Resolution #22-04

Acceptance of Luedtke CSM

CERTIFIED SURVEY MAP NO. _____

FOR
JOEL F. & KATHLEEN MAE LUEDTKE
2012 IRREVOCABLE TRUST

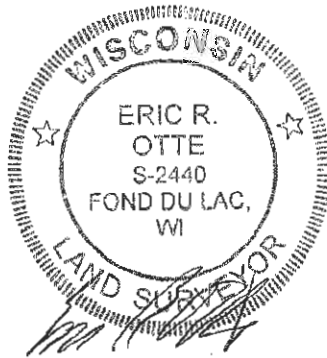
PART OF THE NE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 13 N.-R. 17 E.,
TOWN OF LOMIRA, DODGE COUNTY, WISCONSIN



PROJECT NUMBER: 9.5147
DATE: FEBRUARY 21, 2022

NORTH POINT REFERENCED TO THE N.
LINE OF THE NE 1/4 OF SECTION
23-13-17 WHICH BEARS S89°59'01"E PER
DODGE COUNTY COORDINATE SYSTEM.

TOTAL AREA
1,661,783 SQ FT
38.149 ACRES



NW COR.-NE 1/4
SEC. 23-13-17
(BRASS MON. FOUND)

LEGEND

- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- SOIL BORING LOCATION

C.T.H. "H"

W. LINE-E 1/2-NE 1/4-SEC. 23-13-17

N00°27'44"W 1175.32'

N00°27'44"W 1208.12'

1083.12'

N44°54'40"E 137.25'

90.88'

33.00'

125.00'

N89°56'13"E 100.00'

AREA TO BE DEDICATED
39,327 SQ FT
0.903 ACRES

FIELD ENTRANCE

100' BUILDING SETBACK

S00°27'44"E 70.21'

N00°03'47"W 318.60'

LOT 1
1,469,941 SQ FT
33.745 ACRES

LOT 2
152,515 SQ FT
3.501 ACRES

S00°03'47"E 373.39'

S89°56'13"W 1315.69'

UNPLATTED LANDS BY OTHERS

S. LINE-N 1/2-NE 1/4-SEC. 23-13-17
566.64'

NOTE:
ONLY ONE SINGLE FAMILY RESIDENTIAL UNIT
MAY BE CONSTRUCTED ON LOT 2 UNLESS
THIS LOT IS SUCCESSFULLY REZONED INTO A
ZONING DISTRICT WHICH ALLOWS ADDITIONAL
RESIDENTIAL UNITS.

NOTE:
THESE LOTS SHALL NOT BE FURTHER DIVIDED
FOR THE PURPOSE OF RESIDENTIAL USE
UNTIL AFTER 15 YEARS FROM THE RECORDING
DATE OF THIS CERTIFIED SURVEY MAP,
UNLESS THE OFFICIAL DODGE COUNTY ZONING
MAP IS AMENDED SO THAT THE SUBJECT
PARCEL IS REZONED OUT OF AN
AGRICULTURAL ZONING DISTRICT OR THIS
RESTRICTION HAS BEEN RELEASED IN
ACCORDANCE WITH THE PROVISIONS OF THE
DODGE COUNTY LAND USE CODE AND THE
TOWN OF LOMIRA.

NOTE:
LOT 1 IS INTENDED FOR AGRICULTURAL AND
OPEN SPACE USE ONLY AND NO NON FARM
RESIDENTIAL STRUCTURES SHALL BE
CONSTRUCTED ON THEM UNLESS THE LOTS
ARE SUCCESSFULLY REZONED OUT OF THE
A-1 PRIME AGRICULTURAL ZONING DISTRICT
AND ALL REQUIRED APPROVALS ARE
OBTAINED.

NOTE:
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.

67' BUILDING SETBACK

FIELD ENTRANCE

S00°37'34"E 54.98'

E. LINE-NE 1/4-SEC. 23-13-17

S00°37'34"E 1262.24'

UNPLATTED LANDS BY OTHERS

S.T.H. "67"

NE COR.-NE 1/4
SEC. 23-13-17
(BRASS MON. FOUND)

CERTIFIED SURVEY MAP # _____ VOLUME _____ PAGE _____ SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NE 1/4 OF THE NE 1/4
OF SECTION 23, T. 13 N.-R. 17 E.,
TOWN OF LOMIRA, DODGE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Eric R. Otte, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped a parcel of land described below.

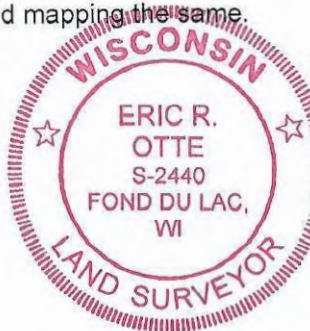
That I have made such Certified Survey by the direction of the Joel F. and Kathleen Mae Luedtke 2012 Irrevocable Trust, bounded and described as follows:

Part of the Northeast 1/4 of the Northeast 1/4 of Section 23, T. 13 N. – R. 17 E., Town of Lomira, Dodge County, Wisconsin, and more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 23; thence South 00°-37'-34" East along the East line of the Northeast 1/4 of said Section 23, 54.98 feet to the point of beginning; thence continuing South 00°-37'-34" East along said East line, 1262.24 feet; thence South 89°-56'-13" West along the South line of the North 1/2 of the Northeast 1/4 of said Section 23, 1315.69 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of said Section 23; thence North 00°-27'-44" West along said West line, 1175.32 feet to a point on the South right of way line of S.T.H. "67"; thence North 44°-54'-40" East along said South right of way line, 137.25 feet; thence South 89°-42'-56" East along said South right of way line, 686.65 feet; thence South 89°-24'-26" East along said South right of way line, 527.87 feet to the point of beginning and containing 38.149 acres (1,661,783 sq. ft.) of land, more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the Town of Lomira, Village of Lomira, and Dodge County in surveying, dividing, and mapping the same.



Eric R. Otte
Eric R. Otte, P.L.S No. S-2440

J.E. Arthur and Associates, Inc.
Fond du Lac, Wisconsin 54935

Dated this 21st day of
FEBRUARY, 2022
Project No. 9.5147

TOWN BOARD RESOLUTION

RESOLVED, that this Certified Survey Map, in the Town of Lomira, is hereby approved and the dedication of roadway shown thereon is approved by the Town Board of the Town of Lomira, Dodge County, Wisconsin.

Dated: 3/9/2022

Signed: [Signature]
Town Chairperson

Signed: [Signature]
Town Clerk

STATE OF WISCONSIN)
DODGE COUNTY) SS

Approved in accordance with the Subdivision Ordinance of Dodge County this _____

day of _____, 2022

DODGE COUNTY PLANNING AGENCY

BY _____

CERTIFIED SURVEY MAP # _____

VOLUME _____

PAGE _____

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NE 1/4 OF THE NE 1/4
OF SECTION 23, T. 13 N.-R. 17 E.,
TOWN OF LOMIRA, DODGE COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. Town of Lomira
2. Village of Lomira
3. Dodge County Planning

WITNESS the hand and seal of said owner this _____ day of _____, 2022.

In the presence of:

Luke H. Luedtke, Trustee

Nick J. Luedtke, Trustee

Bradley J.. Luedtke, Trustee

STATE OF WISCONSIN) SS
COUNTY)

Personally came before me this _____ day of _____, 2022 the above named Luke, Nick, and Bradley Luedtke to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wis.

My Commission Expires: _____

Joelene M. Batzler, Trustee

STATE OF WISCONSIN) SS
COUNTY)

Personally came before me this _____ day of _____, 2022 the above named Joelene M. Batzler to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wis.

My Commission Expires: _____

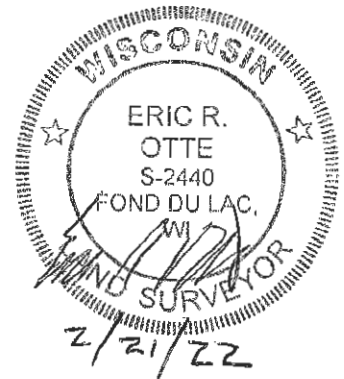
VILLAGE OF LOMIRA PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN) SS
DODGE COUNTY)

APPROVED THIS _____ DAY OF _____, 2022.

Chairman

Recording Secretary



CERTIFIED SURVEY MAP # _____

VOLUME _____

PAGE _____

SHEET 3 OF 3 SHEETS