

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/06/2021	DCPREZ-2021-11751
<b>Public Hearing Date</b>	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OK ENTERPRISES LLC	PHONE (with Area Code) (608) 444-1293	AGENT NAME BRADLEY AND KELSEY TAYLOR	PHONE (with Area Code) (608) 480-0366
BILLING ADDRESS (Number & Street) 665 DEAD END RD		ADDRESS (Number & Street) 9664 LEE VALLEY ROAD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Blanchardville, WI 53516	
E-MAIL ADDRESS bwolandandcattle@gmail.com		E-MAIL ADDRESS rtelite2017@gmail.com	

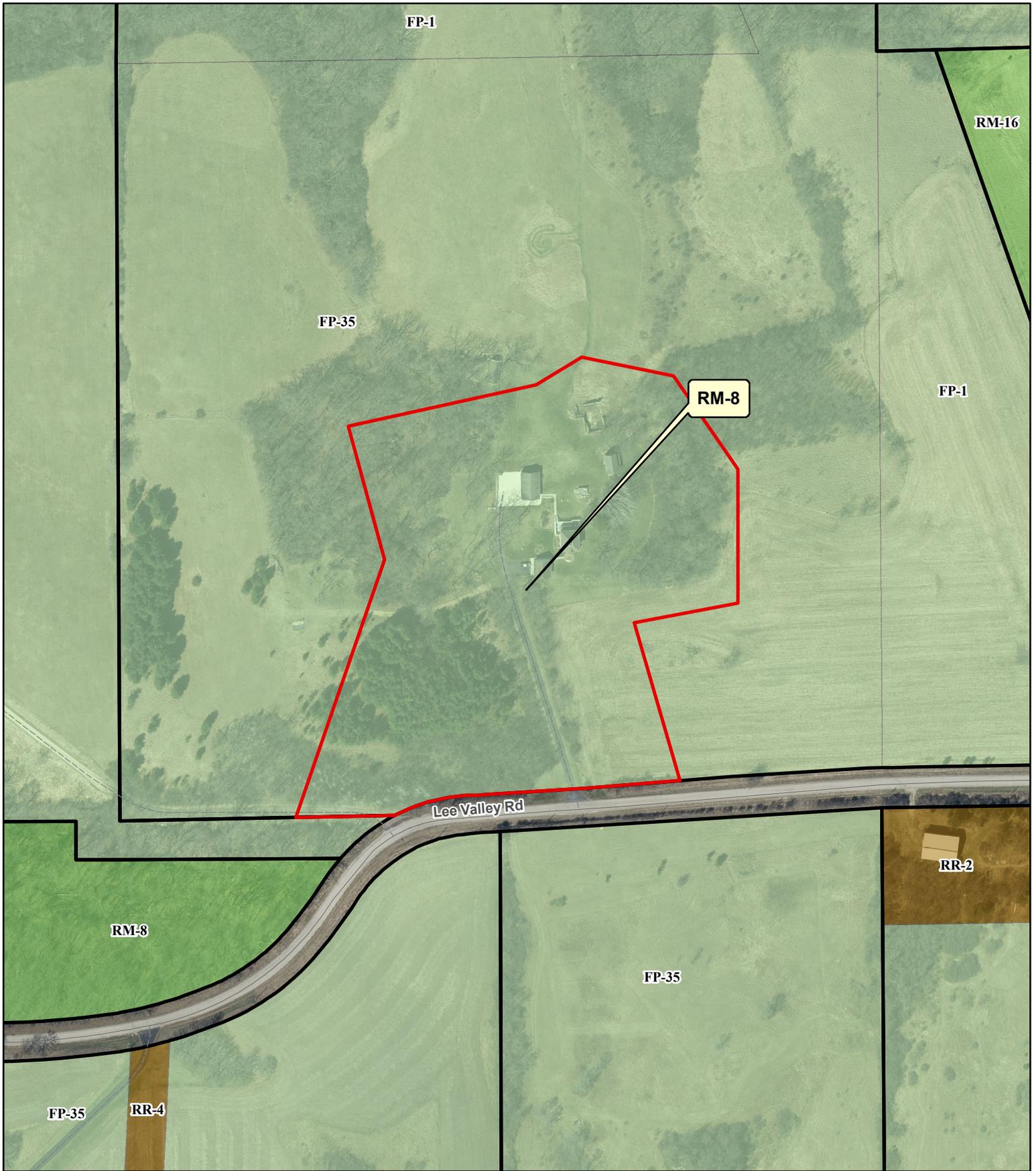
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
9664 Lee Valley Road					
TOWNSHIP PERRY	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-253-8000-7					

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

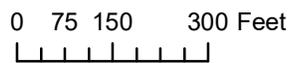
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	9.9

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11751  
OK ENTERPRISES LLC



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	OK Enterprises LLC	Agent Name:	Bradley R. Taylor & Kelsey E. Taylor
Address (Number & Street):	665 Dead End Rd	Address (Number & Street):	9664 Lee Valley Rd
Address (City, State, Zip):	Mount Horeb, WI 53572	Address (City, State, Zip):	Blanchardville, WI 53516
Email Address:	bwolandandcattle@gmail.com	Email Address:	ntelite2017@gmail.com
Phone#:	608-444-1293	Phone#:	B: 608-480-0366 K: 608-575-9228

### PROPERTY INFORMATION

Township:	Perry	Parcel Number(s):	050625380007
Section:	25-5-6 NE 1/4 SW 1/4	Property Address or Location:	9664 Lee Valley Rd, Blanchardville, WI 53516

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?  
 Yes  No

House and all other existing building are being split from the initial 39.9 acre parcel upon sale of property. The new parcel will be 9.907 with house and building. The remaining 30 acres will stay with original owner used exclusively for Ag.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-B	9.9

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

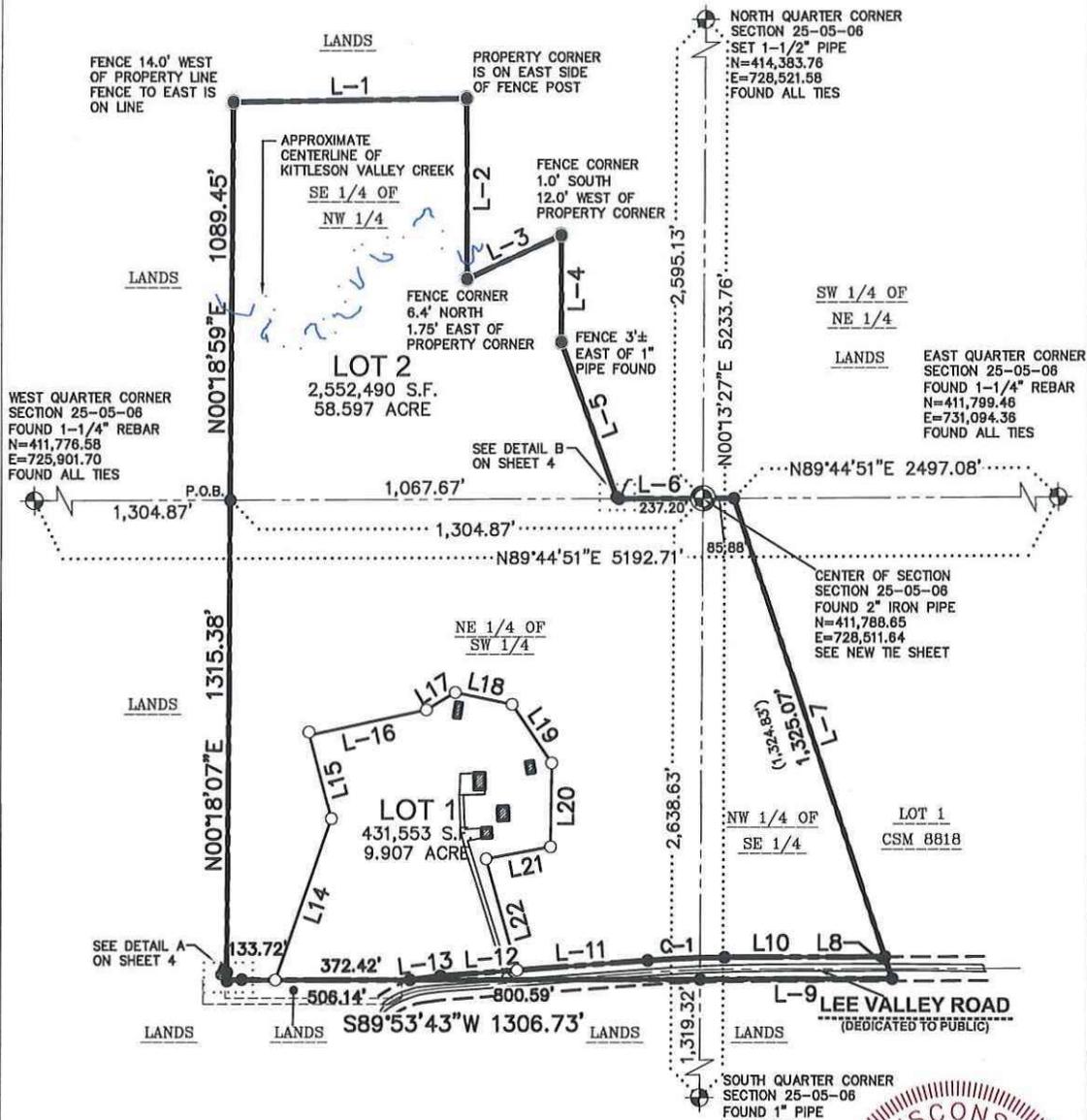
Owner/Agent Signature

Date 7/30/21

# PRELIMINARY

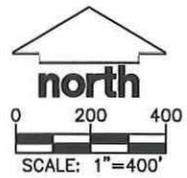
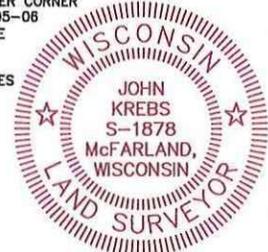
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 05 NORTH, RANGE 06 EAST, TOWN OF PERRY, DANE COUNTY, WISCONSIN



- LEGEND**
- GOVERNMENT CORNER
  - 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - PLAT BOUNDARY
  - CHORD LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - PLATTED LOT LINE
  - SECTION LINE
  - FENCE LINE
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY BUILDING

- NOTES**
1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25-05-06, RECORDED AS N89°44'51"E.
  2. THE LOCATION OF KITLESON VALLEY CREEK AS SHOWN HEREON WAS DETERMINED FROM AIR PHOTOS AND IS APPROXIMATE.
  3. SEE SHEET 4 FOR LINE AND CURVE TABLE.
  4. ROAD RIGHT-OF-WAY AREA FOR LEE VALLEY ROAD TO BE DEDICATED IS 57,882 S.F. OR 1.329 ACRES



File: E:\2021\2110433\DWG\Survey Sheets\2110433 P-CSM (06-10-21).dwg Layout: Sheet 1 User: Bkams Plotted: Jun 11, 2021 - 4:01pm

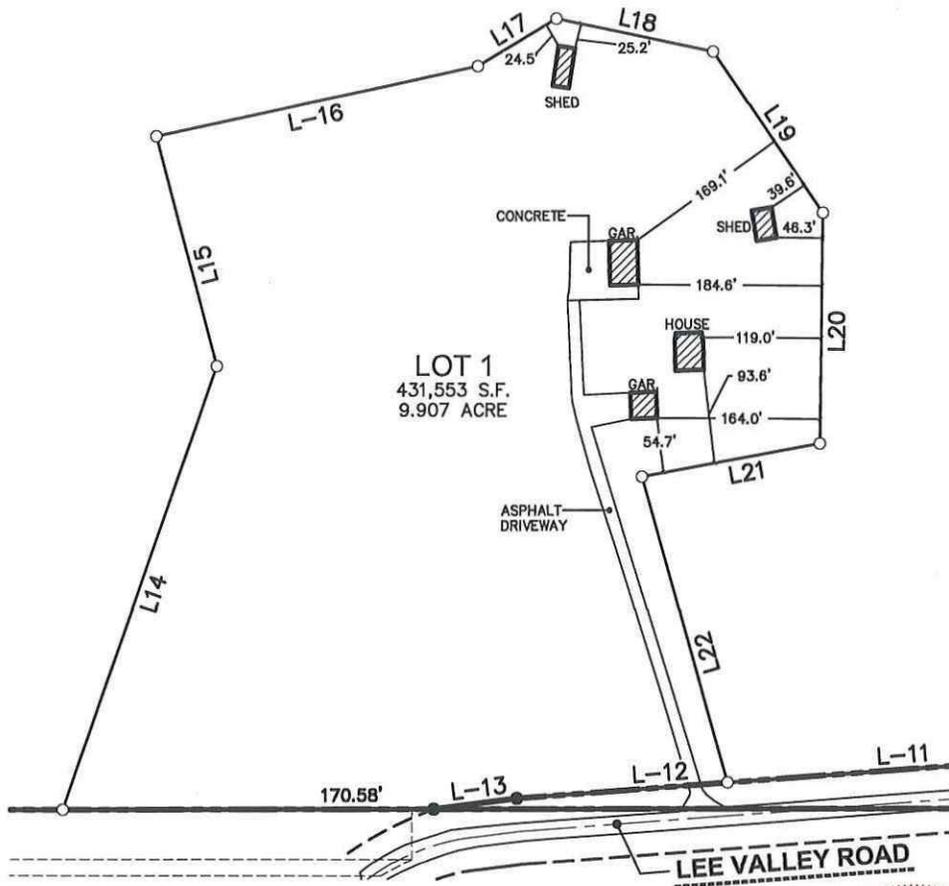
SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.846.5660	SURVEYED FOR: BRIAN OUTHOUSE 665 DEAD END CIRCLE MT. HOREB, WI 53572	PROJECT NO: 21-10433 SURVEYED BY: JK FIELDBOOK/PG: - DRAWN BY: BCK SHEET NO: 1 OF 6 CHECKED BY: JK APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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# PRELIMINARY

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 05 NORTH, RANGE 06 EAST, TOWN OF PERRY, DANE COUNTY, WISCONSIN

NE 1/4 OF  
SW 1/4



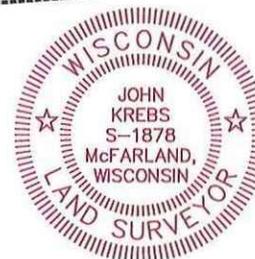
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### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- FENCE LINE
- BUILDING

### NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25-05-06, RECORDED AS N89°44'51"E.
2. THE LOCATION OF KITTLESON VALLEY CREEK AS SHOWN HEREON WAS DETERMINED FROM AIR PHOTOS AND IS APPROXIMATE.
3. SEE SHEET 4 FOR LINE AND CURVE TABLE.



0      75      150  
SCALE: 1"=150'

SURVEYED BY:

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.849.5060

SURVEYED FOR:

**BRIAN OUTHOUSE**  
665 DEAD END CIRCLE  
MT. HOREB, WI 53572

PROJECT NO: 21-10433

FIELDBOOK/PAGE: -

SHEET NO: 2 OF 6

SURVEYED BY: JK

DRAWN BY: BCK

CHECKED BY: JK

APPROVED BY: TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

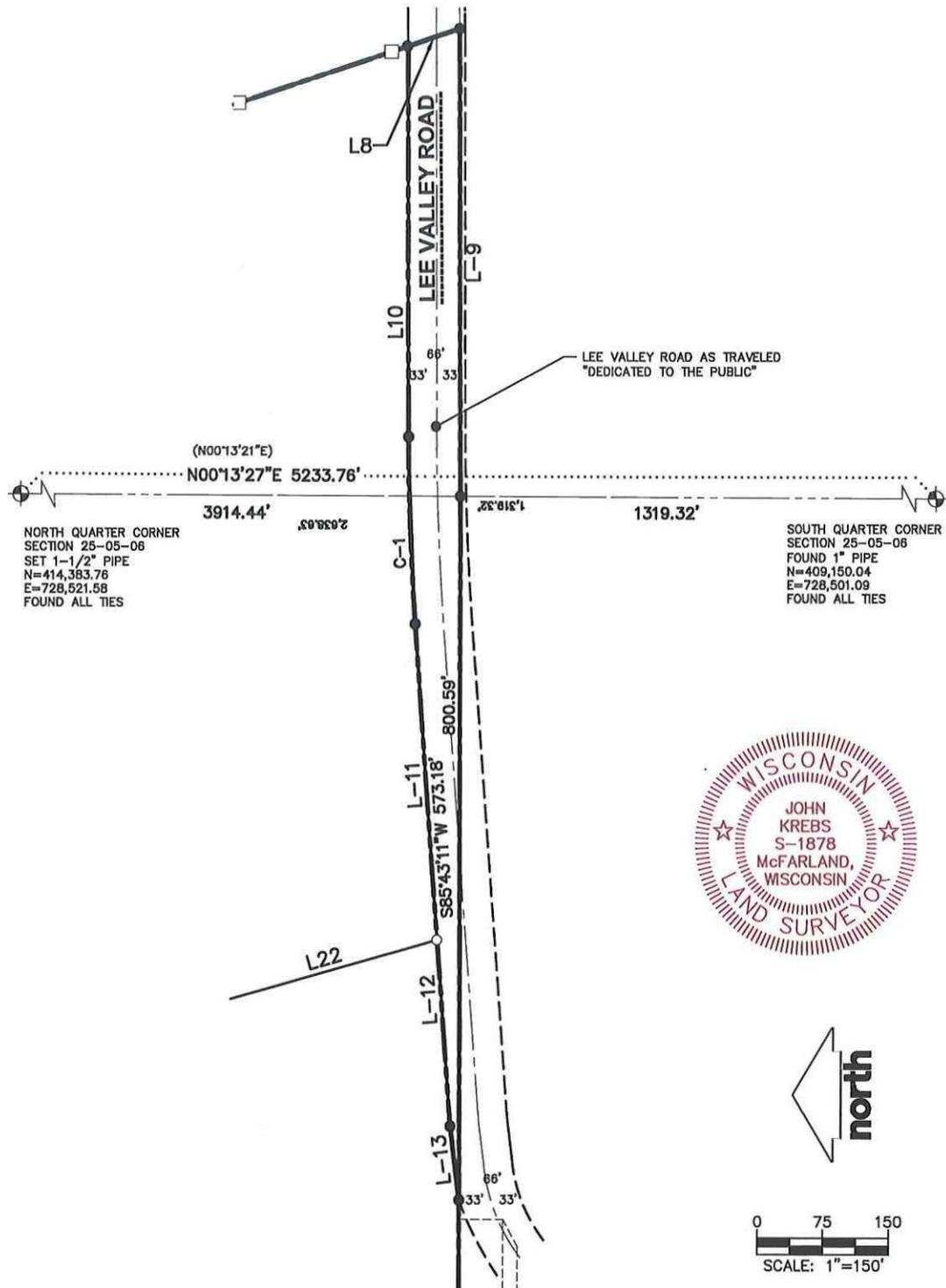
C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 05 NORTH, RANGE 06 EAST, TOWN OF PERRY, DANE COUNTY, WISCONSIN

### RIGHT-OF-WAY DEDICATION



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<p><b>SURVEYED BY:</b> <b>JSD</b> Professional Services, Inc. <i>Engineers • Surveyors • Planners</i> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.946.9069</p>	<p><b>SURVEYED FOR:</b> <b>BRIAN OUTHOUSE</b>  665 DEAD END CIRCLE MT. HOREB, WI 53572</p>	<p><b>PROJECT NO:</b> 21-10433 <b>FIELDBOOK/PG:</b> - <b>SHEET NO:</b> 3 OF 6</p>	<p><b>SURVEYED BY:</b> JK <b>DRAWN BY:</b> BCK <b>CHECKED BY:</b> TJB <b>APPROVED BY:</b> TJB</p>
<p><b>VOL.</b> _____ <b>PAGE</b> _____</p> <p><b>DOC. NO.</b> _____</p> <p><b>C.S.M. NO.</b> _____</p>			

# PRELIMINARY

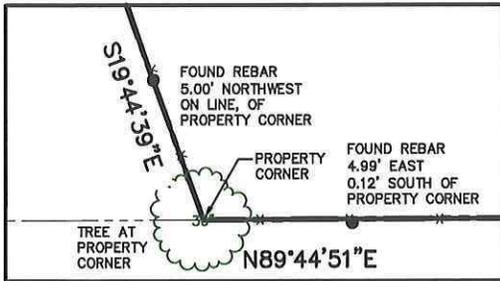
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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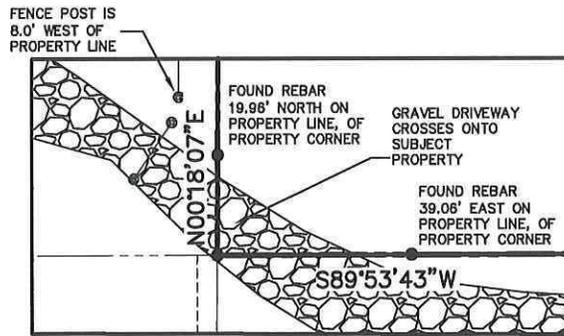
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°04'40"E	644.00'
L-2	S00°15'22"E	494.08'
L-3	N65°19'50"E	286.80'
L-4	S00°13'47"E	292.42'
L-5	S19°44'39"E	455.06'
L-6	N89°44'51"E	323.08'
L-7	S18°29'31"E	1388.11'
	(S18°33'49"E)	(1388.36')
L-8	S18°29'31"E	63.04'
	(S18°33'49"E)	(63.53')
L-9	S89°42'43"W	531.22'
L-10	S89°44'41"W	443.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L-11	N85°43'11"E	360.50'
L-12	N85°43'11"E	212.68'
L-13	N82°42'24"E	84.55'
L-14	N19°17'17"E	468.06'
L-15	N14°59'32"W	237.10'
L-16	S77°48'13"W	330.23'
L-17	N58°58'34"E	92.22'
L-18	S78°17'11"E	160.88'
L-19	S34°31'03"E	194.66'
L-20	S0°40'31"W	229.93'
L-21	S79°29'25"W	181.76'
L-22	S15°54'59"E	316.85'

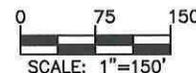
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	213.06'	3033.00'	4°01'30"	213.02'	S87°43'56"W



DETAIL A  
SCALE 1" = 5'



DETAIL B  
SCALE 1" = 20'



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SURVEYED BY:  MADISON REGIONAL OFFICE 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: BRIAN OUTHOUSE  685 DEAD END CIRCLE MT. HOREB, WI 53572	PROJECT NO: 21-10433 FIELDBOOK/PG: - SHEET NO: 4 OF 6	SURVEYED BY: JK DRAWN BY: BCK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

**PRELIMINARY**

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 05 NORTH, RANGE 06 EAST, TOWN OF PERRY, DANE COUNTY, WISCONSIN

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 05 NORTH, RANGE 06 EAST, TOWN OF PERRY, DANE COUNTY, WISCONSIN DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, AFORESAID; THENCE NORTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION A DISTANCE OF 1304.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER-QUARTER, 1089.45 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 40 SECONDS EAST, 644.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST, 494.08 FEET; THENCE NORTH 65 DEGREES 19 MINUTES 50 SECONDS EAST, 286.80 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, 292.42 FEET; THENCE SOUTH 19 DEGREES 44 MINUTES 39 SECONDS EAST, 455.06 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, 323.08 FEET ALONG SAID EAST-WEST CENTERLINE TO THE WEST LINE OF CERTIFIED SURVEY MAP No. 8818, RECORDED IN VOLUME 49, PAGES 53-54, AS DOCUMENT No. 2931879; THENCE SOUTH 18 DEGREES 29 MINUTES 31 SECONDS EAST ALONG SAID LINE, 1388.11 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 42 MINUTES 43 SECONDS WEST, 531.22 FEET ALONG SAID LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AFORESAID, 1306.73 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 00 DEGREES 18 MINUTES 07 SECONDS EAST ALONG THE WEST LINE, 1315.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,041,925 SQUARE FEET OR 69.833 ACRES.

**SURVEYOR'S CERTIFICATE**

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF BRIAN OUTHOUSE, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF PERRY, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

**OWNER'S CERTIFICATE OF DEDICATION**

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.34, OR S.236.12, WISCONSIN STATUTES OR S.75.17(1)(a), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF PERRY AND DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_

BRIAN OUTHOUSE, OWNER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
THE ABOVE NAMED BRIAN OUTHOUSE TO ME KNOWN TO BE THE PERSON WHO  
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

File: I:\2021\2110433\DWG\Survey Sheets\2110433 P-CSM (06-10-21).dwg Layout: Sheet 5 User: Bkarns Plotted: Jun 11, 2021 - 1:49pm

<b>SURVEYED BY:</b>  <b>JSD Professional Services, Inc.</b> <i>Engineers • Surveyors • Planners</i> <b>MADISON REGIONAL OFFICE</b> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5000	<b>SURVEYED FOR:</b> BRIAN OUTHOUSE	<b>PROJECT NO:</b> 21-10433 <b>FIELDBOOK/PG:</b> - <b>SHEET NO:</b> 5 OF 6	<b>SURVEYED BY:</b> JK <b>DRAWN BY:</b> BCK <b>CHECKED BY:</b> JK <b>APPROVED BY:</b> TJB
	685 DEAD END CIRCLE MT. HOREB, WI 53572		

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 05 NORTH, RANGE 06 EAST, TOWN OF PERRY, DANE COUNTY, WISCONSIN.

### TOWN OF PERRY APPROVAL

THIS CERTIFIED SURVEY MAP AND THE PUBLIC DEDICATION SHOWN HEREON IS APPROVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY THE TOWN OF PERRY

\_\_\_\_\_  
ROGER A. KITTLESON,  
TOWN CHAIRMAN,

\_\_\_\_\_  
KEN HEFTY, TOWN SUPERVISOR

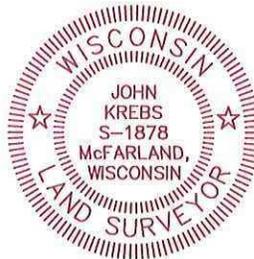
\_\_\_\_\_  
MICK KLEIN KENNEDY, TOWN SUPERVISOR

### COUNTY APPROVAL

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_

\_\_\_\_\_  
(AUTHORIZED REPRESENTATIVE), DATE \_\_\_\_\_

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### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_M  
AS DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED  
SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

SURVEYED BY:  
**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
IDAHO REGIONAL OFFICE  
418 EAST LAKESIDE AVE., STE. 207  
COEUR D'ALENE, IDAHO 83814  
P. 847.882.9420

SURVEYED FOR:  
BRIAN OUTHOUSE  
685 DEAD END CIRCLE  
MOUNT HOREB, WI 53572

PROJECT NO: 21-10433  
FB/PG: -  
SHEET NO: 6 OF 6

SURVEYED BY: JK  
DRAWN BY: BCK  
CHECKED BY: JK  
APPROVED BY: TJB