

# TOPOGRAPHIC & BOUNDARY SURVEY

Of Lot 1 and a part of Lot 2 of Certified Survey Map No. 1054 recorded in Volume 4 of Certified Survey Maps on page 1054 located in part of Government Lot 3 of Section 7, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin.

CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	60.76' [60.81]	2009.88' [2009.86]	1°43'56"	N66°37'26"E [N65°12'44"E]	60.76' [60.81]

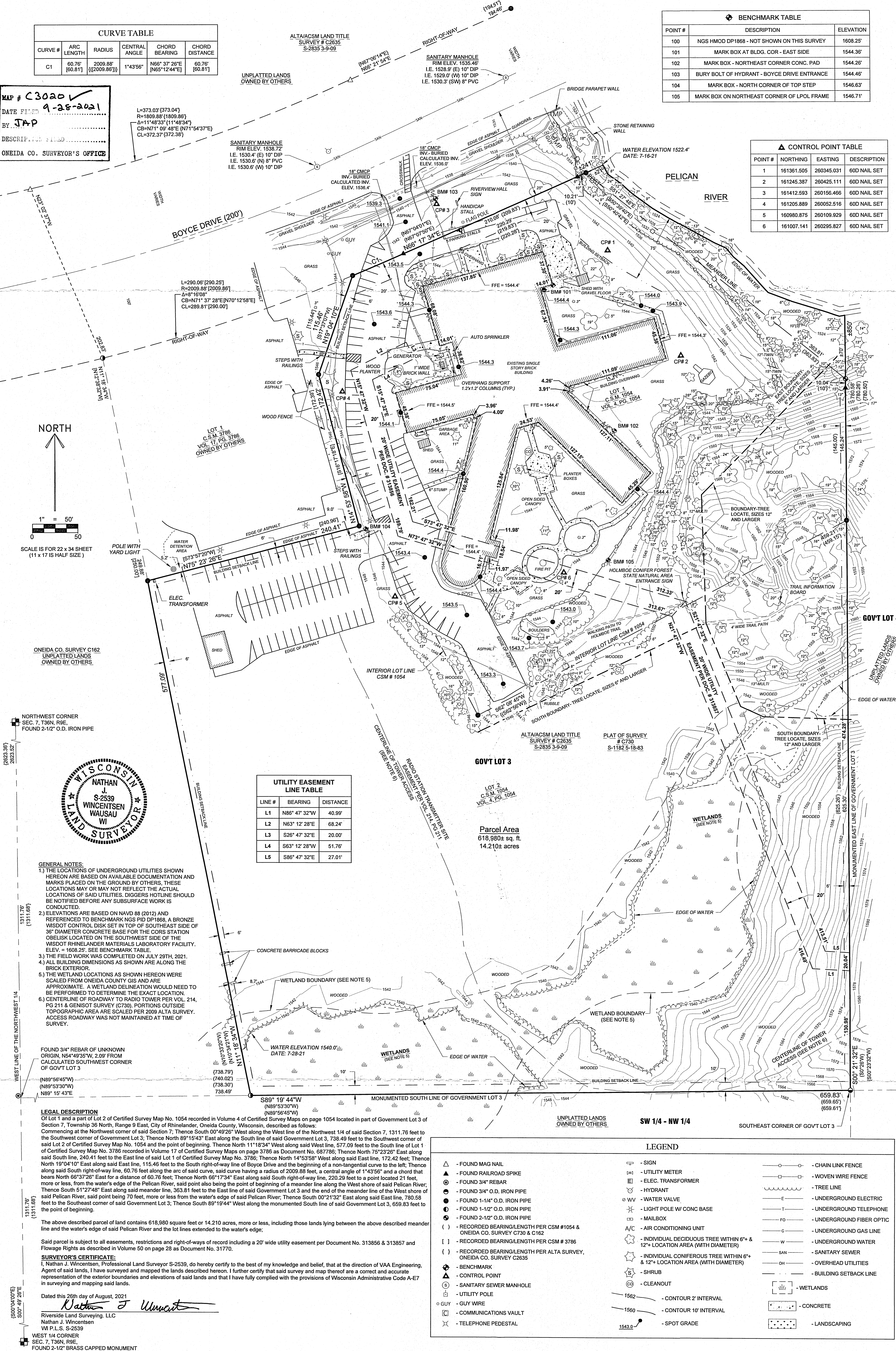
MAP # C3020  
DATE FILED 9-25-2021  
BY JAP  
DESCRIPTION  
ONEIDA CO. SURVEYOR'S OFFICE

L=373.03 [373.04]  
R=1809.88 [1809.86]  
A=11°48'33" [11°48'34"]  
CB=N71°09'48"E [N71°54'37"E]  
L=67°16'08"  
CL=372.37 [372.38]

SANITARY MANHOLE  
RIM ELEV. 1538.72  
I.E. 1530.4' (E) 10' DIP  
I.E. 1530.6' (N) 8' PVC  
I.E. 1530.6' (W) 10' DIP

POINT #	DESCRIPTION	ELEVATION
100	NGS HMOD DP1868 - NOT SHOWN ON THIS SURVEY	1608.25'
101	MARK BOX AT BLDG. COR - EAST SIDE	1544.36'
102	MARK BOX - NORTHEAST CORNER CONC. PAD	1544.26'
103	BURY BOLT OF HYDRANT - BOYCE DRIVE ENTRANCE	1544.46'
104	MARK BOX - NORTH CORNER OF TOP STEP	1546.63'
105	MARK BOX ON NORTHEAST CORNER OF LPOL FRAME	1546.71'

POINT #	NORTHING	EASTING	DESCRIPTION
1	161361.505	260345.031	60D NAIL SET
2	161245.387	260425.111	60D NAIL SET
3	161412.593	260156.466	60D NAIL SET
4	161205.889	260052.516	60D NAIL SET
5	160980.875	260109.929	60D NAIL SET
6	161007.141	260295.827	60D NAIL SET



LINE #	BEARING	DISTANCE
L1	N86° 47' 32"W	40.99'
L2	N63° 12' 28"E	68.24'
L3	S26° 47' 32"E	20.00'
L4	S63° 12' 28"W	51.76'
L5	S86° 47' 32"E	27.01'

GENERAL NOTES:  
1) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.  
2) ELEVATIONS ARE BASED ON NAVD 88 (2012) AND REFERENCED TO BENCHMARK NGS PID DP1868, A BRONZE WISDOT CONTROL DISK SET IN TOP OF SOUTHEAST SIDE OF 36" DIAMETER CONCRETE BASE FOR THE CORN STATION OBELISK LOCATED ON THE SOUTHWEST SIDE OF THE WISDOT RHINELANDER MATERIALS LABORATORY FACILITY. ELEV. = 1608.25'. SEE BENCHMARK TABLE.  
3) THE FIELD WORK WAS COMPLETED ON JULY 29TH, 2021.  
4) ALL BUILDING DIMENSIONS AS SHOWN ARE ALONG THE BRICK EXTERIOR.  
5) THE WETLAND LOCATIONS AS SHOWN HEREON WERE SCALED FROM ONEIDA COUNTY GIS AND ARE APPROXIMATE. A WETLAND DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION.  
6) CENTERLINE OF ROADWAY TO RADIO TOWER PER VOL. 214, PG 211 & GENISOT SURVEY (C730), PORTIONS OUTSIDE TOPOGRAPHIC AREA ARE SCALED PER 2009 ALTA SURVEY. ACCESS ROADWAY WAS NOT MAINTAINED AT TIME OF SURVEY.

FOUND 3/4" REBAR OF UNKNOWN ORIGIN, N54°49'35"W, 2.09' FROM CALCULATED SOUTHWEST CORNER OF GOV'T LOT 3  
(N89°56'45"W)  
(N89°53'30"W)  
(N89°15'45"E)

**LEGAL DESCRIPTION**  
Of Lot 1 and a part of Lot 2 of Certified Survey Map No. 1054 recorded in Volume 4 of Certified Survey Maps on page 1054 located in part of Government Lot 3 of Section 7, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, described as follows:  
Commencing at the Northwest corner of said Section 7; Thence South 00°49'26" West along the West line of the Northwest 1/4 of said Section 7, 1311.76 feet to the Southwest corner of Government Lot 3; Thence North 89°15'43" East along the South line of said Government Lot 3, 738.49 feet to the Southwest corner of said Lot 2 of Certified Survey Map No. 1054 and the point of beginning. Thence North 11°13'34" West along said West line, 577.09 feet to the South line of Lot 1 of Certified Survey Map No. 3786 recorded in Volume 17 of Certified Survey Maps on page 3786 as Document No. 687786; Thence North 79°23'29" East along said South line, 240.41 feet to the East line of said Lot 1 of Certified Survey Map No. 3786; Thence North 14°53'58" West along said East line, 172.42 feet; Thence North 19°04'10" East along said East line, 115.46 feet to the South right-of-way line of Boyce Drive and the beginning of a non-tangential curve to the left; Thence along said South right-of-way line, 60.76 feet along the arc of said curve, said curve having a radius of 2009.88 feet, a central angle of 1°43'56" and a chord that bears North 66°37'26" East for a distance of 60.76 feet; Thence North 66°37'26" East along said South right-of-way line, 220.29 feet to a point located 21 feet, more or less, from the water's edge of the Pelican River, said point also being the point of beginning of a meander line along the West shore of said Pelican River; Thence South 51°27'48" East along said meander line, 363.81 feet to the East line of said Government Lot 3 and the end of the meander line of the West shore of said Pelican River, said point being 70 feet, more or less from the water's edge of said Pelican River; Thence South 00°21'32" East along said East line, 780.58 feet to the Southeast corner of said Government Lot 3; Thence South 89°19'44" West along the monumented South line of said Government Lot 3, 659.83 feet to the point of beginning.

The above described parcel of land contains 618,980 square feet or 14.210 acres, more or less, including those lands lying between the above described meander line and the water's edge of said Pelican River and the lot lines extended to the water's edge;

Said parcel is subject to all easements, restrictions and right-of-ways of record including a 20' wide utility easement per Document No. 313856 & 313857 and Flowage Rights as described in Volume 50 on page 28 as Document No. 31770.

## SURVEYOR'S CERTIFICATE:

I, Nathan J. Vincennes, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that at the direction of VAA Engineering, Agent of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries and elevations of said lands and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 26th day of August, 2021

*Nathan J. Vincennes*  
Riverside Land Surveying, LLC  
Nathan J. Vincennes  
WI P.L.S. S-2539

WEST 1/4 CORNER  
SEC. 7, T36N, R9E  
SEC. 7, T36N, R9E  
FOUND 2-1/2" BRASS CAPPED MONUMENT

△ - FOUND MAG NAIL	□ - SIGN	○ - CHAIN LINK FENCE
▲ - FOUND RAILROAD SPIKE	□ - UTILITY METER	□ - WOVEN WIRE FENCE
○ - FOUND 3/4" REBAR	□ - ELEC. TRANSFORMER	— - TREE LINE
○ - FOUND 3/4" O.D. IRON PIPE	□ - HYDRANT	— - UNDERGROUND ELECTRIC
○ - FOUND 1-1/4" O.D. IRON PIPE	□ - WATER VALVE	— - UNDERGROUND TELEPHONE
○ - FOUND 1-1/2" O.D. IRON PIPE	□ - LIGHT POLE W/ CONC. BASE	— - UNDERGROUND FIBER OPTIC
○ - FOUND 2-1/2" O.D. IRON PIPE	□ - MAILBOX	— - UNDERGROUND GAS LINE
( ) - RECORDED BEARING/LENGTH PER CSM #1054 & ONEIDA CO. SURVEY C730 & C162	A/C - AIR CONDITIONING UNIT	— - UNDERGROUND WATER
[ ] - RECORDED BEARING/LENGTH PER CSM # 3786	☆ - INDIVIDUAL DECIDUOUS TREE WITHIN 6" & 12" LOCATION AREA (WITH DIAMETER)	— - SANITARY SEWER
{ } - RECORDED BEARING/LENGTH PER ALTA SURVEY, ONEIDA CO. SURVEY C2635	☆ - INDIVIDUAL CONIFEROUS TREE WITHIN 6" & 12" LOCATION AREA (WITH DIAMETER)	— - OVERHEAD UTILITIES
⬢ - BENCHMARK	☆ - SHRUB	— - BUILDING SETBACK LINE
⬢ - CONTROL POINT	⬢ - CLEANOUT	— - WETLANDS
⬢ - SANITARY SEWER MANHOLE	— - CONTOUR 2' INTERVAL	— - CONCRETE
⬢ - UTILITY POLE	— - CONTOUR 10' INTERVAL	— - LANDSCAPING
⬢ - GUY WIRE	— - SPOT GRADE	
⬢ - COMMUNICATIONS VAULT		
⬢ - TELEPHONE PEDESTAL		

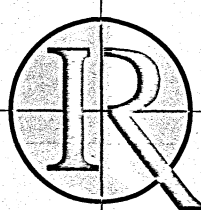
SHEET

1 OF 1

TOPOGRAPHIC & BOUNDARY SURVEY FOR  
VAA ENGINEERING,  
903 BOYCE DRIVE, RHINELANDER, WISCONSIN

## REVISIONS:

SURVEYED BY: SMH, CTM, GHW  
DRAWN BY: SMH  
CHECKED BY: NJW  
APPROVED BY:  
DATE: JULY 29, 2021



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PROJECT No.

3604