

LOCATED IN THE NE 1/4 - SE 1/4, SECTION 35, T36N, R08E, TOWN OF CRESCENT,
ONEIDA COUNTY, WISCONSIN

MAP #	01988
DATE FILED	AUG 15 2003
BY	
DESCRIPTION FILED	
ONEIDA CO. SURVEYOR'S OFFICE	

LIST OF RESPONDES: ONEIDA COUNTY REGISTER DEEDS
(RECORDING DEED)
NOTE: NO ACCESS CONTROL PLAT AVAILABLE.

LEGEND

- FOUND 1" IRON PIPE
- ✱ FOUND ONEIDA COUNTY MONUMENT
- SET 1" X 24" IRON PIPE
- [] D.O.T. PLAN BEARING

PARCEL "A"
PROPERTY DESCRIPTION

A parcel of land located in the NE 1/4-SE 1/4, section 35, T36N, R08E, Town of Crescent, Oneida County, Wisconsin described as follows:
Commencing at the east 1/4 corner of said section 35; thence south 17 degrees 09 minutes 20 seconds west, a distance of 475.75 feet to an iron pipe on the westerly right-of-way line of State Highway "17"; thence along said right-of-way line south 00 degrees 49 minutes 58 seconds east, a distance of 474.43 feet to an iron pipe; thence leaving said right-of-way line south 89 degrees 10 minutes 02 seconds west, a distance of 459.99 feet to an iron pipe; thence north 00 degrees 49 minutes 58 seconds east, a distance of 474.43 feet to an iron pipe; thence north 89 degrees 10 minutes 02 seconds east, a distance of 459.99 feet to the point of beginning. Said parcel contains 5.01 acres. Subject to easements, restrictions, reservations and rights-of-way of record or in use.

PARCEL "B"

A parcel of land located in the NE 1/4-SE 1/4, section 35, T36N, R08E, Town of Crescent, Oneida County, Wisconsin described as follows:

Commencing at the east 1/4 corner of said section 35; thence south 17 degrees 09 minutes 20 seconds west, a distance of 475.75 feet to an iron pipe on the westerly right-of-way line of State Highway "17"; thence leaving said right-of-way line, south 89 degrees 10 minutes 02 seconds west, a distance of 459.99 feet to an iron pipe and point of beginning; thence south 89 degrees 10 minutes 02 seconds west, a distance of 459.07 feet to an iron pipe; thence south 00 degrees 49 minutes 58 seconds east, a distance of 474.43 feet to an iron pipe; thence north 89 degrees 10 minutes 02 seconds east, a distance of 459.07 feet to an iron pipe; thence north 00 degrees 49 minutes 58 seconds west, a distance of 474.43 feet to the point of beginning. Said parcel contains 5.00 acres. Subject to easements, restrictions, reservations, and rights-of-way of record or in use.

HIGHWAY SETBACK RESTRICTIONS

No improvements or structures are allowed between the right of way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities buildings, and retaining walls. It is expressly intended that restriction is for the benefit of the public as provided in Section 236.293 Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

ACCESS CONTROL NOTE:

As owner I hereby restrict this lot so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Highway "17". It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S.236.293, Wisconsin Statutes and may be enforceable by the Department of Transportation or its assigns. Access as shown may be permitted by the Department through the driveway permitting process. Permits are revocable.

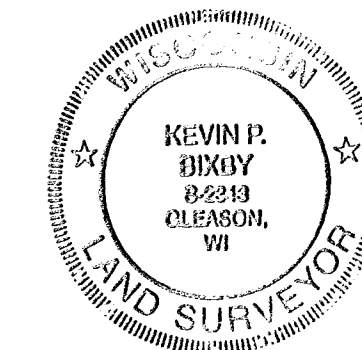
NOISE NOTE:

* The lots of this land division may experience noise at levels exceeding the levels in S. TRANS.405.04, Table I. These levels are based on federal standards. Owners of this lot are responsible for abating noise sufficient to protect this lot.

REVISED 07/22/03 TO SHOW PARCEL "B".

I, KEVIN P. BIXBY, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PARCEL OF LAND UNDER THE DIRECTION OF DENNIS HOULE AND THAT THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE PROVIDED A DESCRIPTION OF THE ABOVE PARCELS ON THIS PLAT OF SURVEY. THAT I HAVE COMPLIED WITH THE PROVISIONS OF AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

Kevin P. Bixby 07/24/03
KEVIN P. BIXBY R.L.S. 2343 DATE



DWG. NO. 0082	BIXBY LAND SURVEYING, INC. RHINELANDER, WISCONSIN
SURVEY FOR DENNIS HOULE	
SCALE: 1" = 100' DATE: 10/16/00 DWN. BY: K. BIXBY	