

RETRACEMENT AND EASEMENT SURVEY

LOT 55 IN THE UNITED STATES GOVERNMENT SUBDIVISION OF LOT 11, SECTION 33,
TOWNSHIP 37 NORTH, RANGE 8 EAST, ONEIDA COUNTY, WISCONSIN.

MAP # B8679

DATE FILED: 9-28-2026

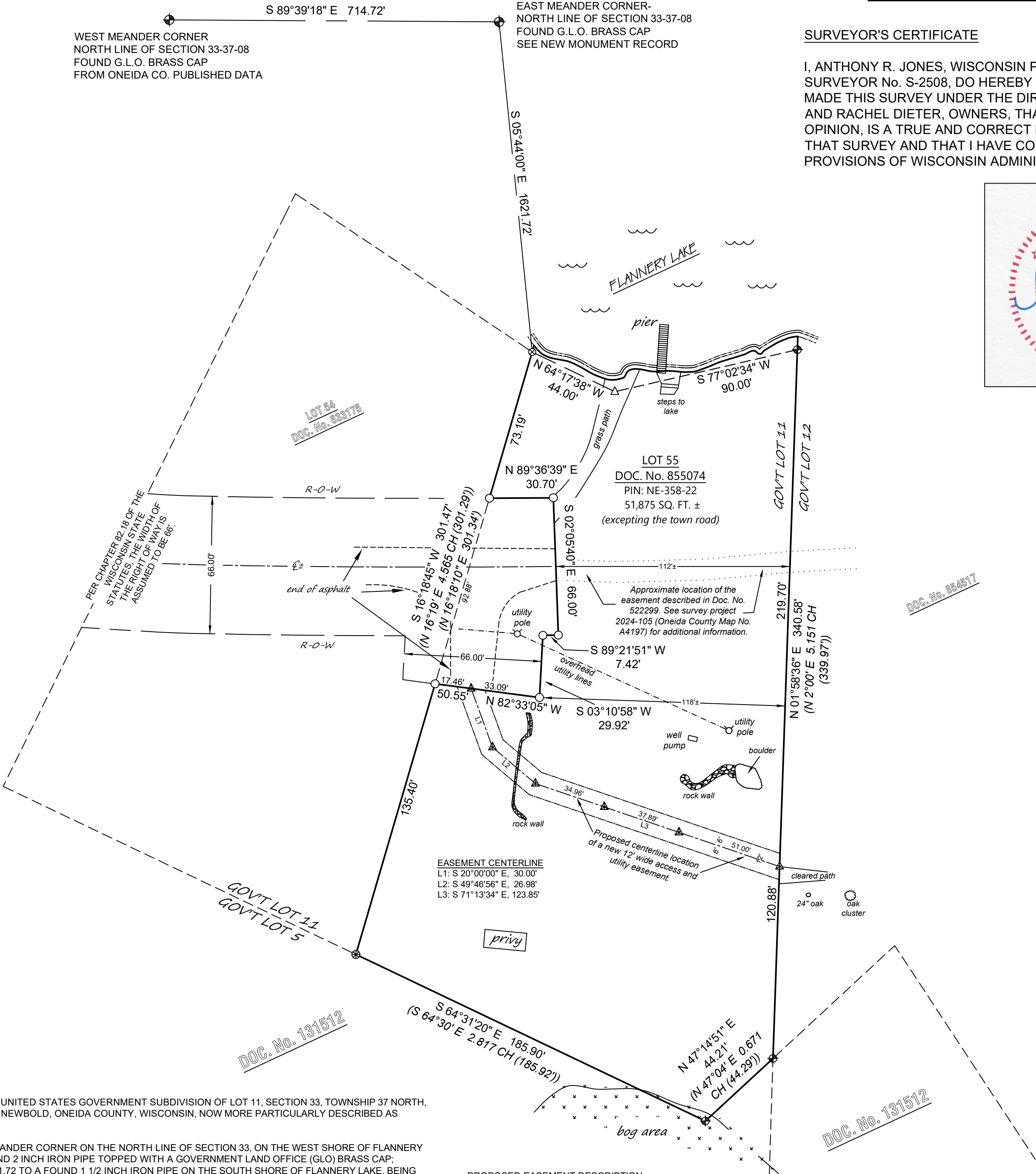
BY: CH

DESCRIPTION FILED:

ONEIDA CO. SURVEYOR'S OFFICE

SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY UNDER THE DIRECTION OF BRETT AND RACHEL DIETER, OWNERS, THAT THIS MAP, IN MY OPINION, IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7.



BOUNDARY DESCRIPTION

A PART OF LOT 55 IN THE UNITED STATES GOVERNMENT SUBDIVISION OF LOT 11, SECTION 33, TOWNSHIP 37 NORTH, RANGE 8 EAST, TOWN OF NEWBOLD, ONEIDA COUNTY, WISCONSIN, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MEANDER CORNER ON THE NORTH LINE OF SECTION 33, ON THE WEST SHORE OF FLANNERY LAKE, MARKED BY A FOUND 2 INCH IRON PIPE TOPPED WITH A GOVERNMENT LAND OFFICE (GLO) BRASS CAP; THENCE S 05°44'00" E, 1621.72 TO A FOUND 1 1/2 INCH IRON PIPE ON THE SOUTH SHORE OF FLANNERY LAKE, BEING THE NORTHWEST CORNER OF SAID LOT 55, THE POINT OF BEGINNING.

- THENCE ALONG THE WEST LINE OF SAID LOT 55, S 16°18'45" W, 73.19 FEET TO A SET 3/4" INCH BY 18 INCH IRON ROD ON THE RIGHT OF WAY OF VETS MEMORIAL DRIVE;
- THENCE ALONG THE SAID RIGHT OF WAY OF VETS MEMORIAL DRIVE ON THE FOLLOWING COURSES:
 - N 89°36'39" E, 30.70 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
 - S 02°05'40" E, 60.00 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
 - S 89°21'51" W, 7.42 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
 - S 03°10'58" W, 29.92 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
 - N 82°33'05" W, 50.55 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD ON THE WEST LINE OF SAID LOT 55;
- THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE WEST LINE OF SAID LOT 55, S 16°18'45" W, 135.40 FEET TO A FOUND 2 INCH IRON PIPE, BEING THE SOUTHWEST CORNER OF SAID LOT 55;
- THENCE ALONG THE SOUTH LINE OF SAID LOT 55, BEING THE SOUTH LINE OF GOVERNMENT LOT 11, S 64°31'20" E, 185.90 FEET TO A FOUND GLO BRASS CAP, BEING THE SOUTHERLY MOST CORNER OF SAID LOT 55;
- THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 55, BEING THE SOUTH LINE OF GOVERNMENT LOT 11, N 47°14'51" E, 44.21 FEET TO A FOUND GLO BRASS CAP, BEING THE SOUTHEAST CORNER OF SAID LOT 55;
- THENCE ALONG THE EAST LINE OF SAID LOT 55, BEING THE EAST LINE OF GOVERNMENT LOT 11, N 01°58'36" E, 340.58 FEET TO A FOUND GLO BRASS CAP ON THE SOUTH SHORE OF FLANNERY LAKE, BEING THE NORTHEAST CORNER OF SAID LOT 55;
- THENCE ALONG A MEANDER LINE ALONG THE SOUTH SHORE OF FLANNERY LAKE, S 77°02'34" W, 90.00' TO A CALCULATED POINT;
- THENCE CONTINUING ALONG SAID MEANDER LINE, N 64°17'38" W, 44.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 51,875 SQUARE FEET, MORE OR LESS, TO THE SOUTH SHORE OF FLANNERY LAKE AND EXCLUDING THE 66 FOOT WIDE TOWN ROAD RIGHT OF WAY.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OR ANY OTHER ENCUMBRANCES, RECORDED OR UNRECORDED.

LATERAL LOT LINES ARE ASSUMED TO EXTEND NORTH TO THE SOUTH SHORE OF FLANNERY LAKE. THIS DEPICTION INCLUDES ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE NORTH SHORE OF FLANNERY LAKE.

NOTES:

- NO TITLE SEARCH HAS BEEN DONE AT THIS TIME. THERE MAY BE OTHER BENEFITS OR BURDENS REGARDING THESE LANDS THAT ARE NOT SHOWN HERE.
- UTILITIES AND OTHER IMPROVEMENTS WERE NOT SURVEYED AT THIS TIME.
- THE ORDINARY HIGH WATER MARK OF FLANNERY LAKE OR THE BOG ALONG THE SOUTH LOT LINES HAVE NOT BEEN DELINEATED AT THIS TIME. IF A DELINEATION IS REQUIRED FOR ANY PURPOSES, PLEASE CONTACT THE APPROPRIATE AGENCY. THE EDGE OF THE WATER, AS DEPICTED HERE, SHOULD NOT BE USED FOR BUILDING SETBACKS AND SHOULD BE CONSIDERED APPROXIMATE.
- THE INTENT OF THIS SURVEY IS TO DESCRIBE A PROPOSED LOCATION TO MOVE THE 12' EASEMENT, DESCRIBED IN DOC. No. 522299. THE PROPOSED EASEMENT DESCRIPTION BEGINS AT THE SOUTHERLY-MOST ROAD RIGHT OF WAY LINE OF VETS MEMORIAL DRIVE, AS LAID OUT AND TRAVELED AT THE TIME OF THIS SURVEY AND EXTENDS TO THE EAST LINE OF LOT 55, AS SHOWN HEREON
- AFTER A TELEPHONE DISCUSSION WITH THE TOWN OF NEWBOLD DIRECTOR OF PUBLIC WORKS, MARK FETZER, IT WAS STATED THAT THE TURN-AROUND IS PART OF THE TOWN ROAD RIGHT OF WAY. DOC. No. 855074 EXCEPTS OUT THE TOWN ROAD, SO IT HAS BEEN SURVEYED, MONUMENTED, DESCRIBED AND EXCEPTED OUT OF LOT 55.

PROPOSED EASEMENT DESCRIPTION

AN EASEMENT OVER LOT 55 IN THE UNITED STATES GOVERNMENT SUBDIVISION OF LOT 11, SECTION 33, TOWNSHIP 37 NORTH, RANGE 8 EAST, TOWN OF NEWBOLD, ONEIDA COUNTY, WISCONSIN, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MEANDER CORNER ON THE NORTH LINE OF SECTION 33, ON THE WEST SHORE OF FLANNERY LAKE, MARKED BY A FOUND 2 INCH IRON PIPE TOPPED WITH A GOVERNMENT LAND OFFICE (GLO) BRASS CAP; THENCE S 05°44'00" E, 1621.72 TO A FOUND 1 1/2 INCH IRON PIPE ON THE SOUTH SHORE OF FLANNERY LAKE, BEING THE NORTHWEST CORNER OF SAID LOT 55, THENCE ALONG THE WEST LINE OF SAID LOT 55, S 16°18'45" W, 73.19 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD ON THE RIGHT OF WAY OF VETS MEMORIAL DRIVE;

THENCE ALONG THE SAID RIGHT OF WAY OF VETS MEMORIAL DRIVE ON THE FOLLOWING COURSES:

- N 89°36'39" E, 30.70 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
- S 02°05'40" E, 66.00 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
- S 89°21'51" W, 7.42 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
- S 03°10'58" W, 29.92 FEET TO A SET 3/4 INCH BY 18 INCH IRON ROD;
- N 82°33'05" W, 33.09' TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 12 FOOT WIDE EASEMENT, MARKED BY A WOOD LATH, FOR INGRESS AND EGRESS AND UTILITIES, TO THE TOWN ROAD, VETS MEMORIAL DRIVE, BEING 6 FEET WIDE ON BOTH SIDES OF THE BELOW DESCRIBED CENTERLINE;

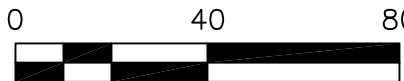
- THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE PROPOSED CENTERLINE OF THE 12' WIDE EASEMENT, S 20°00'00" E, 30.00 FEET TO A CALCULATED ANGLE POINT MARKED BY A WOOD LATH;
- THENCE CONTINUING ALONG THE PROPOSED CENTERLINE OF THE 12' WIDE EASEMENT, S 49°46'56" E, 26.98 FEET TO A CALCULATED ANGLE POINT MARKED BY A WOOD LATH;
- THENCE CONTINUING ALONG THE PROPOSED CENTERLINE OF THE 12' WIDE EASEMENT, S 71°13'34" E, 123.84 FEET TO THE EAST LINE OF SAID LOT 55 AND TERMINATION OF THE PROPOSED EASEMENT CENTERLINE, MARKED BY A WOOD LATH.

THE LATERAL LOT LINES OF THIS EASEMENT CENTERLINE SHALL EXTEND AND FORESHORTEN AT THE RIGHT OF WAY LINE OF VETS MEMORIAL DRIVE AT THE WEST END AND THE EAST LINE OF LOT 55, AT THE EAST END, TO PREVENT POTENTIAL GAPS AND OVERLAPS IN THE RECORD.

THE PURPOSE OF THIS PROPOSED EASEMENT ACROSS LOT 55 IS FOR THE BENEFIT OF THOSE LANDS DESCRIBED IN DOC. No. 854517 FOR INGRESS, EGRESS AND UTILITIES TO THE TOWN ROAD, VETS MEMORIAL DRIVE.

LEGEND

- FOUND G.L.O. BRASS CAP
- FOUND 1 1/2" IRON PIPE
- FOUND 2" IRON PIPE
- SET WOOD LATH AT CALCULATED EASEMENT ANGLE POINTS
- SET 1" BY 18" IRON PIPE
- CALCULATED LOCATION (XXX) RECORD DIMENSIONS



NORTH BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM AND THE EAST LINE OF LOT 55 MEASURED AS: N 01°58'36" E

DRAWN BY: ARJ	DATE: 8/16/2026	BRETT AND RACHEL DIETER 3853 VETS MEMORIAL DR. RHINELANDER, WI 54501 PIN: NE-358-22	A.R. JONES LAND SURVEYING, LLC 2788 SCHWARZ RD. RHINELANDER, WI 54501 715.894.7231 arjsurvey@charter.net
FIELD WORK COMPLETED ON:	DATE: 8/16/2026	PROJECT NUMBER: 2026-113	
SCALE: 1"=40'	SHEET: 1/1		