C3087

MAP # C3087
DATE FILED: 3-6-2024
BY: CH
DESCRIPTION FILED:
ONEIDA CO. SURVEYOR'S OFFICE

Oneida County Grid Bearings:
Referenced to the south line of
Gov't Lot 6, Section 35, T. 37. N, R. 6 E
as bearing S89°38'38"W

N
W E
S

- △ Computed position
- ● 3/4" dia. iron rod found
- ○ 1" dia. iron pipe set
- ⊗ 1" dia. iron pipe found
- ◐ 1-1/4" dia. iron pipe found
- ◒ 2" dia. iron pipe found
- ( ) Bearing or distance of record
- Ⓦ Well
- Ⓢ Septic
- ∅ Utility pole
- T Telephone pedestal
- E Electrical pedestal

Scale 1" = 100'
0' 50' 100' 200'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	87.64'	187.00'	S87° 15' 30"W	86.84'
C2	141.94'	567.00'	S66° 39' 36"W	141.56'
C3	209.20'	383.00'	S75° 08' 12"W	206.61'
C4	173.15'	317.00'	N75° 08' 12"E	171.01'
C5	158.46'	633.00'	N66° 39' 36"E	158.04'
C6	111.15'	253.00'	N86° 25' 00"E	110.25'

WISCONSIN GREGORY S. MAINES S-2729 EAGLE RIVER WI LAND SURVEYOR
1/16/24

I hereby certify that I have surveyed the property shown hereon; that this map represents an accurate survey of said property to the best of my knowledge and belief; and that I have complied with the applicable requirements of the Wisconsin Administrative Code Section A-E 7.

Notes:

1. This survey was based on information contained in the commitment for title insurance issued by Gowey Abstract & Title Company, Inc, an agent for Old Republic National Title Insurance Company, Commitment No. 225220 dated August 24, 2022 at 4:30 PM.
2. The north line of the subject property and the south line of the property to the north are consistent in how they are described in their respective deeds. Both deeds describe a line 15 rods (247.5') more or less south of and parallel to the north line of Gov't Lot 6 that touches the north boundary of a roadway. A survey by Genisot Engineering Co. completed April 4, 1957 shows this boundary being approximately 274.3 feet south of and parallel to the north line of Gov't Lot 6. We found iron pipes which were consistent with the measurements provided on the 1957 survey and it appears that the property owner to the north has been occupying up to this line. The distance of 15 rods from the north line of Gov't Lot 6 as called for in the deeds falls on the north edge of a driveway servicing the property to the north, which would appear to be consistent with the deed call for the north boundary of a roadway. The difference between the line as described in the deed compared to the line as surveyed, monumented and occupied to is approximately 26 feet. It is recommend that the client works with the property owner to the north to resolve this discrepancy.
3. There was significant snow cover during the time of this survey, there may have been improvements that could not be seen and therefore are not shown.
4. Wetlands shown hereon were derived from county topographic data and aerial imagery, they have not been delineated and are for reference only.
5. Fieldwork was completed on February 8, 2023.

Record Legal Description:

All that part of Government Lot Six (6) of Section Thirty-five (35), Township Thirty-seven (37) North, RangeSix (6) East, Town of Cassian, Oneida County, Wisconsin, which lies West of U.S. Highway 51 right of way,

EXCEPT commencing at a point on the eighth line North boundary of said Government 6, which is 7 chains,10 links West of the Northeast corner of said Government Lot 6; thence South variation 3° 30' East along U.S. Highway 51 a distance of 15 rods (more or less, that the Southern line of the description touches the roadway now on the premises adjacent to the South), thence West on a line parallel to the Northern boundary of said Government Lot, to the shore of W. Mitchell Lake, thence Northeasterly along the lake shore to its intersection with the North boundary of said Government Lot 6 thence along said North boundary to the Place of Beginning. (It being intended hereby to convey all that part of Government Lot 6 North of a line parallel to the North boundary of said Lot 6 which line touches on the North boundary of a roadway on the Southerly part of said Lot).

ALSO EXCEPT any part of said Government Lot 6 lying West of Line By Agreement as described in Volume 746, on Page 57 as Document No. 435618, ALSO EXCEPT any part used for road purposes.

AND

All that part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Two (2), Township Thirty-six (36) North, Range Six (6) East, Town of Nokomis, Oneida County, Wisconsin, which lies West of U.S. Highway 51 right of way,

EXCEPT commencing at the North 1/4 corner of said Section 2, thence South 89° 36' 20" West along the North line of said Section 2 a distance of 475.30' to a point situated at the intersection of said North section line and the West right of way line of U.S. Highway 51, thence South 2° 21' West along said West right of way line a distance of 1804.88' to an iron pipe, said pipe marking the Point of Beginning, thence continuing along said right of way line South 2° 21' West a distance of 300.15' to an iron pipe, thence leaving said right of way line South 88° 41' 50" West a distance of 822.16' to an iron pipe marking the center 1/16 Northwest, thence North 1° 50' 40" East along the West 1/16 line 300.00' to an iron pipe, thence leaving said 1/16 line North 88° 41' 50" East a distance of 824.82' to the Point of Beginning.

ALSO EXCEPT any part of said NE1/4-NW1/4 lying West of Line By Agreement as described in Volume 746, on Page 57 as Document No. 435618,

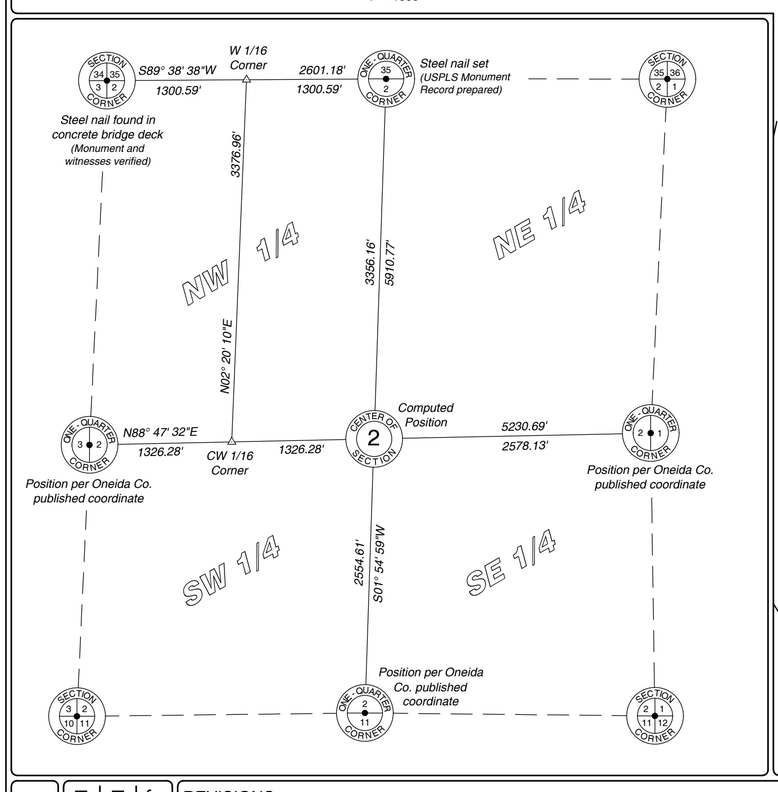
ALSO EXCEPT any part used for road purposes.

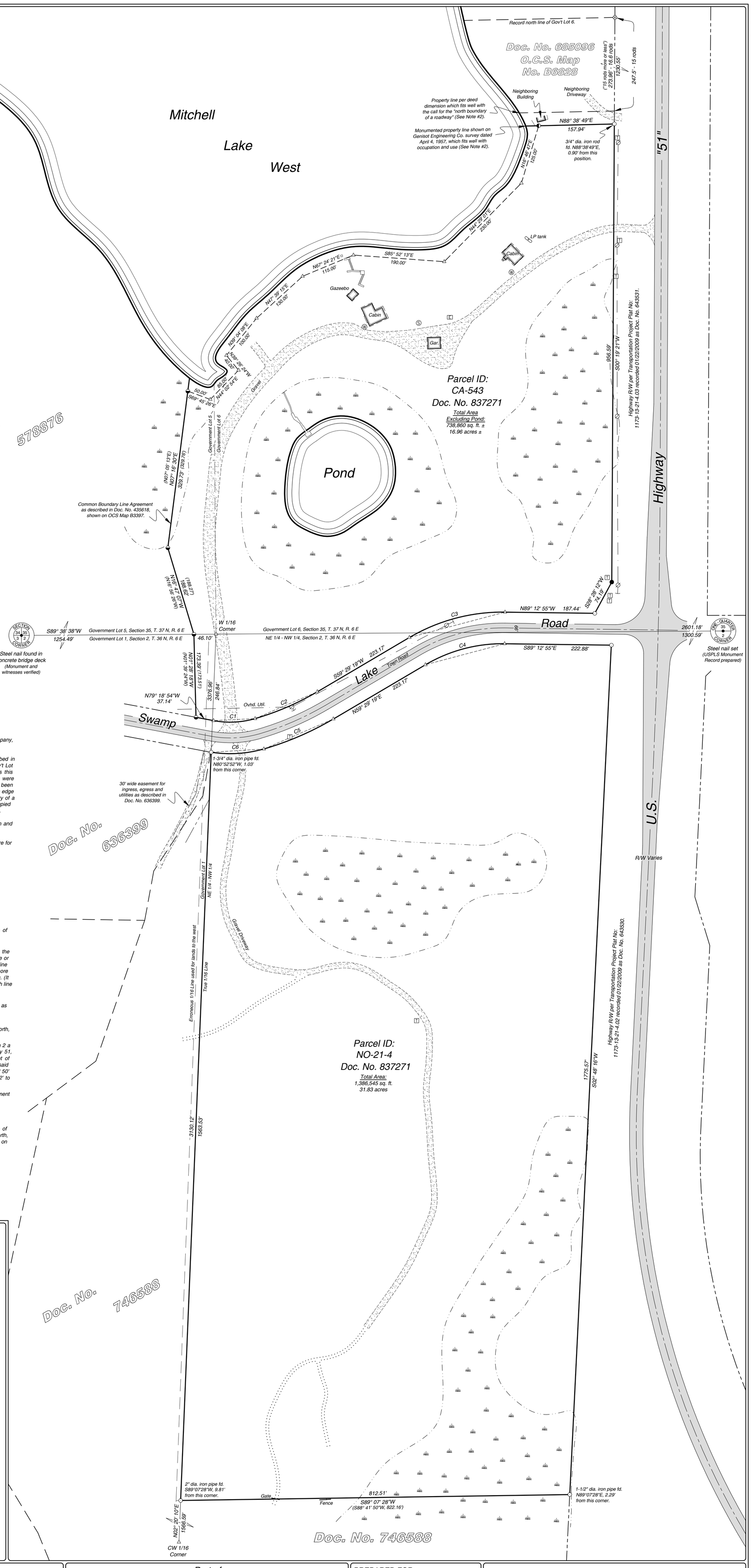
AND

All that part of Government Lot Five (5) of Section Thirty-five (35), Township Thirty-seven (37) North, Range Six (6) East, Town of Cassian, Oneida County, Wisconsin, and all that part of Government Lot One (1) of Section Two (2), Township Thirty-six (36) North, Range Six (6) East, Town of Nokomis, Oneida County, Wisconsin, lying West of Line By Agreement as described in Volume 746, on Page 57 as Document No. 435618.

Section Detail

1" = 1000'





SHEET 1 OF 1

JOB #: 2022339
DRAWN BY: LWV
DATE: 01/16/2024

REVISIONS:

#	BY	DATE	

Part of
Gov't Lots 5 & 6 in Section 35,
T 37 N, R 6 E, Town of Cassian,
ALSO part of
Gov't Lot 1 & NE 1/4 - NW 1/4 in Section 2,
T 36 N, R 6 E, Town of Nokomis.
Oneida County, Wisconsin

PREPARED FOR:
Aqua Properties, LLC

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