

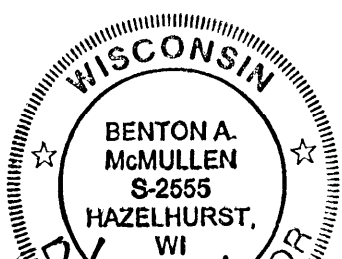
MAP # 03819  
DATE FILED 10-30-14  
BY J.B.  
DESCRIPTION FILED  
ONEIDA CO. SURVEYOR'S OFFICE

CENTER-NORTH 1/16 CORNER  
CALCULATED POINT  
NOT MONUMENTED  
PER THIS SURVEY

The SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 35  
and part of the  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
and part of the  
NORTHWEST 1/4 OF THE SOUTHWEST 1/4  
and part of GOVERNMENT LOT 5, SECTION 36  
TOWNSHIP 39 NORTH, RANGE 7 EAST  
Town of Woodruff, Oneida County, Wisconsin

NOTES:

- 1) FLAGGED PARCEL LINES WITH SURVEYOR'S RIBBON ARE ONLY A REPRESENTATION OF THE PROPERTY LINE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 2) IRON PIPE DIAMETERS GIVEN ARE OUTSIDE DIAMETERS.
- 3) WATER WAY BOUNDARY / WETLAND DELINEATION MAYBE NEEDED. THE LOCATION OF THE ORDINARY HIGH WATER MARK (OHWM) AND WETLAND SHOWN ON THIS SURVEY MAP IS APPROXIMATE.
- 4) THERE WERE NO BUILDINGS ON THIS PROPERTY WHEN THE SURVEY WAS PERFORMED.
- 5) IT IS NOT THE INTENT OF THIS SURVEY MAP TO SHOW ALL EASEMENTS.
- 6) THE 66' WIDE PRIVATE EASEMENT ROAD SHOWN HEREON IS TO BE FOR INGRESS, EGRESS AND UTILITY PURPOSES (INCLUDING BUT NOT LIMITED TO CABLE T.V. AND INTERNET SERVICES).
- 7) SEE SHEET 2 FOR DESCRIPTIONS.



Professional Land Surveyor  
# S-2555

- LEGEND
- - 1.315" Iron Pipe Found
  - - 3/4" Iron Bar Found
  - - 3/4" X 18" Iron Bar Set
  - ▲ - Computed Point (Not Monumented)
  - (Other corners as noted)
  - (...) - Recorded as values

GRID NORTH, BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM, BEARS SOUTH 17° 35' 42" WEST



SCALE: 1" = 100'

QUARTER CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

QUARTER CORNER  
CALCULATED POINT  
FALLS IN LAKE

SECTION CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE  
MEANDER CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

QUARTER CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

EAST 1/16 CORNER  
1.315" IRON PIPE  
FOUND IN PLACE

SECTION CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

NORTH 1/16 CORNER  
1.315" IRON PIPE  
FOUND IN PLACE

POND & WETLAND  
AREA  
217,116 SQ. FEET  
4.98 ACRES  
MORE OR LESS

WETLAND  
AREA  
(NOT INCLUDING POND)  
126,412 SQ. FEET  
2.90 ACRES  
MORE OR LESS

POND  
AREA  
90,704 SQ. FEET  
2.08 ACRES  
MORE OR LESS

- PARCEL 1 -  
AREA  
653,683 SQ. FEET  
15.01 ACRES  
MORE OR LESS  
(THIS AREA INCLUDES WETLAND AND POND)

- PARCEL 2 -  
AREA  
1,119,267 SQ. FEET  
25.69 ACRES  
MORE OR LESS

SURVEYOR'S CERTIFICATE

I, Benton A. McMullen, Wisconsin Professional Land Surveyor # S-2555, do hereby certify that I have surveyed and mapped the property shown hereon, and that I have complied with the applicable requirements of the Wisconsin Administrative Code Chapter A-E 7, and that this map represents a true and accurate survey of said property to the best of my knowledge and belief.

This survey was performed under the order of:  
DAN KLOES

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

NOTE: The right-of-way of the Private Easement Road shown hereon shall be maintained by the property owner or adjoining owners and a separate agreement for maintenance and use may be required. Town and County will not be responsible for maintaining said easement.

TAX PARCEL NBR:  
WR 433

SEE SHEET 2  
FOR REST  
OF EASEMENT  
ROAD

QUARTER CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

SECTION CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

MEANDER CORNER  
2 1/2" BRASS CAPPED IRON PIPE  
FOUND IN PLACE

CENTER-EAST 1/16 CORNER  
3/4" IRON BAR SET

EAST - WEST 1/4 LINE


NORTH - SOUTH 1/4 LINE

SOUTHWEST 1/4 OF THE NORTHEAST 1/4  
SECTION 35

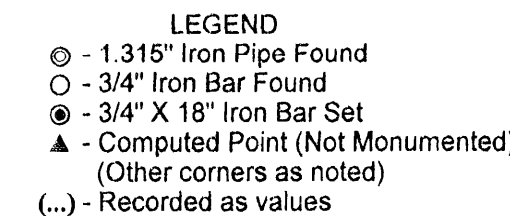
SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
SECTION 35

SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
SECTION 36

SCALE: 1" = 100'



A horizontal graphic scale bar with a black and white checkered pattern. It is marked with '0', '50'', '100'', and '200''.



NOTE: COUNTY HIGHWAY "D" RIGHT-OF-WAY  
VARIES IN WIDTH (SEE C.S.M. #1708).

GRID NORTH, BASED ON THE ONEIDA COUNTY  
COORDINATE SYSTEM REFERENCED TO THE EAST LINE  
OF SECTION 26 WHICH BEARS SOUTH 4° 26' 42" WEST

Subject to any easements, restrictions, or rights of way of record or of use.

October 28, 2014

**DESCRIPTION - PARCEL 1**

Part of the Southeast 1/4 of the Northeast 1/4, Section 35, Township 39 North, Range 7 East, Town of Woodruff, Oneida County, Wisconsin as shown on a survey map by McMullen & Associates, Incorporated of Minocqua, Wisconsin with a job number of 214051 and more particularly described as follows:

Commencing at the East 1/4 Corner of said section marked by a 2 1/2" Brass Capped Iron Pipe; thence along the south line of said Southeast 1/4 of the Northeast 1/4 South 89° 51' 29" West (Grid North based on the Oneida County coordinate system referenced to the east line of said section 35 which bears South 1° 35' 43" West), a distance of 1319.25 feet to the Center-East 1/16 Corner marked by a 3/4" Iron Bar; thence along the west line of said Southeast 1/4 of the Northeast 1/4 North 1° 19' 04" East, a distance of 359.76 feet to a 3/4" Iron Bar, said point being the POINT OF BEGINNING.

Thence continuing northerly along said west line, a distance of 979.10 feet to the North-East 1/16 Corner marked by a 3/4" Iron Bar; thence along the north line of said Southeast 1/4 of the Northeast 1/4 North 89° 40' 10" East, a distance of 1325.88 feet to the North 1/16 Corner marked by a 1.315" Iron Pipe; thence along the east line of said Southeast 1/4 of the Northeast 1/4 South 1° 35' 43" West, a distance of 288.16 feet to a 3/4" Iron Bar; thence leaving said east line South 89° 40' 10" West, a distance of 808.92 feet to a 3/4" Iron Bar; thence South 1° 19' 04" West, a distance of 222.83 feet to a 3/4" Iron Bar; thence South 13° 37' 02" West, a distance of 182.56 feet to a 3/4" Iron Bar; thence South 58° 43' 33" West, a distance of 565.51 feet to the POINT OF BEGINNING.

Said described tract containing 653,683 Sq. Feet or 15.01 Acres, more or less. This area includes wetlands and the pond that are contained within the parcel.

Subject to any easements, restrictions, or rights of way of record or of use.

Subject to a 12' wide easement for utility purposes along the south and east lines of the parcel described hereon. Said south and east lines are described as follows: South 1° 19' 04" West, a distance of 222.83 feet; South 13° 37' 02" West, a distance of 182.56 feet; and South 58° 43' 33" West, a distance of 565.51 feet. Said lines are the south and east boundary of said 12' wide easement as shown on said survey map.

Together with a 66' wide private easement road for ingress, egress, and utility purposes (including but not limited to cable television and internet services) to County Highway "D" as shown on said survey map and described as follows:

Part of the Southeast 1/4 of the Northeast 1/4 of Section 35 and part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 and part of government lot 5 of Section 36 all in Township 39 North, Range 7 East, Town of Woodruff, Oneida County, Wisconsin as shown on a survey map by McMullen & Associates, Incorporated of Minocqua, Wisconsin with a job number of 214051 and more particularly described as follows:

Commencing at the 1/4 Corner common to said sections 35 and 36 marked by a 2 1/2" Brass Capped Iron Pipe; thence along the south line of said Southeast 1/4 of the Northeast 1/4 South 89° 51' 29" West (Grid North based on the Oneida County coordinate system referenced to the east line of said section 35 which bears South 1° 35' 43" West), a distance of 1319.25 feet to the Center-East 1/16 Corner of said section 35 marked by a 3/4" Iron Bar; thence along the west line of said Southeast 1/4 of the Northeast 1/4 North 1° 19' 04" East, a distance of 359.76 feet to a 3/4" Iron Bar; thence leaving said west line North 58° 43' 33" East, a distance of 39.17 feet to a point, said point being the POINT OF BEGINNING of this centerline description for a 66' wide private easement road.

Thence parallel to said west line South 1° 19' 04" West, a distance of 347.01 feet to a point that is 33.00 feet north of the south line of said Southeast 1/4 of the Northeast 1/4 of said section 35; thence parallel

to said south line North 89° 51' 29" East, a distance of 1286.40 feet to a point on the common section line between said sections and north 33.00 feet of said common ¼ corner (the point of beginning); thence parallel to the south line of said Southwest 1/4 of the Northwest 1/4 of said section 36 South 89° 56' 20" East, a distance of 1267.35 feet to a point 33.00 feet west of the east line of said Southwest 1/4 of the Northwest 1/4; thence parallel to said east line South 0° 58' 56" West, a distance of 33.00 feet to a point on the south line of said Southwest 1/4 of the Northwest 1/4; thence parallel to the west line of government lot 5 South 0° 59' 03" West, a distance of 132.06 feet to a point; thence parallel and 33.00 feet north of the south line of the parcel described in document number 630113 as recorded at the Oneida County Register of Deeds office with a tax number of WR 452-5 South 89° 40' 24" East, a distance of 1265.65 feet to a point on the west line of that parcel described in said document number 630113 with a tax number of WR 452-2, said point being North 32° 29' 06" East, a distance of 38.99 feet from the southwest corner of said parcel WR 452-2; thence along said west line of said parcel WR 452-2 North 32° 29' 06" East, a distance of 64.29 feet to a point which is the northwest corner of said parcel WR 452-2; thence along the north line of said parcel WR 452-2 South 63° 40' 37" East, a distance of 435.06 feet to a point on the northwesterly right-of-way of County Highway "D", said point being the POINT OF ENDING of this 66' wide private easement road.

The right-of-way lines of this 66' wide private easement road are intended to extended to and terminate at the northwesterly right-of-way line of County Highway "D" and to extended to and terminate at the south line of parcel 1 shown on said survey map.

Subject to any easements, restrictions, or rights of way of record or of use.

C2819

MAP #	
DATE FILED	10-30-14
BY	JB
DESCRIPTION FILED	✓
ONEIDA CO. SURVEYOR'S OFFICE	

WISCONSIN

BENTON A.  
McMULLEN  
S-2555  
HAZELHURST,  
WI

LAND SURVEYOR

Benton A. McMullen

Professional Land Surveyor  
No. 2555  
Benton A. McMullen  
Date: October 28, 2014



October 28, 2014

**DESCRIPTION - PARCEL 2**

Part of the Southeast 1/4 of the Northeast 1/4, Section 35, Township 39 North, Range 7 East, Town of Woodruff, Oneida County, Wisconsin as shown on a survey map by McMullen & Associates, Incorporated of Minocqua, Wisconsin with a job number of 214051 and more particularly described as follows:

Commencing at the East 1/4 Corner of said section marked by a 2 1/2" Brass Capped Iron Pipe, said point being the POINT OF BEGINNING.

Thence along the south line of said Southeast 1/4 of the Northeast 1/4 South 89° 51' 29" West (Grid North based on the Oneida County coordinate system referenced to the east line of said section 35 which bears South 1° 35' 43" West), a distance of 1319.25 feet to the Center-East 1/16 Corner marked by a 3/4" Iron Bar; thence along the west line of said Southeast 1/4 of the Northeast 1/4 North 1° 19' 04" East, a distance of 359.76 feet to a 3/4" Iron Bar; thence leaving said west line North 58° 43' 33" East, a distance of 565.51 feet to a 3/4" Iron Bar; thence North 13° 37' 02" East, a distance of 182.56 feet to a 3/4" Iron Bar; thence North 1° 19' 04" East, a distance of 222.83 feet to a 3/4" Iron Bar; thence North 89° 40' 10" East, a distance of 808.92 feet to the east line of said Southeast 1/4 of the Northeast 1/4 mark by a 3/4" Iron Bar; thence along said east line South 1° 35' 43" West, a distance of 1055.25 feet to the POINT OF BEGINNING.

Said described tract containing 1,119,267 Sq. Feet or 25.69 Acres, more or less.

Subject to any easements, restrictions, or rights of way of record or of use.

Together with and subject to a 66' wide private easement road for ingress, egress, and utility purposes (including but not limited to cable television and internet services) to County Highway "D" as shown on said survey map and described as follows:

Part of the Southeast 1/4 of the Northeast 1/4 of Section 35 and part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 and part of government lot 5 of Section 36 all in Township 39 North, Range 7 East, Town of Woodruff, Oneida County, Wisconsin as shown on a survey map by McMullen & Associates, Incorporated of Minocqua, Wisconsin with a job number of 214051 and more particularly described as follows:

Commencing at the 1/4 Corner common to said sections 35 and 36 marked by a 2 1/2" Brass Capped Iron Pipe; thence along the south line of said Southeast 1/4 of the Northeast 1/4 South 89° 51' 29" West (Grid North based on the Oneida County coordinate system referenced to the east line of said section 35 which bears South 1° 35' 43" West), a distance of 1319.25 feet to the Center-East 1/16 Corner of said section 35 marked by a 3/4" Iron Bar; thence along the west line of said Southeast 1/4 of the Northeast 1/4 North 1° 19' 04" East, a distance of 359.76 feet to a 3/4" Iron Bar; thence leaving said west line North 58° 43' 33" East, a distance of 39.17 feet to a point, said point being the POINT OF BEGINNING of this centerline description for a 66' wide private easement road.

Thence parallel to said west line South 1° 19' 04" West, a distance of 347.01 feet to a point that is 33.00 feet north of the south line of said Southeast 1/4 of the Northeast 1/4 of said section 35; thence parallel to said south line North 89° 51' 29" East, a distance of 1286.40 feet to a point on the common section line between said sections and north 33.00 feet of said common 1/4 corner (the point of beginning); thence parallel to the south line of said Southwest 1/4 of the Northwest 1/4 of said section 36 South 89° 56' 20" East, a distance of 1267.35 feet to a point 33.00 feet west of the east line of said Southwest 1/4 of the Northwest 1/4; thence parallel to said east line South 0° 58' 56" West, a distance of 33.00 feet to a point on the south line of said Southwest 1/4 of the Northwest 1/4; thence parallel to the west line of government lot 5 South 0° 59' 03" West, a distance of 132.06 feet to a point; thence parallel and 33.00

feet north of the south line of the parcel described in document number 630113 as recorded at the Oneida County Register of Deeds office with a tax number of WR 452-5 South 89° 40' 24" East, a distance of 1265.65 feet to a point on the west line of that parcel described in said document number 630113 with a tax number of WR 452-2, said point being North 32° 29' 06" East, a distance of 38.99 feet from the southwest corner of said parcel WR 452-2; thence along said west line of said parcel WR 452-2 North 32° 29' 06" East, a distance of 64.29 feet to a point which is the northwest corner of said parcel WR 452-2; thence along the north line of said parcel WR 452-2 South 63° 40' 37" East, a distance of 435.06 feet to a point on the northwesterly right-of-way of County Highway "D", said point being the POINT OF ENDING of this 66' wide private easement road.

The right-of-way lines of this 66' wide private easement road are intended to extended to and terminate at the northwesterly right-of-way line of County Highway "D" and to extended to and terminate at the south line of parcel 1 shown on said survey map.

Subject to any easements, restrictions, or rights of way of record or of use.

MAP #	<b>C2819</b>
DATE FILED	10-30-14
BY	JB
DESCRIPTION FILED	✓
ONEIDA CO. SURVEYOR'S OFFICE	



Professional Land Surveyor  
No. 2555  
Benton A. McMullen  
Date: October 28, 2014