

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND ALL OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN.

**SURVEYOR:**  
RICK R. HILLMANN  
5482 S. WESTRIDGE DR.  
NEW BERLIN, WI 53151

**OWNER/SUBDIVIDER:**  
JUSTIN S. & JESSICA M. KOCH  
AMND & RESTATED REVOC  
TRUST DTD 4/20/2022

BEARINGS ARE BASED  
ON THE WISCONSIN  
STATE PLANE  
COORDINATE SYSTEM  
(SOUTH ZONE) GRID  
NORTH. THE NORTH LINE  
OF THE NW ¼ OF  
SEC. 16-3-19 IS  
ASSUMED TO BEAR  
N89°03'19"E

South Meander Corner  
to the Northeast Corner  
of Section 16-3-19  
(Conc. Mon. Found)

East ¼ Corner of  
Section 16-3-19  
(Conc. Mon. Found)

Unplatted  
Lands

USDA-NRCS Wetland  
Reserve Easement  
(Contract No.:  
54-5F48-15-01JTY)

Unplatted  
Lands

Unplatted  
Lands

Unplatted  
Lands

See Sheet 2 for  
Lot 1 and Building  
Detail

See Sheet 3 for  
Easement  
Detail

North ¼ Corner of  
Section 16-3-19  
(Iron Mon. Found)

Center of Section  
16-3-19  
(Iron Mon. w/Brass  
Cap Found)

Unplatted  
Lands

Unplatted  
Lands

See Sheet  
4 for Curve  
Detail

N. Maple Road  
Dedicated to the Public for  
Roadway  
Purposes  
(62,567 S.F.)

Certified  
Survey Map  
No.: 3080

REVISED: 02/27/2023

West ¼ Corner of  
Section 16-3-19  
(Conc. Mon. Found)

DATE 02/17/2023  
SHEET 1 OF 6

INSTRUMENT DRAFTED BY RICK R. HILLMANN, P.L.S. S-3005

P:\Shared\1 - Projects\2023\23.5002 - Koch Kuts - Burlington\CAD\Design\23.5002 CSU(2-08-2023).dwg

BEING PART OF THE NORTHEAST  $\frac{1}{4}$  AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND ALL OF THE NORTHEAST  $\frac{1}{4}$  AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN.

[illegible]

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

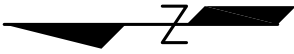
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**EASEMENT DETAIL**

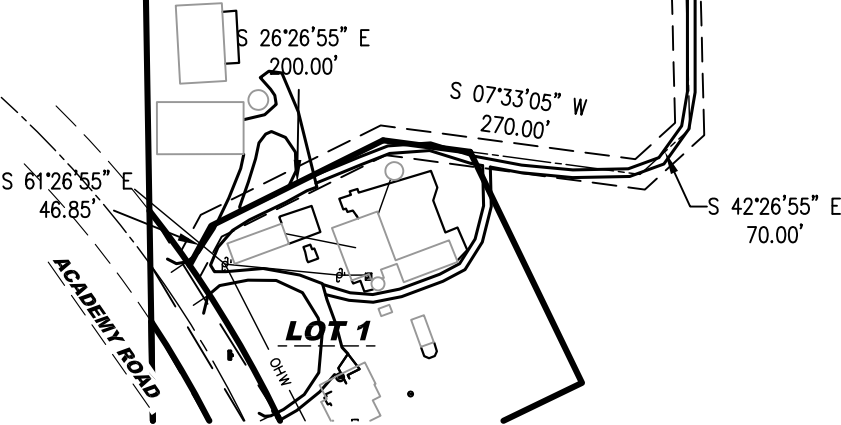
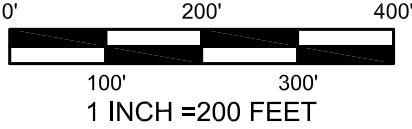
N 88°15'29"E 1271.71'

NOTE:  
Bearings and  
Distances as  
shown on this  
Sheet for the 30'  
Access Easement  
are following the  
Centerline of said  
Easement.

**LOT 2**



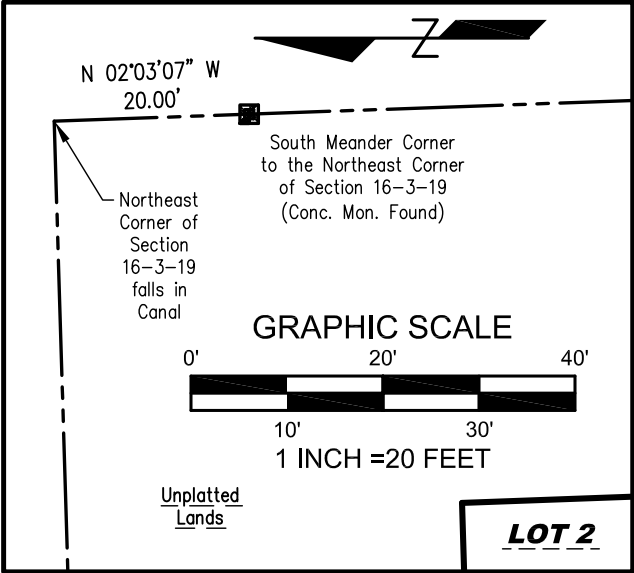
GRAPHIC SCALE



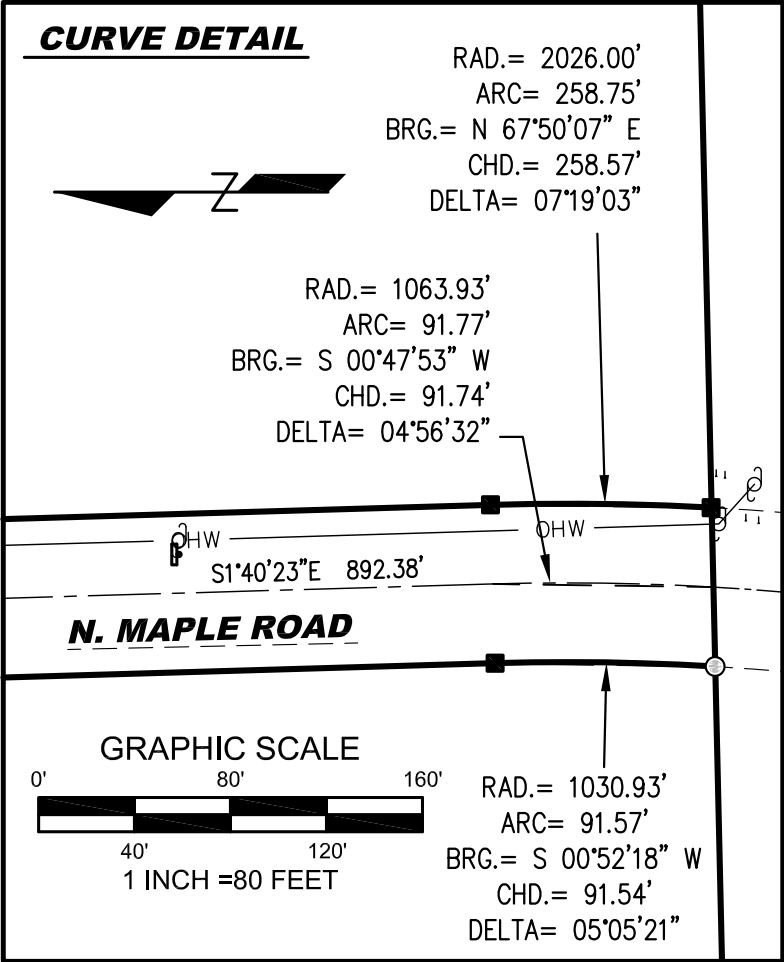
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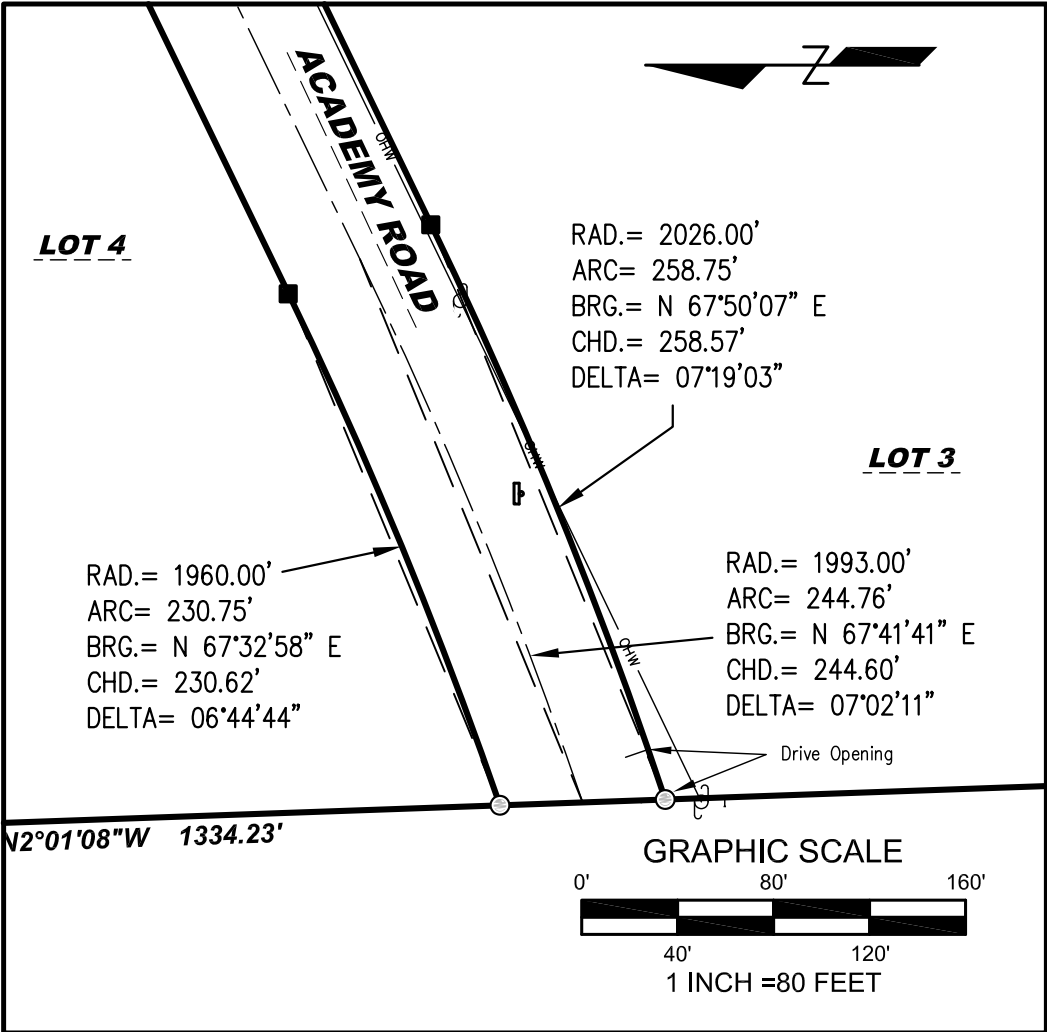
**SECTION CORNER DETAIL**



**CURVE DETAIL**



**CURVE DETAIL**



REVISED: 02/27/2023  
DATE: 02/17/2023  
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND ALL OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Rick R Hillmann, Professional Land Surveyor, Hereby Certify that I have Surveyed, Divided, and Mapped the following Lands herein described;

Being a part of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ and ALL of the Northwest ¼ and the Northeast ¼ of the Northwest ¼ of Section 16, Township 3 North, Range 19 East, located in the Village of Rochester, Racine County, Wisconsin is bound and described as follows;

Commencing at the North ¼ Corner of said Section, said point in the Point of Beginning of this Description;

thence North 88°15'29" East on and along the North line of said Northeast ¼, 1271.71 feet; thence South 02°03'07" East and parallel to the East line of said Northeast ¼, 41.25 feet; thence North 88°15'29" East and parallel with said North line, 1320.02 feet; thence South 02°03'07" East and parallel to said East line, 1277.44 feet to a point on the East West ⅙ line; thence South 88°17'25" West on and along said ⅙ line, 2603.59 feet to the Center North ⅙ Corner; thence South 88°41'24" West, 2643.07 feet to the North ⅙ Corner located on the West line of said Northwest ¼; thence North 02°01'08" West on and along said West line, 1334.23 feet to the Northwest Corner of said Section; thence North 89°03'19" East on and along the North line of said Northwest ¼, 2654.42 feet to the Place of Beginning of this description.

Said described area contains 6,880,319 S.F. or 157.9504 Acres of land more or less.

I further Certify that I have made said land Division by the direction of JUSTIN S. KOCH, owner of said lands. That such Land Division is a correct representation of all Exterior Boundaries of the Lands Surveyed and the Division thereof.

That I have fully complied with the Provisions of Chapter 236 of the Wisconsin Statutes and SS14 of the Land Division and Subdivision Code of the Village of Rochester in Surveying Dividing and mapping the same.

Dated this 17th Day of February, 2023.

\_\_\_\_\_  
Rick R Hillmann  
Professional Land Surveyor S-3005

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OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of the Village of Rochester, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Justin Koch

STATE OF WISCONSIN            )  
  ) SS  
County of \_\_\_\_\_        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Justin Koch, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Print Name\_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_

VILLAGE OF BURLINGTON APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF ROCHESTER, WISCONSIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
ED CHART, VILLAGE PRESIDENT