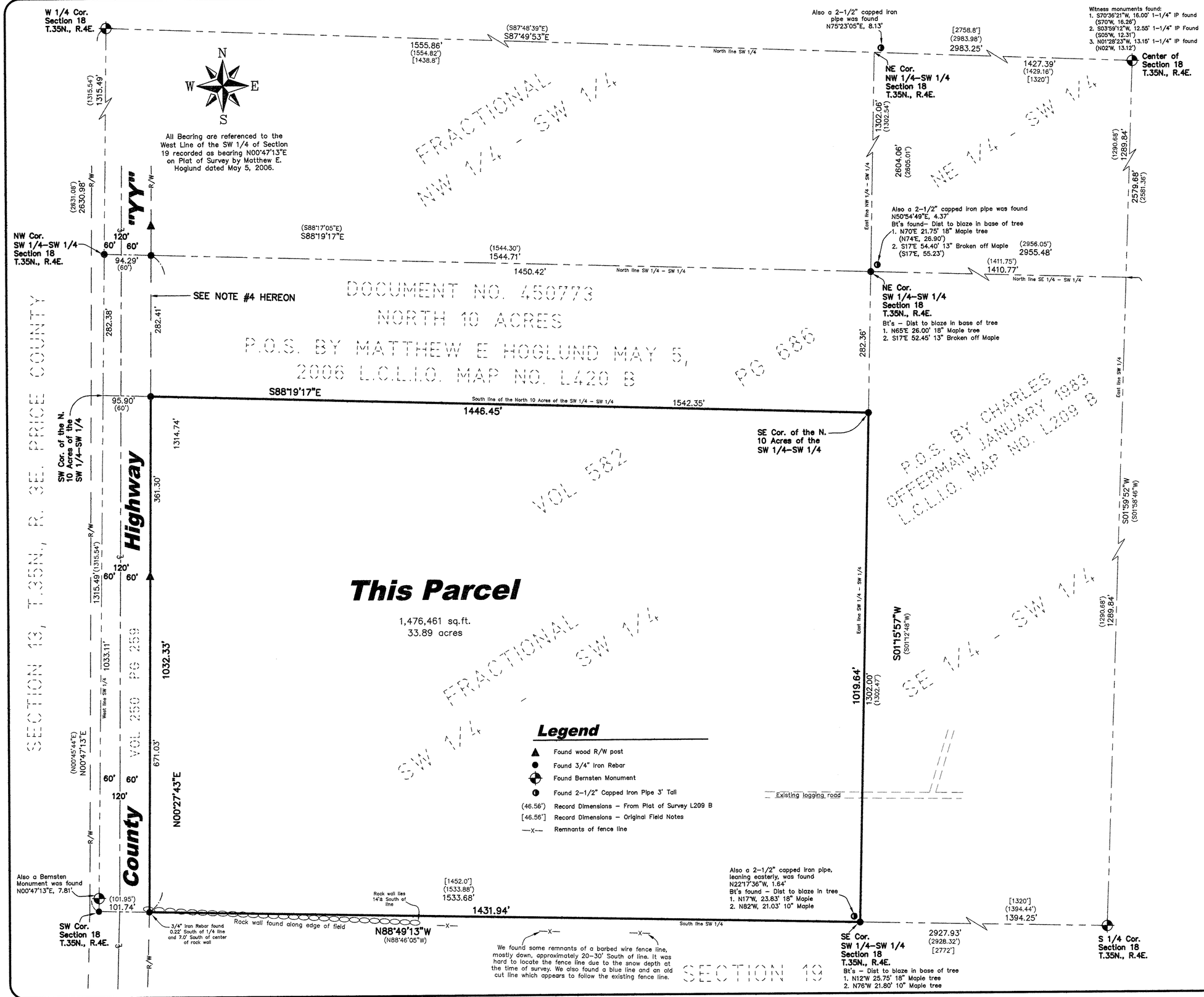
Plat of Survey

A part of the fractional SW 1/4 of the SW 1/4 of Section 18, T.35N., R.4E., Town of Somo, Lincoln County, Wisconsin



Notes

1. The North, South, and East lines of this parcel were flagged at the time of survey.

2. After evaluating our measurements and the Plat of Survey by Charles Offerman (Lincoln County Map - Index No. L209 B), I determined he had set the Center of Section 18 by the correct method and accepted the found monument as the corner, but discovered, in my opinion, he incorrectly proportioned the distance between the Center of Section 18 and the West 1/4 corner of Section 18. This resulted in dividing the Southwest ¼ incorrectly into ¼-¼ Sections. Due to this fact and the fact that the found monuments did not match his map of record, we re-proportioned the ¼-¼ Sections according to the "Manual of Instructions" and set new monuments as shown.

3. There are recorded utility easements that may affect the property per Volume 656 of Records on Page 277. These are listed as 40 feet wide for the overhead power lines and 20 feet wide for the underground power lines, but the location is not defined of record on the deed other than being "in or upon all streets, roads or highways on or abutting said lands".

4. The Right-of-way plat and deed, per Volume 250 of Deeds on Page 259, incorrectly assumed the centerline of County Trunk Highway "YY" was the Section line. Based on right-of-way monuments being found 60 feet East of the roadway centerline, this clearly shows the intent of the right-of-way conveyance and was accepted as the East right-of-way line of "YY" and the West boundary of the Parcel shown hereon.

Legal Description

A part of the fractional Southwest one-quarter of the Southwest one-quarter of Section 18, Town 35 North, Range 4 East, Town of Somo, Lincoln County, Wisconsin, being more particularly described as follows:

COMMENCING at a found 3/4 iron rebar at the Southwest corner of said Section 18; thence, along the South line of said Southwest one-quarter, South 88°49'13" East, 101.74 feet to a point lying on the Easterly right-of-way line of County Highway "YY" and the **POINT OF BEGINNING**, said point is referenced by a found 3/4" iron rebar lying South, 0.22 feet; thence, along said Easterly right-of-way line, North 00°27'43" East, 1032.33 feet to a found 3/4 iron rebar marking the Southwest corner of the Parcel recorded in Document Number 450773 of Lincoln County Records; thence, along the South line of said Parcel, South 88°19'17" East, 1446.45 feet to a found 3/4" iron rebar marking the Southeast corner of last said Parcel, said point lying on the East line of said fractional Southwest one-quarter of the Southwest one-quarter; thence, along said East line, South 01°15'57" West, 1019.64 feet to a found 3/4" iron rebar marking the Southeast corner of said fractional Southwest one-quarter of the Southwest one-quarter; thence, along aforesaid South line of said Southwest one-quarter, North 88°49'13" West, 1431.94 feet to the **POINT OF BEGINNING**, containing 1,476,461 square feet or 33.89 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

The above-described parcel is shown on the map hereon and by this reference is made a part hereof.

Surveyor's Certificate

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

Dated this: 4th day of February 2008

Nicolet Surveyors, Inc.
By: Matthew E. Hoglund
R.L.S. S-1910

MATTHEW E. HOGLUND S-1910 TOMAHAWK WI LAND SURVEYOR

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RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 19th DAY OF September 20 08
COUNTY SURVEYOR

GRAPHIC SCALE
0 50 100 200
(IN FEET)

Plat of Survey
A part of the fractional SW 1/4 of the SW 1/4 of Section 18, T.35N., R.4E., Town of Somo, Lincoln County, Wisconsin

NICOLET SURVEYORS, INC.
56 S. BROWN STREET, RHINELANDER, WI 54501
715-362-2808 715-362-4114 (FAX)

DRAWN BY JWD | DATE February 4, 2008 | CLIENT: Andy Phillips
CHECKED BY MEH | SCALE As shown | Oshkosh, WI 54901
F.B. FB. 42, PG 33 | PROJ # 822

L459A