

MAP OF SURVEY FOR: THREE LAKES SCHOOL DISTRICT

6930 W. SCHOOL ST., TOWN OF THREE LAKES, ONEIDA COUNTY, WI, 54562
THREE LAKES HIGH SCHOOL/20731004

LEGAL DESCRIPTION:

LOT 7 OF BLOCK 15 OF THE VILLAGE OF THREE LAKES, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST, TOWN OF THREE LAKES, ONEIDA COUNTY WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE S83°35'58"E ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 7, A DISTANCE OF 1888.06 FEET TO THE POINT OF BEGINNING; THENCE N00°23'28"E A DISTANCE OF 140.42 FEET; THENCE N20°26'23"W A DISTANCE OF 838.33 FEET TO A THE CENTERLINE OF THE VACATED PORTION OF WEST SCHOOL DRIVE; THENCE N69°50'24"E ALONG SAID CENTERLINE OF VACATED WEST SCHOOL DRIVE, A DISTANCE OF 130.41 FEET TO A THE WESTERLY RIGHT OF WAY LINE OF WEST SCHOOL DRIVE; THENCE S00°35'59"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.84 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST SCHOOL DRIVE; THENCE N69°50'24"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 223.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WEST SCHOOL DRIVE; THENCE N00°35'59"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 320.53 FEET; THENCE N21°42'33"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 133.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF SCHOOL DRIVE; THENCE N69°42'30"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 356.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EAST SCHOOL DRIVE; THENCE S20°29'19"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 328.74 FEET TO THE SOUTH LINE OF THE ORIGINAL PLAT OF THE VILLAGE OF THREE LAKES; THENCE S83°35'12"E ALONG SAID SOUTH LINE, A DISTANCE OF 292.03 FEET; THENCE S01°02'05"W 206.49 FEET; THENCE S88°58'04"E 200.12 FEET; THENCE N07°08'47"E A DISTANCE OF 186.83 FEET TO THE SOUTH LINE OF THE ORIGINAL PLAT OF THE VILLAGE OF THREE LAKES; THENCE S83°35'12"E ALONG SAID SOUTH PLAT LINE, A DISTANCE OF 371.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WINKLER ROAD; THENCE N00°35'59"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1271.20 FEET; THENCE N83°35'58"W ON A LINE PARALLEL WITH THE EAST-WEST QUARTER LINE, A DISTANCE OF 250.04 FEET; THENCE S01°27'24"W ON A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.68 FEET TO A THE EAST-WEST QUARTER LINE OF SAID SECTION 7; THENCE N83°35'58"W ALONG SAID EAST-WEST QUARTER LINE, A DISTANCE OF 1040.73 FEET TO THE POINT OF BEGINNING.

ALSO, A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE S83°35'58"E ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 7, A DISTANCE OF 1888.06; THENCE N00°23'28"E A DISTANCE OF 140.42 FEET; THENCE N20°26'23"W A DISTANCE OF 838.33 FEET TO A THE CENTERLINE OF THE VACATED PORTION OF WEST SCHOOL DRIVE; THENCE N69°50'24"E ALONG SAID CENTERLINE OF VACATED WEST SCHOOL DRIVE, A DISTANCE OF 130.41 FEET TO A THE WESTERLY RIGHT OF WAY LINE OF WEST SCHOOL DRIVE; THENCE N00°35'59"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.84 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST SCHOOL STREET, AND THE POINT OF BEGINNING; THENCE N00°35'59"W A DISTANCE OF 339.72 FEET TO THE SOUTH LINE OF THE ORIGINAL PLAT OF THE VILLAGE OF THREE LAKES; THENCE S83°15'56"E ALONG SAID SOUTH PLAT LINE, A DISTANCE OF 151.49 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WEST SCHOOL DRIVE; THENCE S00°35'59"E ALONG SAID WESTERLY LINE, A DISTANCE OF 266.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST SCHOOL DRIVE; THENCE S69°50'24"W ALONG SAID NORTHERLY LINE, A DISTANCE OF 159.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,911,242 SQUARE FEET OR 43.88 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

I, E. SCOTT TECCA, REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THREE LAKES SCHOOL DISTRICT THAT I HAVE SURVEYED AND MAPPED THE PROPERTY SHOWN UPON THIS PLAT AND THAT THE WITHIN PLAT IS A CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE COMPLIED WITH CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN FOR MINIMUM STANDARDS FOR PROPERTY SURVEYS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

E. Scott Tecca
E. SCOTT TECCA, REGISTERED LAND SURVEYOR NUMBER 4049
MSA PROFESSIONAL SERVICES, INC.
FIELD WORK COMPLETED ON AUGUST 8, 2025



NOTES:

PARCEL TL-452 IS SUBJECT TO AN EASEMENT TO VERIZON NORTH INC, ACROSS A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 7, PER DOCUMENT No. 694702, EASEMENT AREA IS A STRIP OF LAND ONE ROD IN WIDTH, RUNNING UNDER THE PARKING LOT OF THE SCHOOL. EASEMENT IS NOT SHOWN AS THERE IS NO DESCRIPTION AS TO WHERE IT IS LOCATED.

MAP # C3124

DATE FILED: 10-2-2025

BY: CH

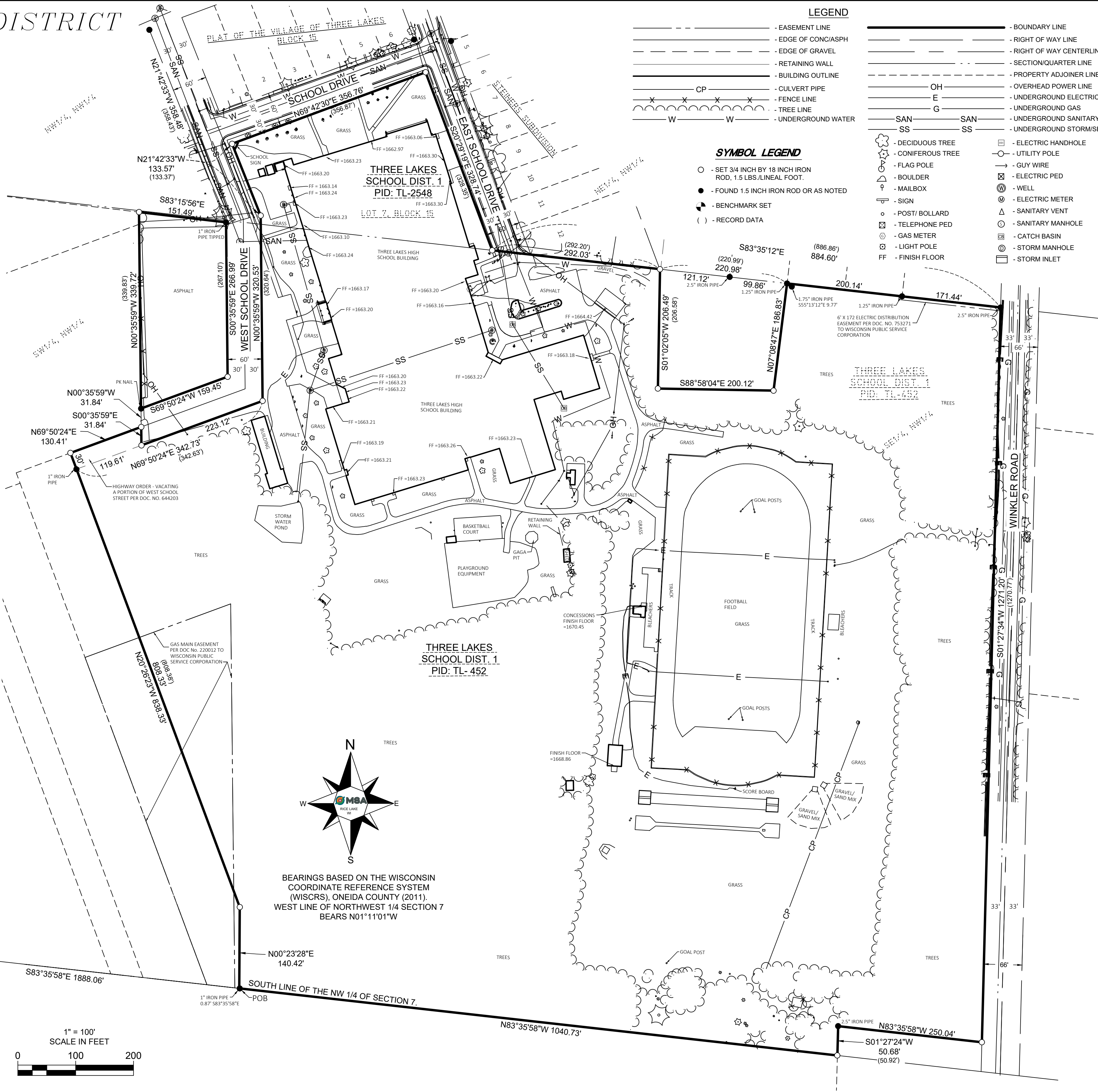
DESCRIPTION FILED:

ONEIDA CO. SURVEYOR'S OFFICE

UTILITY STATEMENT:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AS MARKED FROM DIGGERS TICKETS LISTED BELOW AND BY PRIVATE LOCATE COMPLETED BY GLS UTILITY LLC ON 07/29/2025. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

DIGGERS TICKETS #20252924438, #20252924467, #20252924487, #20252924520, #20253203507, #20253203522, #20253203536, #20253203549, #20253804133, #20253822282.



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THREE LAKES HIGH SCHOOL MAP OF SURVEY
THREE LAKES SCHOOL DISTRICT
ONEIDA COUNTY, WI

MAP OF SURVEY

MSA PROJECT NO: 20731004
SHEET 1 OF 1