

PLAT OF SURVEY

OF PART OF GOV'T LOT 6, SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WI

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOV'T LOT 6, SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN, PREVIOUSLY DESCRIBED IN DOCUMENT NUMBER 774689 AND NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, MARKED BY A FOUND BRASS CAP BY THE BUREAU OF LAND MANAGEMENT; THENCE S 07°26'23" W, 479.43 FEET TO A FOUND IRON PIPE MARKING THE COMMON CORNER OF DOCUMENT Nos. 774689, 765267 AND C.S.M. 4453, BEING THE POINT OF BEGINNING;

THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID DOCUMENT Nos. 774689 AND 765267, N 32°12'30" W, 177.76 FEET TO A FOUND 1 INCH IRON PIPE; THENCE CONTINUING ALONG SAID COMMON BOUNDARY, N 44°21'10" W, 96.43 FEET TO A FOUND 1 INCH IRON PIPE NEAR THE SHORE OF BIG STONE LAKE; THENCE LEAVING SAID COMMON LINE AND ALONG A MEANDER LINE ON THE SHORE OF BIG STONE LAKE, S 32°08'46" W, 75.03 FEET TO A FOUND 1 INCH IRON PIPE; THENCE ALONG THE COMMON BOUNDARY BETWEEN DOCUMENT Nos. 774689 AND 752067, S 50°02'19" E, 65.70' TO A FOUND 1/2 INCH IRON PIPE; THENCE CONTINUING ALONG SAID COMMON BOUNDARY, S 31°46'06" E, 186.52' TO A FOUND 1 INCH IRON PIPE MARKING THE COMMON CORNER TO DOCUMENT Nos. 774689, 752067 AND C.S.M. 4453; THENCE ALONG THE COMMON BOUNDARY BETWEEN DOCUMENT No. 774689 AND C.S.M. No. 4453 N 49°58'58" E, 69.89 FEET TO THE POINT OF BEGINNING.

INCLUDING ALL LANDS BETWEEN THE LATERAL LOT LINES DESCRIBED HEREIN, EXTENDED TO THE SHORE OF BIG STONE LAKE, TOGETHER WITH ALL RIPARIAN RIGHTS.

ALONG WITH AN EASEMENT, DESCRIBED IN VOL. 282 PG. 579, RECORDED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 15, 1966, AS FOLLOWS:

ALSO AN EASEMENT, EXTENDING SOUTHERLY FROM THE SOUTHERLY BOUNDARY LINE OF THE PARCEL HEREIN CONVEYED, APPROXIMATELY 8 FEET TO AN EXISTING PRIVATE ROAD OWNED BY THE GRANTOR'S HEREIN TOGETHER WITH AN EASEMENT TO BE USED IN COMMON WITH THE GRANTOR'S, THEIR HEIRS, SUCCESSORS AND ASSIGNS OVER AND ACROSS SUCH EXISTING PRIVATE ROAD AS NOW CONSTRUCTED AND IN USE, RUNNING EASTERLY TO THE EXISTING TOWN ROAD.

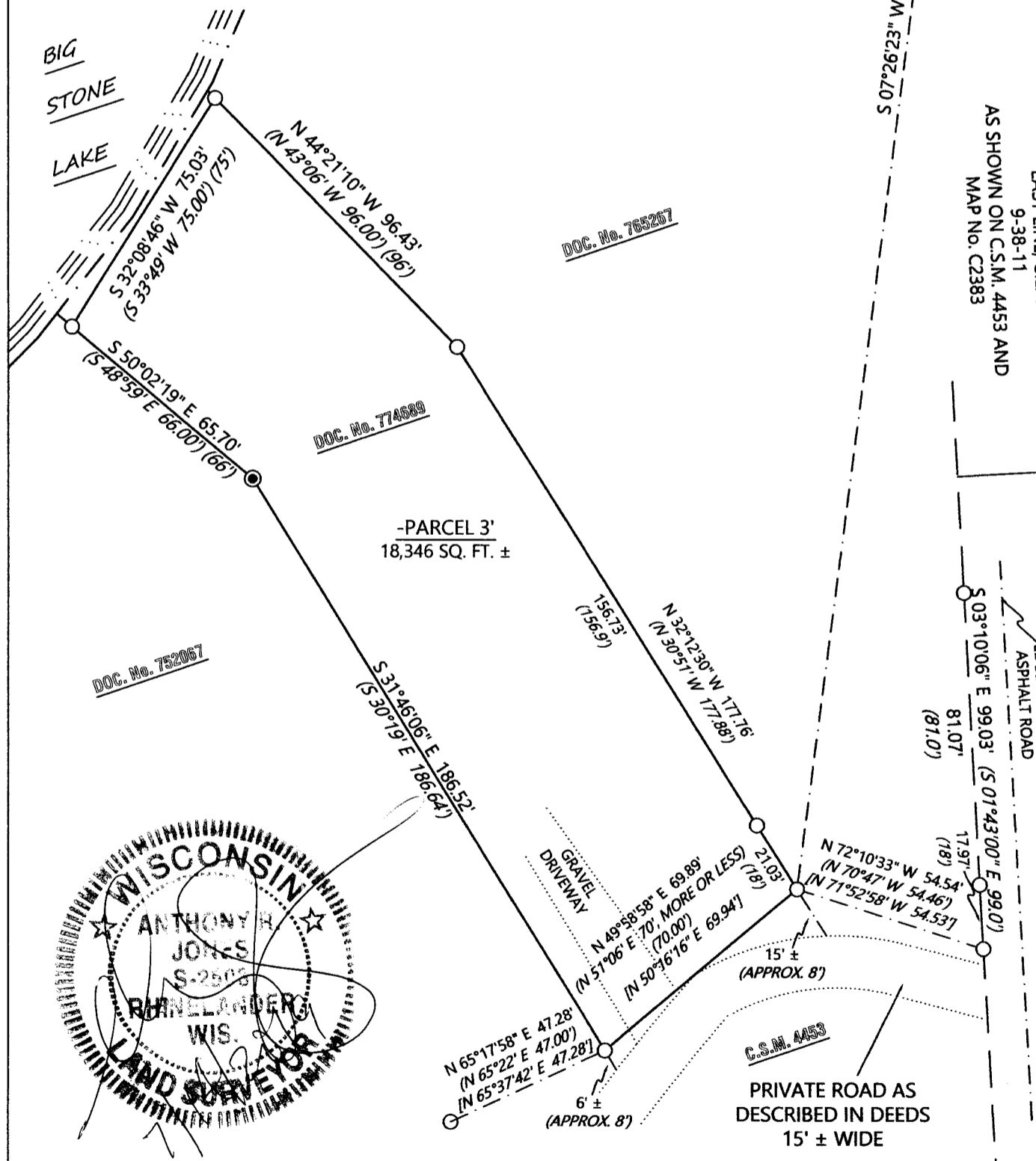
SAID PARCEL CONTAINS 18,346 SQ. FT., MORE OR LESS.

SAID PARCEL IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OR ANY OTHER ENCUMBRANCES, RECORDED OR UNRECORDED.

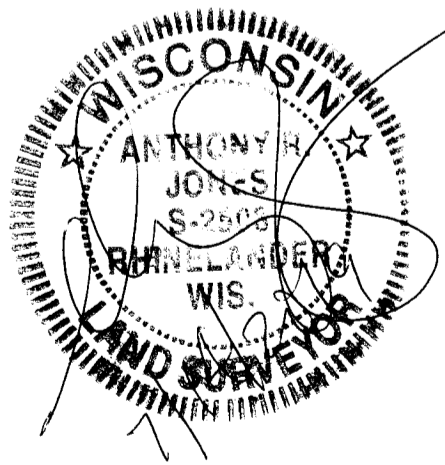
NORTH EAST CORNER, 9-38-11 FOUND BRASS BLM CAP USPLSS MONUMENT RECORD TIES VERIFIED, PIPE AT 35.93' IS NO LONGER USABLE.

SURVEY NOTES

- THERE ARE TWO DESCRIPTIONS CONTAINED WITHIN DOC. No. 774689 AND BOTH DESCRIBE THE SAME PARCEL OF LAND. THE FIRST DESCRIPTION (PARAGRAPH 1) CONTAINS SCRIVENER'S ERRORS AND HAS A DIFFERENT SET OF CALLS FROM THE SECTION CORNER THAN THAT OF THE SECOND DESCRIPTION (PARAGRAPH 3). THIS SURVEY AND DESCRIPTION ARE INTENDED TO CLARIFY THOSE TWO PARAGRAPHS INTO ONE UP-TO-DATE DESCRIPTION.
PARAGRAPH 2 OF DOC. No. 774689 CREATES AN EASMENT WITH A DISTANCE OF 8 FEET, MORE OR LESS, OVER THE ADJOINING LANDS TO THE SOUTH TO THE EASEMENT ROAD, WHICH IS THEN USED TO ACCESS THE TOWN ROAD. THIS PRIVATE ROAD HAS INDETERMINATE BOUNDARIES. THE GRAVEL DRIVEWAY SERVING THE HOUSE ON SAID PARCEL ALSO HAS INDETERMINATE BOUNDARIES AND BOTH ARE SHOWN AS ACCURATELY AS POSSIBLE. THE EASMENT, IN PARAGRAPH TWO OF DOC. No. 774689, OF APPROXIMATELY 8 FEET, EXTENDS FROM THE OWNERS SOUTHERLY BOUNDARY TO THE PRIVATE ROAD. IT IS ASSUMED THAT IT WAS GRANTED TO PREVENT THIS PARCEL FROM BEING LAND-LOCKED OR CREATING A TRESPASS ON THE SOUTHERLY ADJOINING LANDS.
THE RIGHT OF WAY OF GOLF COURSE LOOP HAS NOT BEEN DETERMINED DURING THE COURSE OF THIS SURVEY. FURTHER TITLE RESEARCH SHOULD BE DONE TO DETERMINE THE TRUE WIDTH. IT IS SHOWN HERE AS AN ASSUMED 66' WIDE RIGHT OF WAY.
NO IMPROVEMENTS, OTHER THAN THE GRAVEL DRIVEWAY AND THE EASEMENT ROAD, WERE SURVEYED. THE INTENT WAS TO GIVE A GRAPHIC REPRESENTATION OF THE APPROXIMATE 8' EASEMENT, THE PRIVATE ROAD AND THE RELATIONSHIP TO THIS AND THE ADJOINING PARCELS.
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE OTHER ENCROACHMENTS OR BENEFITS ASSOCIATED WITH THIS PARCEL THAT ARE NOT SHOWN OR DISCOVERED.



A 3522
7.30.2019
SC



NORTH BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM (WISCRS 2011) AND THE EAST LINE OF G.L. 6, SECTION 9-38-11 MEASURED AS: S 02°04'55" E

A.R. JONES LAND SURVEYING
2788 SCHWARZ RD.
RHINELANDER, WI 54501
715.894.7231 arjsurvey@charter.net

SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY UNDER THE DIRECTION OF LUANNE LEIMBACHER, OWNER, THAT THIS MAP, IN MY OPINION, IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

LEGEND

- FOUND 1" IRON PIPE
FOUND 1 1/4" IRON PIPE
FOUND 1 1/2" IRON PIPE
(XXX) RECORDED MEASUREMENT BY BY OTHERS
[XXX] RECORDED MEASUREMENT BY C.S.M. 4453, SODER



Table with 3 columns: DRAWN BY (ARJ), DATE (7/14/2019), SURVEYOR (LUANNE LEIMBACHER); FIELD WORK COMPLETED ON (7/14/2019), SITE (994 GOLF COURSE LOOP, THREE LAKES, WI); SCALE (1"=40'), SHEET (1/1), PROJECT NUMBER (2019-106).