

LOCATED IN GOVERNMENT LOT 7, SECTION 17, T36N, R10E, TOWN OF PELICAN,  
ONEIDA COUNTY, WISCONSIN

PROPERTY DESCRIPTIONS

PARCEL "A"

A parcel of land located in government lot 7 section 17, T36N, R10E, Town of Pelican, Oneida County, Wisconsin described as follows:  
Commencing at the south 1/4 corner of said section 17, thence north 03 degrees 11 minutes 50 seconds east, a distance of 1369.84 feet to an iron pipe, thence north 85 degrees 58 minutes 05 seconds west, a distance of 1814.37 feet to an iron pipe on the westerly right-of-way line of Clausen Road and point of beginning, thence leaving said right-of-way line north 85 degrees 58 minutes 05 seconds west, a distance of 382.94 feet to an iron pipe on the easterly bank of the North Branch Pelican River, thence along a meander line along said bank, north 03 degrees 13 minutes 30 seconds west, a distance of 204.54 feet to a spike, thence north 82 degrees 30 minutes 55 seconds east, a distance of 272.00 feet to a spike, thence north 72 degrees 12 minutes 45 seconds east, a distance of 439.10 feet to a spike, thence north 42 degrees 55 minutes 40 seconds east, a distance of 215.26 feet to a spike, thence north 47 degrees 01 minute 17 seconds east, a distance of 244.97 feet to a spike, thence north 35 degrees 46 minutes 42 seconds west, a distance of 50.59 feet to a spike, thence south 78 degrees 36 minutes 23 seconds west, a distance of 72.04 feet to a spike, thence north 08 degrees 16 minutes 50 seconds east, a distance of 269.80 feet to a spike, thence north 22 degrees 38 minutes 55 seconds east, a distance of 102.38 feet to a spike, thence north 67 degrees 08 minutes 15 seconds east, a distance of 439.80 feet to an iron pipe, thence leaving said meander line and bank of the North Branch Pelican River, south 87 degrees 05 minutes 14 seconds east, a distance of 731.20 feet to an iron pipe on the westerly right-of-way line of Clausen Road, thence along said right-of-way line, south 48 degrees 45 minutes 21 seconds west, a distance of 201.18 feet to an iron pipe, thence along the arc of a curve concave to the southeast and having a radius of 1544.55' and a long chord which bears south 40 degrees 58 minutes 20 seconds west 271.57 feet to an iron pipe, thence south 34 degrees 30 minutes 47 seconds west, a distance of 189.21 feet to an iron pipe, thence along the arc of a curve concave to the northwest which has a radius of 768.03 feet and a long chord which bears south 63 degrees 49 minutes 48 seconds west 594.03 feet to an iron pipe, thence south 80 degrees 41 minutes 12 seconds west, a distance of 176.52 feet to an iron pipe, thence along the arc of a curve concave to the southeast which has a radius of 834.03 feet and a long chord which bears south 63 degrees 19 minutes 53 seconds west 645.51 feet to an iron pipe, thence south 80 degrees 41 minutes 12 seconds west, a distance of 176.52 feet to an iron pipe, thence along the arc of a curve concave to the southeast which has a radius of 696.86 feet and a long chord which bears south 67 degrees 57 minutes 05 seconds west 268.81 feet, a distance of 270.51 feet to an iron pipe, thence south 53 degrees 40 minutes 53 seconds west, a distance of 115.30 feet to an iron pipe, thence along the arc of a curve concave to the southeast which has a radius of 477.32 feet and a long chord which bears south 38 degrees 53 minutes 55 seconds west 299.18 feet, a distance of 304.29 feet to an iron pipe, thence leaving said right-of-way line, south 85 degrees 58 minutes 05 seconds east, a distance of 1742.63 feet to the point of beginning. Said parcel contains 25.80 acres. Subject to easements, restrictions, reservations and rights-of-way of record or in use. Including those lands between the above described meander line and the bank of the North Branch Pelican River.

Parcel "B"

A parcel of land located in government lot 7, section 17, T36N, R10E, Town of Pelican, Oneida County, Wisconsin described as follows:  
Commencing at the south 1/4 corner of said section 17, thence north 03 degrees 11 minutes 50 seconds east, a distance of 1369.84 feet to an iron pipe and point of beginning, thence north 03 degrees 11 minutes 50 seconds east, a distance of 1369.83 feet to an iron pipe, thence south 87 degrees 18 minutes 12 seconds east, a distance of 61.70 feet to an iron pipe on the easterly right-of-way line of Clausen Road, thence along said right-of-way line, south 46 degrees 42 minutes 48 seconds west, a distance of 264.09 feet to an iron pipe, thence along the arc of a curve concave to the southeast which has a radius of 1478.55 feet and a long chord which bears south 40 degrees 59 minutes 25 seconds west 257.13 feet, a distance of 257.46 feet to an iron pipe, thence south 34 degrees 30 minutes 47 seconds west, a distance of 189.21 feet to an iron pipe, thence along the arc of a curve concave to the northwest which has a radius of 834.03 feet and a long chord which bears south 63 degrees 19 minutes 53 seconds west, 645.51 feet to an iron pipe, thence south 80 degrees 41 minutes 12 seconds west, a distance of 176.52 feet to an iron pipe, thence along the arc of a curve concave to the southeast which has a radius of 696.86 feet and a long chord which bears south 67 degrees 57 minutes 05 seconds west 268.81 feet, a distance of 270.51 feet to an iron pipe, thence south 53 degrees 40 minutes 53 seconds west, a distance of 115.30 feet to an iron pipe, thence along the arc of a curve concave to the southeast which has a radius of 477.32 feet and a long chord which bears south 38 degrees 53 minutes 55 seconds west 299.18 feet, a distance of 304.29 feet to an iron pipe, thence leaving said right-of-way line, south 85 degrees 58 minutes 05 seconds east, a distance of 1742.63 feet to the point of beginning. Said parcel contains 25.80 acres. Subject to easements, restrictions, reservations and rights-of-way of record or in use.

PARCEL "A"  
18.03 ACRES

PARCEL "B"  
25.80 ACRES

LEGEND

- FOUND 2" CAPPED IRON PIPE
- FOUND 1" CAPPED IRON PIPE
- SET 1" X 24" IRON PIPE
- FOUND 2" SQUARE CAPPED IRON PIPE
- FOUND 1" IRON PIPE
- SET 60 PENNY SPIKE
- CALCULATED POSITION (UNABLE TO BE MONUMENTED)
- ( ) RECORDED AS

CURVE TABLE

CURVE NUMBER	RADIUS	ARC LENGTH
C-1	1478.55	257.46'
C-2	834.03'	666.20'
C-3	696.86'	270.51'
C-4	477.32'	304.29
C-5	1544.55'	271.57
C-6	768.03'	609.93
C-7	762.86'	301.58'
C-8	543.32	363.76'

I, KEVIN P. BIXBY, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PARCEL OF LAND UNDER THE DIRECTION OF KENT COONEY AND THAT THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE PROVIDED A DESCRIPTION OF THE ABOVE PARCELS ON A SEPARATE SHEET THAT I HAVE COMPLIED WITH THE PROVISIONS OF AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE

Kevin P. Bixby  
KEVIN P. BIXBY R.L.S. 2343

04/03/03  
DATE



DWG NO  
0189

BIXBY LAND SURVEYING INC.  
RHINELANDER, WISCONSIN

SURVEY FOR  
KENT COONEY  
WOODSTOCK, ILL

SCALE 1" = 100 DATE 03/07/03 DWN BY KB