

MAP # **A3448**
 DATE FILED **11-8-2018**
 BY **SC**
 DESCRIPTION FILED
 ONEIDA CO. SURVEYOR'S OFFICE

LOT 20 and part of LOT 19 BLOCK 2

Point O' Pines on Lake Nokomis

being part of the SE 1/4 of the SE 1/4
 Section 33, Township 36 North, Range 6 East
 Town of Nokomis, Oneida County, Wisconsin

Metes and Bounds description of parcel described in Document #781225

Lot 20 and all that part of Lot 19, Block 2, of Point O' Pines on Lake Nokomis, being part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 36 North, Range 6 East, Town of Nokomis, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 33, marked by an iron bar, Thence S01°05'04"E along the North-South Quarter Line, a distance of 1321.52 feet to the Center-North Sixteenth Corner, marked by an iron pipe; thence S35°25'51"E, a distance of 3426.42 feet to a point on the southerly right of way of Point Road West, also being the northern lot corner common to Lots 19 and 20, Block 2, as shown on the Point O' Pines on Lake Nokomis subdivision, as recorded in Vol. 6 of Plats, Pg 33, said point being the place of beginning of this survey, marked by an iron pipe.

Thence S56°42'55"E along a line projected from the line common to said Lots 19 and 20 at an angle of 23°53', a distance of 220.64 feet to a point along a 10 foot strip of land owned by Wisconsin Valley Improvement Corporation, as recorded in Vol. 67, Pg. 377; thence continuing along said strip S33°01'54"W, a distance of 97.89 feet to a point; thence continuing along said strip S40°58'18"W, a distance of 81.31 feet to a point along the southwesterly line of Lot 20; thence N24°28'40"W along said southwesterly line of Lot 20, a distance of 251.39 feet to the southerly right of way of Point Road West, marked by an iron pipe; thence along said right of way, along the arc of a curve to the left a distance of 44.50 feet, said curve has a radius of 240.55 feet, a delta of 10°35'53", and a chord that bears N36°25'57"E, a distance of 44.43 feet to the place of beginning.

NORTH QUARTER CORNER
 Found 0.75 Iron Bar



CENTER-NORTH SIXTEENTH CORNER
 Found 2.25" Iron Pipe

(S 01° 05' 04" E)
 S 01° 05' 04" E
 1321.52
 (1321.86')

L=44.50', R=240.55'
 $\Delta=10^{\circ}35'53''$
 Ch=N36°25'57"E
 44.43'
 (45')

L=44.95', R=240.55'
 $\Delta=10^{\circ}42'22''$
 Ch=N47° 05' 05"E
 44.88'
 (45')

Note: There is a discrepancy as to whether or not there is a town owned access strip of 20 feet. The original plat was completed in 1926. In 1939, a revision to the map was created but never recorded. This map is on file at the County Surveyor's office and is indexed as Map #B1695. On or about the same time, a deed, Doc. #105935, was recorded for lots in the original subdivision, including all of Lot 20, Block 2, and that portion of Lot 19, Block 2, controlled by a line projected at an angle of 23°53' from the west line of said Lot 19. This line creates the northeastern boundary of Klas' lot as described in Doc. #785903. This line is also reflected on the "not recorded" revision to the original plat.

In 1948, a deed (Vol. 200, Pg. 201) described as, all of Lot 18, Block 2, and a portion of Lot 19, Block 2, is sold. That portion of Lot 19 is described in two different, and conflicting, on that deed, making the description adversely inconsistent with itself.

In 1956, the original dividers of the subdivision deed (Vol. 215, Pg. 276) to the Town of Nokomis, a strip of land. This strip of land is described as all those lands in Lot 19, Block 2, that were not included in the 1939 deed, and not included in the 1948 deed. It is also described as a 20 foot strip.

It is unclear at this time as to what, if any, the town has possible ownership of. If they have a 20 foot strip of land, I believe the way I've depicted it, is likely where it would be determined to be. There is a fence line on one side, and a treeline on the other. Likewise, the unrecorded revision map also depicts it in this location, showing the intent of where it was supposed to be. Due to the fact of the conflicting deed in 1948, there is a question of whether there was anything left of Lot 19 after that to even grant to the town. This cannot be determined at this time.

SURVEYOR'S CERTIFICATE

I, Emily K. Pierce, Professional Land Surveyor No. S-2728, hereby certify that I have surveyed the property shown hereon; that this map represents an accurate survey of said property to the best of my knowledge and belief; that I have performed this survey by order of Kevin Klas; and that I have complied with the requirements of Wisconsin Administrative Code A-E 7.

STEIGERWALDT LAND SURVEYING, LLC

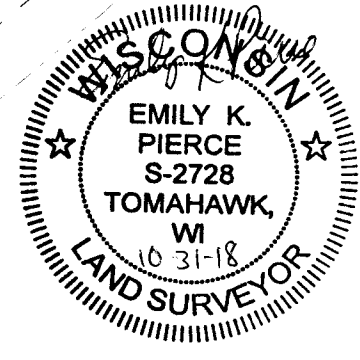
Emily K. Pierce

Professional Land Surveyor No. S-2728
 Certified on October 31, 2018
 Field Work completed on October 31, 2018

LEGEND

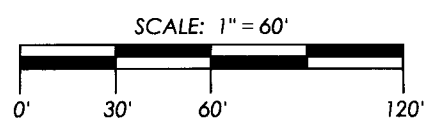
- = 0.75" x 24" Rebar with 2" alum. cap Set
- ⊙ = 1.25" Iron Pipe Found
- = 0.5" Iron Bar Found
- △ = Computed Position
- X— = Chain Link Fence
- () = Recorded Dimension

Monument sizes are outside diameter.
 Other corner monuments are as noted.



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Bearings Oneida County Grid,
 based on NAD 83(2011)
 referenced to the West line of the
 NW Quarter of the SW Quarter,
 Section 33, bearing S 01° 05' 04" E.



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JOB #: 6092	DWG #: 6092 Klas	Sheet 1 of 1