

## SURVEYOR'S NOTES

1. A 60 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS NOT ORDERED FOR THIS PROJECT AS IT WAS NOT PART OF THE SCOPE OF WORK.
2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS "TS 1.1".

## CLIENT

KELLER INC.  
NORTH 216 STATE HIGHWAY 55  
KAUKAUNA, WI 54130

## OWNER

BMHQ LLC  
PO BOX 220  
WILLIAMS BAY, WI 53191

## SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE  
APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS  
STORM SEWER LINE  
OVERHEAD UTILITIES LINE  
BURIED ELECTRIC LINE  
BURIED GAS LINE  
BURIED WATER LINE  
APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS  
CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)  
EDGE OF BITUMINOUS  
CONTOUR LINE  
RIGHT-OF-WAY LINE  
RIGHT-OF-WAY CENTER LINE  
SECTION LINE  
INTERIOR LOT LINE  
BEARING/DISTANCE TIE LINE  
F.F.E. = FINISHED FLOOR ELEVATION

- RECTANGULAR CATCH BASIN  
SQUARE CATCH BASIN  
STORM SEWER MANHOLE  
SANITARY SEWER MANHOLE  
GREASE INTERCEPTOR  
UTILITY MANHOLE  
WATER SERVICE  
HYDRANT  
ELECTRIC MANHOLE  
ELECTRIC METER  
ELECTRIC BOX  
LIGHT POLE  
POWER POLE  
GAS METER  
TELEPHONE PEDESTAL  
GUARD POST/BOLLARD  
AIR CONDITIONING UNIT  
SIGN  
FUEL NOZZLE  
PINE TREE

- GRAVEL AREA  
LANDSCAPE AREA  
3/4" O.D. IRON PIPE FOUND  
1" O.D. IRON PIPE FOUND  
1-1/4" O.D. IRON PIPE FOUND  
1-1/2" O.D. IRON PIPE FOUND  
3/4" IRON BAR FOUND  
1-1/2" IRON REBAR FOUND  
BERNSTEIN NAIL FOUND  
MASONRY NAIL FOUND  
SECTION CORNER PER TIES  
DRILL HOLE FOUND

## LEGAL DESCRIPTION

BEING A PART OF GOVERNMENT LOT 5 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF GOVERNMENT LOT 5 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST; THENCE N 03°07'42" E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 14, 2975.39 FEET; THENCE N 86°52'21" W, 1296.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ONEIDA STREET (ALSO KNOWN AS U.S.H. "51"); SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N 81°05'54" W ALONG SAID WEST RIGHT-OF-WAY LINE, 48.26 FEET TO A POINT THAT LIES S 81°05'54" E, 13 FEET MORE OR LESS FROM THE WATER'S EDGE OF MINOCQUA LAKE AND THE BEGINNING OF A MEANDER LINE ALONG SAID LAKE; THENCE N 37°33'25" W ALONG SAID MEANDER LINE, 252.59 FEET TO A POINT THAT LIES S 37°33'25" E, 2 FEET MORE OR LESS FROM THE WATER'S EDGE OF MINOCQUA LAKE AND THE END OF THE MEANDER LINE HEREIN DESCRIBED, SAID POINT ALSO BEING OF THE SOUTH RIGHT-OF-WAY LINE OF PARK STREET; THENCE N 26°10'49" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 20.12 FEET; THENCE S 64°05'43" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF ONEIDA STREET (ALSO KNOWN AS U.S.H. "51"), 204.60 FEET; THENCE S 03°39'44" E ALONG SAID WEST RIGHT-OF-WAY LINE, 136.66 FEET TO THE POINT OF BEGINNING;

INTENDING TO INCLUDE ALL LANDS LYING BETWEEN THE WATER'S EDGE OF MINOCQUA LAKE, THE MEANDER LINE HEREIN DESCRIBED ON THE EASTERLY SIDE OF SAID WATER'S EDGE, AND THE EXTENSIONS OF THE WESTERLY AND SOUTHERLY LINES OF THIS DESCRIPTION TO THE WATER'S EDGE.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

## BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
WEST FLANGE BOLT ON HYDRANT,  
LOCATED ON THE WEST SIDE OF ONEIDA STREET (ALSO KNOWN AS U.S.H. "51"), APPROXIMATELY 140 FEET NORTH OF THE INTERSECTION OF ONEIDA STREET AND WEST PARK AVENUE.  
ELEVATION = 1602.60

**BENCHMARK #2**  
CUT SQUARE ON WEST SIDE OF SIGN BASE,  
LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF ONEIDA STREET (ALSO KNOWN AS U.S.H. "51") AND WEST PARK AVENUE.  
ELEVATION = 1598.38

## SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF KELLER INC. AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-67 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JUNE 5, 2024.

DATED THIS 1 DAY OF APRIL, 2025

JORDAN G. BROST  
S-3009  
PROFESSIONAL LAND SURVEYOR NO. 3009



## BASIS OF BEARINGS

THE NORTH-SOUTH 1/4 LINE OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, BEARS N 03°07'42" E AS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM, NAD83 (2011).

## UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed locations. The locations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed locations. The locations of electric, gas, and water lines, which can be visually inspected, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Digging Hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or structures within all construction limits and shall bring forward, in writing, to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.

\*Digging Hotline Ticket # 20242212143 for public utilities was ordered for this survey.

\*A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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## REVISIONS

DATE	BY	DESCRIPTION
7/1/2024	JORDAN G. BROST	C.A.G.
9/30/2024	CHAD A. GORETSKI	C.A.G.
04/01/2025		C.A.G.

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE:	6-12-24
PROJECT NO.	24-020

## TOPOGRAPHIC SURVEY

KELLER INC.  
THE BOATHOUSE  
TOWN OF MINOCQUA  
ONEIDA COUNTY, WI

Civil Engineering  
Land Surveying  
Landscape Architecture

4941 Kirschling Court  
Stevens Point, WI 54481  
715.344.9922 (PH) 715.344.9922 (FX)

Point of Beginning

TS 1.1

MAP# C3112

DATE FILED: 4-8-2025

BY: CH

DESCRIPTION FILED:

ONEIDA CO. SURVEYOR'S OFFICE

C3112