

PLAT OF SURVEY

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 5 EAST, TOWN OF LITTLE RICE, ONEIDA COUNTY, WISCONSIN.

MAP # A3772 ✓
 DATE FILED: 5-6-2021
 BY: HP
 DESCRIPTION FILED:
 ONEIDA CO. SURVEYOR'S OFFICE

SURVEYOR'S CERTIFICATE

I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 5 EAST, TOWN OF LITTLE RICE, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 00°08'27" EAST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST 1/4, 1337.34 FEET; THENCE SOUTH, 89°00'51" EAST, 600.08 FEET TO THE NORTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 217, RECORDED IN VOLUME 1, ON PAGE 216, AS DOCUMENT NUMBER 216, FILED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AND BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°00'51" EAST, 610.09 FEET TO A POINT LOCATED ALONG THE WESTERLY BANK OF THE LITTLE RICE RIVER, SAID POINT BEING THE BEGINNING OF A MEANDER LINE OF A 10 FOOT WIDE STRIP OF LAND AS DESCRIBED IN DOCUMENT NUMBER 72844, FILED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING NORTH 89°00'51" WEST, 2 FEET MORE OR LESS FROM THE WEST LINE OF SAID 10 FOOT WIDE STRIP OF LAND; THENCE SOUTH 29°23'36" WEST, COINCIDENT WITH SAID MEANDER LINE, 705.77 FEET TO A POINT BEING THE END OF SAID MEANDER LINE, SAID POINT BEING SOUTH 88°33'42" WEST, 24 FEET MORE OR LESS FROM SAID WEST LINE OF THE 10 FOOT WIDE STRIP OF LAND; THENCE SOUTH 88°33'42" WEST, 161.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF YOUNKER DRIVE; THENCE NORTH 01°27'01" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 32.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID YOUNKER DRIVE; THENCE SOUTH 88°57'30" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 103.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°08'52" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3, 598.47 FEET TO SAID NORTHEAST CORNER OF LOT 3 AND THE POINT OF BEGINNING. INCLUDING THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE, THE WEST LINE OF SAID 10 FOOT WIDE STRIP OF LAND, AND THE NORTH AND SOUTH LINES OF SAID PARCEL EXTENDED EASTERLY TO SAID WATER'S EDGE.

THAT SAID PARCEL CONTAINS ±306,862 SQUARE FEET, ±7.045 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF RICHARD LUETSCHWAGER, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7.

THAT SAID PARCEL IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY OF SAID PARCEL.

DATED THIS 3RD DAY OF MAY 2021

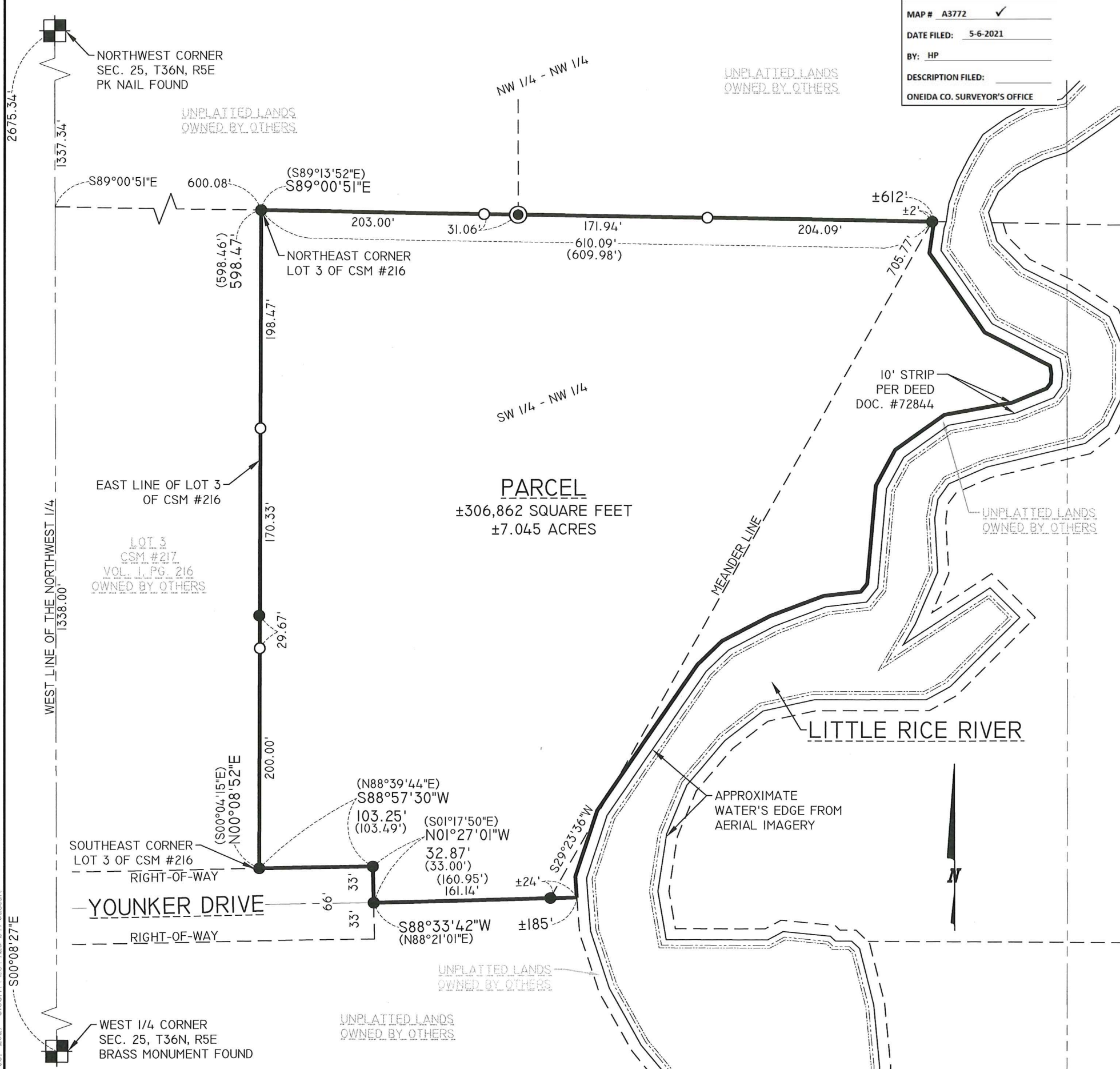
REI
 JOSHUA W. PRENTICE
 WI P.L.S. S-2852



NOTES:

- BEARINGS ARE BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 5 EAST, MEASURED TO BEAR SOUTH 00°08'27" EAST.
- FIELD WORK WAS COMPLETED ON 4-27-2021.
- PLAT OF SURVEY PREVIOUSLY COMPLETED BY LESTER SCHMIT - TIMBERLAND SURVEYORS, INC. FILED IN THE ONEIDA COUNTY SURVEYOR'S OFFICE ON JUNE 28TH, 1996 AS MAP NUMBER B3373.

LEGEND	
●	- 1 IN. BAR FOUND UNLESS NOTED
●	- 1-1/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET (126.00') - RECORDED BEARING/LENGTH PLAT OF SURVEY B3373
○	- 126.00' - MEASURED BEARING/LENGTH



PARCEL
 ±306,862 SQUARE FEET
 ±7.045 ACRES

LITTLE RICE RIVER

APPROXIMATE WATER'S EDGE FROM AERIAL IMAGERY



DATE	REVISION	BY	CHK'D	DESIGNED BY:	CHECKED BY: JWP
				SURVEYED BY: AJB,BDE	APPROVED BY: JWP
				DRAWN BY: JAF	DATE: 4-28-2021

PLAT OF SURVEY
 LUETSCHWAGER PROPERTY
 1138 YOUNKER DRIVE
 TOWN OF LITTLE RICE, WI

REI No. 9793
 SHEET 1 OF 1

REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING