



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 TRAVIS AND SYSAMONE GROTH, WITH PERMISSION OF THE DOUGLAS C. KOPECKY TRUST, 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.

SURVEYOR'S NOTES:

- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ENCUMBRANCES THAT BURDEN OR BENEFIT THIS PROPERTY THAT ARE NOT SHOWN HERE.

PARCEL 7

A PARCEL OF LAND IN GOVERNMENT LOT 10, SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST, TOWN OF LAKE TOMAHAWK, ONEIDA COUNTY, WISCONSIN, AS SHOWN AS PARCEL 7 ON A.R. JONES LAND SURVEYING, L.L.C. MAP NUMBER 2021-104, DATED APRIL 21, 2021, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15, MARKED BY A FOUND ONEIDA COUNTY ALUMINUM MONUMENT; THENCE N 42°40'44" W, 1323.80 FEET TO A FOUND 1 1/2 INCH IRON PIPE ON THE NORTH SHORE OF SOUTH TWO LAKES, BEING THE POINT OF BEGINNING.

THENCE ALONG THE COMMON BOUNDARY OF LANDS DESCRIBED IN DOC. Nos. 316229 AND 530655, N 35°12'17" E, 120.52 FEET TO A FOUND 1 1/2 INCH IRON PIPE; THENCE CONTINUING ALONG THE SAID COMMON BOUNDARY, N 11°56'57" E, 247.57 FEET TO A FOUND 1 1/2 INCH IRON PIPE SUBMERGED IN A LOW, PONDED AREA, ON THE SOUTH LINE OF LANDS DESCRIBED IN DOC No. 410361; THENCE ALONG THE COMMON BOUNDARY OF LANDS DESCRIBED IN DOC Nos. 316229 AND 410361, N 73°20'35" W, 120.25 FEET TO A FOUND 1 1/2 INCH IRON PIPE, THENCE CONTINUING ALONG THE SAID BOUNDARY, S 88°50'52" W, 124.81 FEET TO A FOUND 1 1/2 INCH IRON PIPE ON THE WEST BOUNDARY OF LANDS DESCRIBED IN DOC. No. 615316; THENCE ALONG THE COMMON BOUNDARY OF LANDS DESCRIBED IN DOC Nos. 316229 AND 615316, S 03°07'27" E, 364.27 FEET TO A FOUND 1 1/2 INCH IRON PIPE ON THE NORTH SHORE OF SOUTH TWO LAKES; THENCE ALONG A MEANDER LINE OF THE NORTH SHORE OF TWO LAKES SOUTH, S 84°52'52" E, 99.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE LATERAL LOT LINES EXTEND TO THE LAKE AND THIS DESCRIPTION INCLUDES ALL LANDS BETWEEN THE STATED MEANDER LINE AND THE LAKE AND INCLUDE ALL RIPARIAN RIGHTS THERETO.

SAID PARCEL CONTAINS 69,320 SQ. FT. ±, OR 1.59 ACRES, ±.

INCLUDING AND SUBJECT TO THE COMPLETE RIGHT FOR INGRESS AND EGRESS OVER THE EXISTING EASEMENT ROAD TO HUMMINGBIRD LANE AND TWO LAKES ROAD.

SUBJECT ALL OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY OR ANY OTHER ENCUMBRANCES, RECORDED OR UNRECORDED, PARTICULARLY THOSE RIGHTS OF OTHERS FOR THE USE OF THE EASEMENT ROAD AND FOR ANY CURRENT OR FUTURE PUBLIC UTILITIES.

SUBJECT TO A LANDING STRIP AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 10, SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST, TOWN OF LAKE TOMAHAWK, ONEIDA COUNTY, WISCONSIN, AS SHOWN ON A.R. JONES LAND SURVEYING, L.L.C. MAP NUMBER 2021-104, DATED APRIL 21, 2021, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15, MARKED BY A FOUND ONEIDA COUNTY ALUMINUM MONUMENT; THENCE N 53°17'48" W, 891.34 FEET TO A FOUND 1 1/4 INCH IRON ROD ON THE WEST EDGE OF AN EASEMENT ROAD, BEING THE POINT OF BEGINNING.

THENCE N 82°32'05" W, 52.90 TO A FOUND 1 1/2 INCH IRON PIPE NEAR THE EAST SHORE OF SOUTH TWO LAKES; THENCE ALONG A MEANDER LINE OF THE EAST SHORE OF SOUTH TWO LAKES, N 15°51'55" E, 13.80 FEET; THENCE LEAVING SAID MEANDER LINE, S 82°32'05" E 52.90 FEET TO A POINT OF THE WEST EDGE OF THE EASEMENT ROAD; THENCE ALONG THE EASEMENT ROAD, S 15°51'55" W, 13.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE LATERAL LOT LINES EXTEND TO THE LAKE AND THIS DESCRIPTION INCLUDES ALL LANDS BETWEEN THE STATED MEANDER LINE AND THE LAKE AND INCLUDE ALL RIPARIAN RIGHTS THERETO.

SUBJECT TO A BEACH AREA EASEMENT DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 10, SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST, TOWN OF LAKE TOMAHAWK, ONEIDA COUNTY, WISCONSIN, TO BE USED EXCLUSIVELY AS AN EASEMENT FOR BEACH USE, BEING GRANTED TO THE OWNERS OF PARCELS IN SAID GOVERNMENT LOT, WHO HAVE NO FRONTAGE ON TWO LAKES SOUTH, AS SHOWN ON A.R. JONES LAND SURVEYING, L.L.C. MAP NUMBER 2021-104, DATED APRIL 21, 2021, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15, MARKED BY A FOUND ONEIDA COUNTY ALUMINUM MONUMENT; THENCE N 53°17'48" W, 891.34 FEET TO A FOUND 1 1/4 INCH IRON ROD ON THE WEST EDGE OF AN EASEMENT ROAD; THENCE N 15°51'55" E, 13.80 FEET TO THE POINT OF BEGINNING.

THENCE N 08°25'22" W, 70.00 FEET; THENCE N 82°32'05" W, 52.90 TO A POINT ON THE LAKE SHORE MEANDER LINE; THENCE ALONG SAID MEANDER LINE, N 08°25'25" W, 30.00 FEET; THENCE LEAVING SAID MEANDER LINE, N 82°32'05" W, 2 FEET, MORE OR LESS TO THE SHORE OF SOUTH TWO LAKES; THENCE RETRACING S 82°32'05" E, 2 FEET, MORE OR LESS TO THE SAID MEANDER LINE; THENCE RETRACING SAID MEANDER LINE, S 08°25'22" E, 100.00 FEET; THENCE S 82°32'05" E, 52.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE LATERAL LOT LINES EXTEND TO THE LAKE AND THIS DESCRIPTION INCLUDES ALL LANDS BETWEEN THE STATED MEANDER LINE AND THE LAKE AND INCLUDE ALL RIPARIAN RIGHTS THERETO.

- LEGEND**
- FOUND 1 1/4" IRON ROD
 - ⊙ FOUND 1 1/2" IRON PIPE
 - △ CALCULATED LOCATION
 - × SET PLASTIC STAKE ON LINE
 - ⊥ UTILITY POLE
 - (XXX) RECORD DIMENSIONS

MAP # A3769 ✓
 DATE FILED 5-5-2021
 BY JP
 DESCRIPTION FILED ✓
 ONEIDA CO. SURVEYOR'S OFFICE

LINE TABLE

L1: N 82°32'05" W 52.90' (N 79°27' W 52.9')

L2: N 15°51'55" E 13.80' (N 18°57' E 13.8')

L3: S 82°32'05" E 52.90' (S 79°27' E 52.9')

L4: S 15°51'55" W 13.80' (S 18°57' W 13.8')

DRAWN BY: ARJ	DATE: 4/21/2021	DOUGLAS C KOPECKY REVOCABLE TRUST 1500 47TH ST. SACRAMENTO, CA 95819	BOUNDARY RETRACEMENT SURVEY PART OF GOVERNMENT LOT 10, SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST, TOWN OF LAKE TOMAHAWK, ONEIDA COUNTY, WISCONSIN PIN: LT-187-7	A.R. JONES LAND SURVEYING, LLC 2788 SCHWARZ RD. RHINELANDER, WI 54501 715.894.7231 arjsurvey@charter.net
FIELD WORK COMPLETED ON:	DATE: 4/18/2021			
SCALE: 1"=30'	SHEET: 2/2	PROJECT NUMBER: 2021-104		