

PLAT OF SURVEY
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE
 NORTHEAST 1/4, SECTION 16, TOWNSHIP 36 NORTH, RANGE 9 EAST,
 TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN.

NORTH 1/4 CORNER
 SECTION 16-36-09
 FOUND ALUMINUM MONUMENT
 IN GOOD CONDITION. SEE
 USPLSS MONUMENT RECORD.

- NOTE:**
- NO TITLE SEARCH HAS BEEN DONE AT THIS TIME. THERE MAY BE OTHER BENEFITS OR BURDENS REGARDING THESE LANDS THAT ARE NOT SHOWN HERE.
 - THE "LITZEN TO BROST" PARCEL, SHOWN HEREON, IS TO BE ADJOINED TO THE LANDS TO THE WEST, DESCRIBED IN DOC. No. 679117 AND SHALL NOT BE RE-DIVIDED WITHOUT PROPER REVIEW FROM ONEIDA COUNTY PLANNING AND ZONING.
 - THE EAST AND WEST LINES OF THIS PARCEL AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 8 WERE FLAGGED WITH PINK RIBBON, AND ARE APPROXIMATE OF THE LINES AS SHOWN HERE. THOSE FLAGGED LINES SHOULD NOT BE USED FOR CONSTRUCTION OR BUILDING SETBACKS.
 - DUE TO HEAVY ICE AND SNOW CONDITIONS, I WAS UNABLE TO ACCURATELY MEASURE THE BOUNDARIES OF HILLTOP ROAD. THE LOCATION, SHOWN HERE, IS APPROXIMATE.
 - PER WISCONSIN CHAPTER TRANS 233-DIVISION OF LAND ABUTTING A STATE TRUNK HIGHWAY OR CONNECTING HIGHWAY, TRANS 233.08 (2) STATES THAT THERE IS A 110' SETBACK FROM THE CENTERLINE OF THE HIGHWAY OR A 50' SETBACK FROM THE NEARER RIGHT OF WAY LINE, WHICHEVER IS FURTHEST FROM THE HIGHWAY CENTERLINE. NO STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN THIS SETBACK AREA. I HAVE SHOWN THE 50' SETBACK FROM THE EXISTING 250' SOUTH-WESTERLY RIGHT OF WAY OF HIGHWAY 8.

DESCRIPTION - "LITZEN TO BROST PARCEL"

A parcel of land, located in the Southwest 1/4 of the Northeast 1/4, Section 16, Township 36 North, Range 9 East, Town of Pelican, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 16, marked by a steel survey spike; thence S 89°46'52" E, 2763.44 feet to the Center 1/4 Corner of said Section 16, as established and used by others, marked by a found 2 1/2" iron pipe, also being the southwest corner of lands described in Doc. No. 811785; and the POINT OF BEGINNING.

Thence along the said south line of Doc. No. 811785, N 89°42'22" E, 275.00 to a set 3/4 inch by 18 inch iron rod;

Thence leaving said south line of Doc. No. 811785, N 02°06'39" E, 861.32 feet to a set 3/4 inch by 18 inch iron rod on the southwesterly right of way line of U.S. Highway 8;

Thence along the said southwesterly right of way line of U.S. Highway 8, N 54°30'47" W, 325.00 feet to a set 3/4 inch by 18 inch iron rod at the intersection of the said southwesterly right of way line and the North-South 1/4 line of Section 16;

Thence leaving the said southwesterly right of way of U.S. Highway 8, and along the said North-South 1/4 line, S 02°17'38" W, 364.14 feet, to a point that is witnessed by a set 3/4 inch by 18 inch iron rod, S 02°17'38" W, 1.00';

Thence continuing along the said North-South 1/4 line, S 02°17'38" W, 633.54 to a found 3/4 inch iron rod on the north right of way of Hilltop Road;

Thence continuing along the said North-South 1/4 line, S 02°17'38" W, 53.97 feet to the POINT OF BEGINNING.

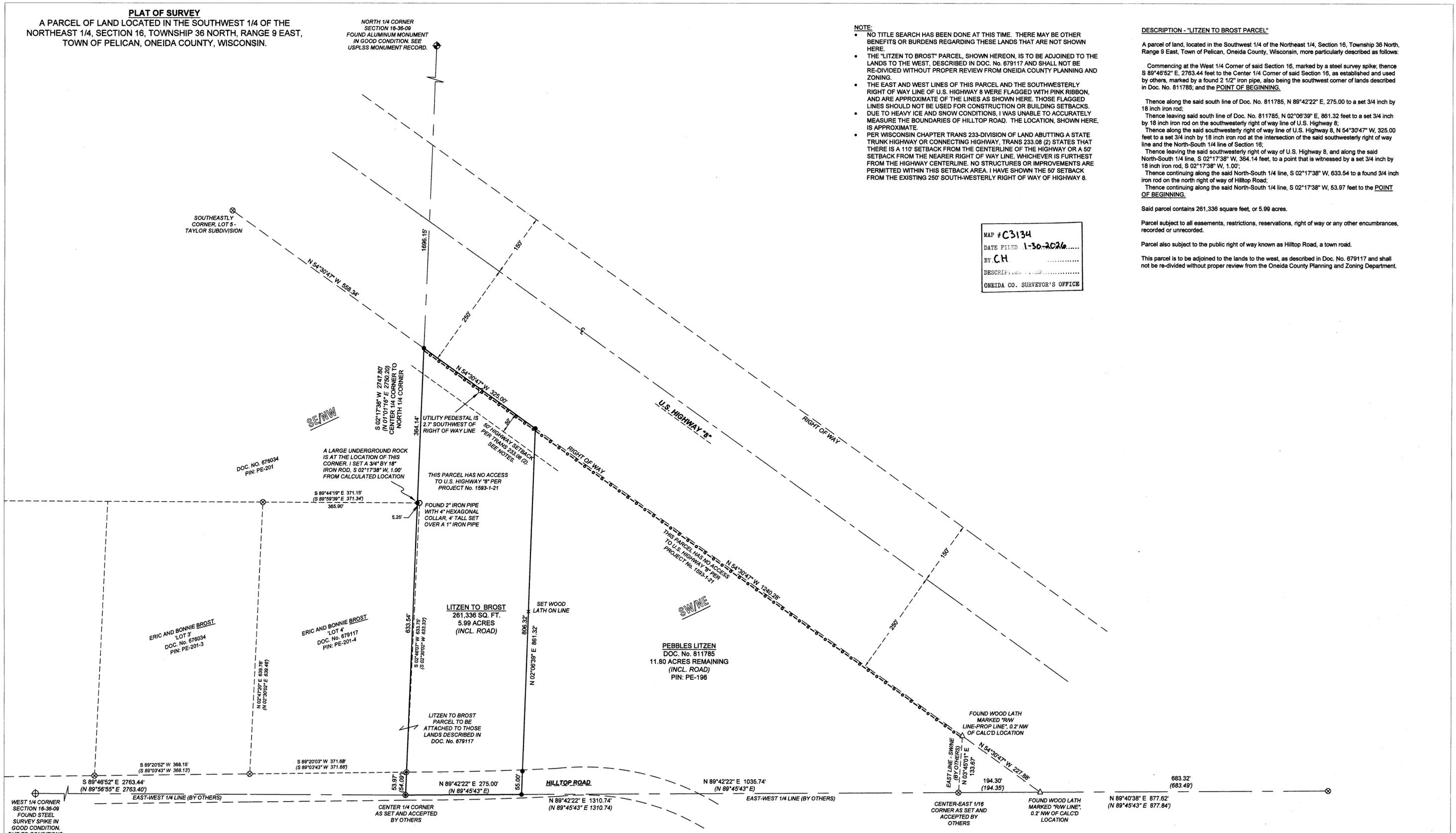
Said parcel contains 261,336 square feet, or 5.99 acres.

Parcel subject to all easements, restrictions, reservations, right of way or any other encumbrances, recorded or unrecorded.

Parcel also subject to the public right of way known as Hilltop Road, a town road.

This parcel is to be adjoined to the lands to the west, as described in Doc. No. 679117 and shall not be re-divided without proper review from the Oneida County Planning and Zoning Department.

MAP # C3134
 DATE FILED 1-30-2026
 BY C.H.
 DESCRIPTION FILED
 ONEIDA CO. SURVEYOR'S OFFICE



LEGEND

- SET 3/4" BY 18" IRON ROD
- ⊙ FOUND 3/4" IRON ROD
- ⊙ FOUND 1 1/4" IRON PIPE
- ⊙ FOUND 2 1/2" IRON PIPE
- △ CALCULATED LOCATION
- (XXX) PREVIOUS DIMENSIONS

NORTH BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM AND SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 16-36-09, MEASURED AS: S 89°46'52" E

0 100 200

SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS LAND SURVEY UNDER THE DIRECTION OF ERIC AND BONNIE BROST AND PEBBLES LITZEN, OWNERS, THAT THIS MAP, IN MY OPINION, IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND THE ONEIDA COUNTY SUBDIVISION ORDINANCES.



Exempt from Planning and Zoning Review.
 Signature: [Signature] Date: 1-30-26

DRAWN BY: ARJ	DATE: 1/24/2026	ERIC AND BONNIE BROST 4788 HILLTOP RD. RHINELANDER, WI 54501	A.R. JONES LAND SURVEYING, LLC 2788 SCHWARZ RD. RHINELANDER, WI 54501 715.894.7231 arjsurvey@charter.net
FIELD WORK COMPLETED ON: 1/11/2026	DATE: 1/11/2026	PROJECT NUMBER: 2026-100	
SCALE: 1"=100'	SHEET: 1/1		