

# PLAT OF SURVEY

A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1374 BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21 ALL OF TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF PINE RIVER, LINCOLN COUNTY, WISCONSIN



LEGEND			
○	-FOUND 1-1/4" O.D. IRON PIPE	⊗	-LIGHT POLE
■	-FOUND 1-1/2" O.D. IRON PIPE	⊙	-SEPTIC VENT
●	-FOUND 3/4" O.D. IRON PIPE	⊕	-MH - SEPTIC MANHOLE
●	-1-1/4" O.D. IRON PIPE SET WEIGHING 1.88 LBS/LIN. FT.		
(XXX)	-RECORD BEARING OR DISTANCE PER CSM NO. 1374.		
[XXX]	-RECORD BEARING OR DISTANCE PER CSM NO. 277.		
{XXX}	-RECORD BEARING OR DISTANCE PER CSM NO. 723.		
((XXX))	-RECORD BEARING OR DISTANCE PER CSM NO. 2396 OR 2405.		
	-RAILROAD TRACKS		

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	511.66'	5799.58'	5°03'18"	S39° 33' 26"E 511.50'
C2	259.68'	5799.58'	2°33'56"	S38° 18' 45"E 259.66'
C3	251.98'	5799.58'	2°29'22"	S40° 50' 24"E 251.96'
[C2]	[5799.58']			[S38°28'58"W] [259.67']

**LEGAL DESCRIPTION:**  
Of part of Lot 1 of Certified Survey Map Number 1374, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 20 and a part of the Southwest 1/4 of the Southwest 1/4 of Section 21 all of Township 31 North, Range 7 East, Town of Pine River, Lincoln County, Wisconsin, more particularly described as follows:

**Parcel A**  
Beginning at the Southeast Corner of said Section 20; Thence South 88°59'22" West along the South line of said Southeast 1/4 of the Southeast 1/4 of Section 20, 971.12 feet to the monumented East line of a parcel of land described in Volume 70 of Deeds on Page 188 per Certified Survey Map No. 723, 2396 and 2405; Thence North 26°13'59" West along said East line, 752.92 feet to the West line of said Southeast 1/4 of the Southeast 1/4; Thence North 00°15'44" West along said West line, 267.54 feet to the North line of Lot 1 of said Certified Survey Map No. 1374; Thence North 88°59'23" East along said North line, 208.18 feet; Thence North 89°18'48" East along said North line, 460.85 feet to the East line of said Certified Survey Map No. 1374; Thence South 33°52'30" East along said East line 205.78 feet; Thence North 58°48'29" East along said East line, 108.57 feet to the West line of a parcel of land described in Volume 625 of Deeds on Page 110; Thence South 31°14'04" East along said West line, 165.17 feet to the South line of said parcel of land described in Volume 625 of Deeds on Page 110; Thence North 58°58'50" East along said South line and the North line of Certified Survey Map No. 277, 207.68 feet to the West right of way line of County Road W and the beginning of a non-tangential curve to the left; Thence 511.66 feet along said West right of way line and the arc of said non-tangential curve, said arc having a radius of 5799.58 feet, a central angle of 5°03'18" and a chord that bears South 39°33'26" East for 511.50 feet to the East line of said Lot 1 of Certified Survey Map Number 1374; Thence South 0°43'53" West along said East line, 390.45 feet to the South line of said Southwest 1/4 of Section 21; Thence South 89°31'56" West along said South line, 165.90 feet to the point of beginning.

The above described parcel of land contains 1,079,751 square feet, or 24.788 acres more or less.

That said parcel is subject to easements, restrictions and right of ways of record, including a right of way easement for General Telephone Company and Wisconsin Public Service Corporation described as Parcels B and C in Volume 341 of Deeds on Page 221 at the Lincoln County Register of Deeds Office.

**Parcel B**  
Commencing at the Southeast Corner of said Section 20; Thence South 88°59'22" West along the South line of the Southeast 1/4 of the Southeast 1/4 of Section 20, 1136.93 feet to the monumented West right of way line of the Wisconsin Central Limited Railroad per Certified Survey Map No. 723, 2396 and 2405, which is the point of beginning; Thence continuing South 88°59'22" West along said South line, 163.94 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4; Thence North 00°15'27" West along the West line of said Southeast 1/4 of the Southeast 1/4, 339.35 feet to said monumented West right of way line of the Wisconsin Central Limited Railroad per Certified Survey Map No. 723, 2396 and 2405; Thence South 26°11'15" East along said West line, 374.94 feet to the point of beginning.

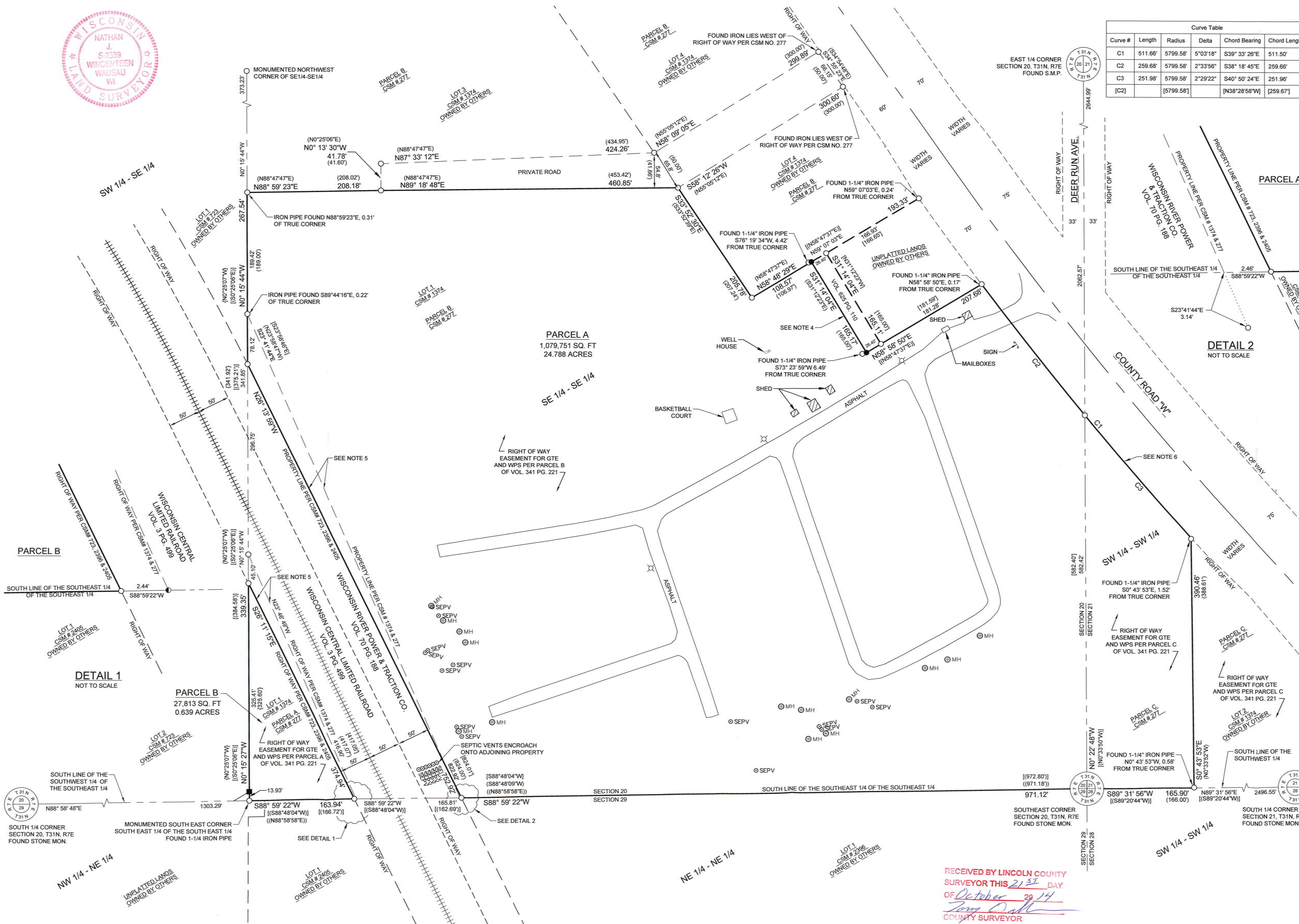
The above described parcel of land contains 27,813 square feet, or 0.639 acres more or less.

That said parcel is subject to easements, restrictions and right of ways of record, including a right of way easement for General Telephone Company and Wisconsin Public Service Corporation described as Parcel A in Volume 341 of Deeds on Page 221 at the Lincoln County Register of Deeds Office.

**SURVEYOR'S CERTIFICATE:**  
I, Nathan J. Wincentsen, Registered Land Surveyor S-2539, hereby certify to the best of my knowledge and belief, that as the direction of Professional Property Group LLC, I have surveyed and mapped the parcels as described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said parcels and that I have fully complied with the provisions of Wisconsin administrative Code A-E7 in surveying and mapping said lands.

Dated this 14th day of OCTOBER 2014  
Nathan J. Wincentsen  
Becher-Hoppe Associates, Inc.  
Nathan J. Wincentsen  
WI R.L.S. S-2539

- GENERAL NOTES:**
- Bearings are based on the Wisconsin County Coordinates, Lincoln County, NAD 83 (2011) and referenced to the West line of the Southeast 1/4 of Section 20, Township 31 North, Range 7 East, measured to bear North 00° 22' 48" West.
  - This survey is based on title information contained in First American Title Insurance Company's title insurance commitment, file number 6-146708. Special Exceptions 15, 16 and 18 less East of County Road W and do not affect the subject property.
  - Many errors were found with Certified Survey Map No. 1374 to include missing curves in the right of way of County Road W, closure problems and found monuments which do not match the calculated position from the Certified Survey Map. Adjoining deeds, Certified Survey Maps and right of way plats were held whenever possible.
  - The found monuments at the Northwest and Southwest corners of a parcel of land described in Volume 625 of Deed Page 110 from Certified Survey Map No. 1374 were found to be in error and not correctly established. The record deed was held since it was recorded prior to the Certified Survey Map.
  - The found monumentation from Certified Survey Map No. 1374 & 277 for the right of way of the Wisconsin Central Limited Railroad and the Wisconsin River Power and Traction Company do not lie parallel and the correct distance from the existing tracks. The monuments from Certified Survey Map No. 723, 2405 and 2396 were held for the the above described right of way and are in harmony with the existing tracks.
  - The West right of way of County Road W was determined from Certified Survey Map No. 277 and existing right of way plat.
  - The field work was completed on October 16, 2014.



LAYOUT: TOPO AND BOUNDARY  
PLOT TIME: 10/17/2014 7:31 AM  
FILE NAME: C:\NW Docs\2014\100 - Professional Property Group - Merrill\CAD\Survey Raw Data\Survey Points Drawing\14100\_Plat of Survey.dwg  
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DRAWN BY: MTG  
CHECKED BY: NJW  
PROJECT NO: 2014.100  
DATE: 10/14/14  
REV. DATES:

SCALE  
0 40 80 160

Professional Property Group LLC  
N975 County Road W  
Merrill, WI

PLAT OF SURVEY  
SHEET 1 OF 1

L503A