

PLAT OF SURVEY

A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 350235, RECORDED IN VOLUME 571, ON PAGE 261, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION SEVEN (7), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
 I, CHRISTOPHER L. FIERI, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2954, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED AND MAPPED A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 350235, RECORDED IN VOLUME 571, ON PAGE 261, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION SEVEN (7), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00°38'17" EAST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4, 573.13 FEET; THENCE NORTH 85°00'00" EAST, 100.00 FEET; THENCE NORTH 53°00'00" EAST, 58.00 FEET; THENCE NORTH 75°00'00" EAST, 200.00 FEET; THENCE NORTH 05°00'00" EAST, 163.00 FEET; THENCE NORTH 08°41'31" EAST, 260.57 FEET; THENCE SOUTH 82°39'48" EAST, 99.99 FEET; THENCE SOUTH 68°26'16" EAST, 205.00 FEET; THENCE SOUTH 10°55'55" EAST, 117.00 FEET; THENCE SOUTH 79°55'55" EAST, 183.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, 88.34 FEET TO A POINT BEING THE BEGINNING OF A MEANDER LINE ALONG THE SOUTH SHORE OF THE SPIRIT RIVER FLOWAGE, SAID POINT BEING SOUTH 00°00'00" WEST, 24 FEET, MORE OR LESS, FROM THE WATER'S EDGE OF SAID SPIRIT RIVER FLOWAGE; THENCE SOUTH 86°08'54" EAST, COINCIDENT WITH SAID MEANDER LINE, 186.42 FEET TO A POINT BEING THE END OF SAID MEANDER LINE, SAID POINT BEING SOUTH 00°00'00" WEST, 38 FEET, MORE OR LESS, FROM SAID WATER'S EDGE OF SPIRIT RIVER FLOWAGE; THENCE SOUTH 00°00'00" WEST, 108.84 FEET; THENCE NORTH 79°55'55" WEST, 188.91 FEET TO THE POINT OF BEGINNING.

INCLUDING THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE, THE WATER'S EDGE OF THE SPIRIT RIVER FLOWAGE, AND THE EAST AND WEST LINES OF SAID PARCEL EXTENDED NORTHERLY TO SAID WATER'S EDGE OF THE SPIRIT RIVER FLOWAGE.

THE SUBJECT PROPERTY IS SUBJECT TO FLOWAGE RIGHTS.
 THAT SAID PARCEL CONTAINS ±21,880 SQUARE FEET OR ±0.502, ACRES MORE OR LESS.
 THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF ALLEN HANKE, OWNER OF SAID PARCEL.
 THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7.
 THAT SAID PARCEL IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY OF SAID PARCEL.

DATED THIS 17th DAY OF SEPTEMBER 2019

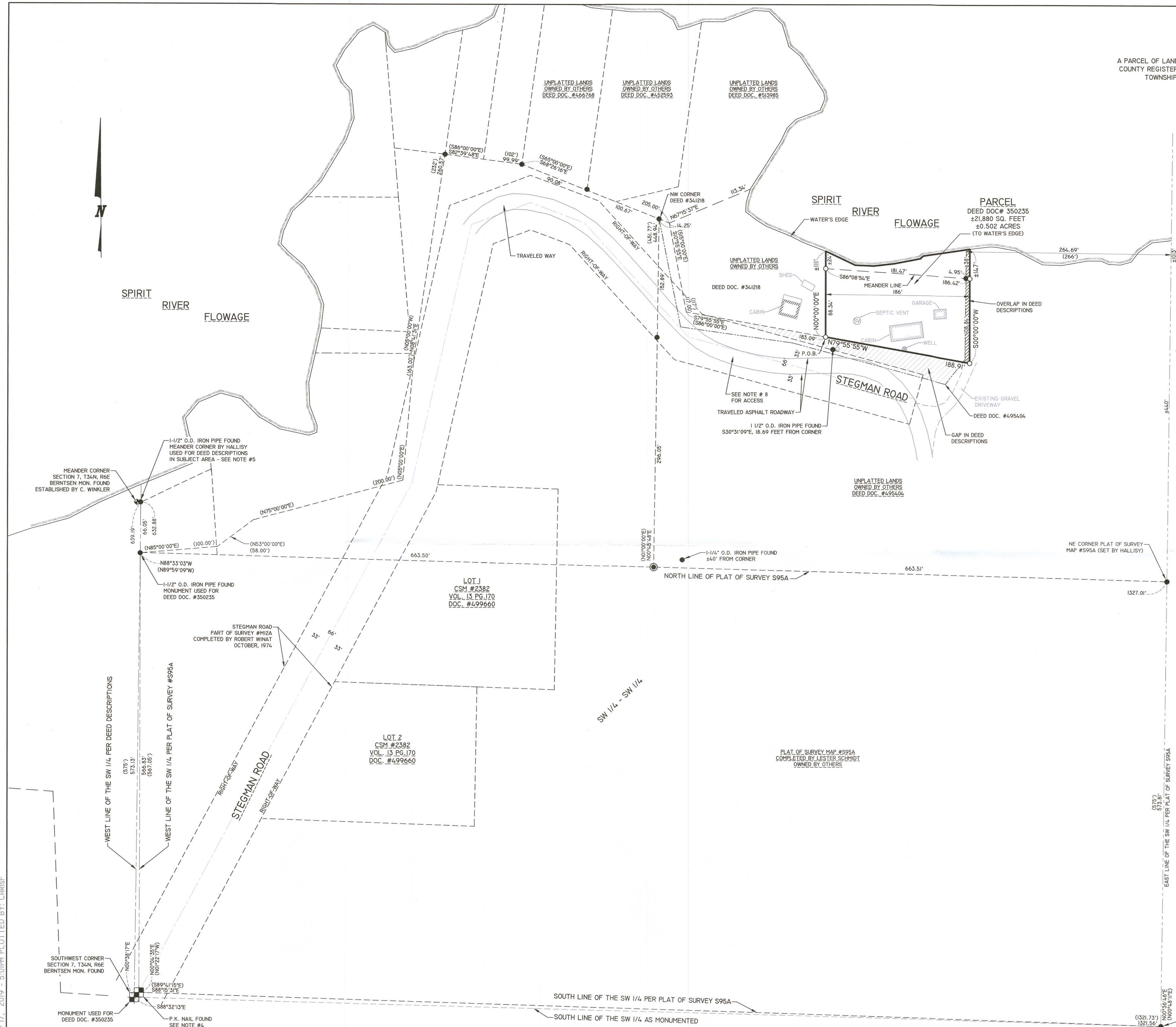
Christopher L. Fieri
 CHRISTOPHER L. FIERI,
 WI P.L.S. S-2954



- NOTES:**
- BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 MEASURED TO BEAR NORTH 00°38'17" EAST.
 - FIELD WORK WAS COMPLETED ON 6-11-2019.
 - THE ORDINARY HIGH WATER MARK IS SHOWN FOR REFERENCE ONLY. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAMS IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
 - WHILE PERFORMING THIS SURVEY IT WAS DISCOVERED THAT THERE WERE TWO DIFFERENT SECTION CORNER LOCATIONS FOR THE SOUTHWEST CORNER OF SECTION 7 THAT WERE USED IN PREVIOUS SURVEYS. THE DEED DESCRIPTION FOR THE SUBJECT PARCEL, AS WELL AS MANY OTHER PARCELS TO THE WEST AND NORTH OF THE SUBJECT PROPERTY, USED THE CORNER LOCATION ESTABLISHED BY NORTHWOODS SURVEYORS IN 1966 AND WAS MORE RECENTLY PERPETUATED BY CHARLES WINKLER ON HIS 1994 U.S. PUBLIC LAND SURVEY MONUMENT RECORD FILED AT THE LINCOLN COUNTY SURVEYOR'S OFFICE.
 - IT WAS ALSO DISCOVERED THAT THERE WERE TWO MONUMENTS USED AS MEANDER CORNERS ON THE WEST LINE OF THE SOUTHWEST 1/4 MEANDERING THE SPIRIT RIVER FLOWAGE. THE MEANDER CORNER POSITION WAS MORE RECENTLY PERPETUATED BY CHARLES WINKLER ON A 1995 U.S. PUBLIC LAND SURVEY MONUMENT RECORD, AT WHICH TIME HE SET A LINCOLN COUNTY MONUMENT. IN RETRACING OUR CLIENT'S DEED, WE FOUND THAT THE 1-1/2" IRON PIPE FOUND AND SHOWN TO BE 4.72 FEET EAST OF CHARLES WINKLER'S MEANDER CORNER POSITION WAS THE MONUMENT HELD FOR A NUMBER OF LEGAL DESCRIPTIONS IN THE AREA.
 - WHILE PERFORMING THIS SURVEY, WE FOUND THAT THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, WHICH HAD CALLS USED IN A NUMBER OF DEEDS IN THE AREA, CONTAINED DEFICIENCIES THAT WOULD CAUSE CONFLICTS AND ENCROACHMENTS THROUGHOUT THIS AREA. IT IS MY OPINION THAT A BEARING OR DISTANCE IN THE LEGAL DESCRIPTION CONTAINS A BLUNDER. WE FOUND IRON PIPES WEST OF THE SUBJECT PROPERTY THAT WERE ACCEPTED AS THEY FIT THE CALLS IN THE DESCRIPTION AND FIT WELL WITH ADJOINING DEEDS.
 - STEGMAN ROAD RIGHT-OF-WAY WAS DETERMINED TO BE 66' WIDE PER 1974 SURVEY MAP BY ROBERT WINAT AND BY SUBSEQUENT DEED DOCUMENT VOLUME 318, PAGE 142.
 - DEED DOCUMENT BETWEEN LUECK AND HANKE RECORDED IN VOLUME 220, ON PAGE 503, AS DOCUMENT NUMBER 188676, STATES THE SUBJECT PROPERTY IS SUBJECT TO FLOWAGE RIGHTS AND HAS THE RIGHT OF INGRESS AND EGRESS ALONG AN EXISTING PRIVATE ROADWAY AS DESCRIBED IN THE DEED RECORDED IN VOLUME 156 OF DEEDS ON PAGE III, IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN.

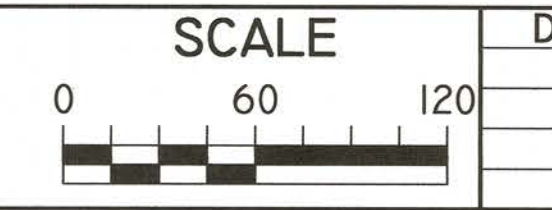
LEGEND	
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
—	- 3/4 IN. IRON BAR FOUND
(26°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 30th DAY OF September 2019
Tony Drell
 COUNTY SURVEYOR



DRAWING FILE: P:\8700-8799\8728 - ALLEN HANKE PLAT OF SURVEY\DWG\SURVEY\8728 PLAT OF SURVEY.DWG LAYOUT: PLAT OF SURVEY PLOTTED: SEP 17, 2019 - 5:01PM PLOTTED BY: CHRISF

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DATE	REVISION	BY	CHK'D	DESIGNED BY:	CHECKED BY: JWP
				SURVEYED BY: CLF	APPROVED BY: JWP
				DRAWN BY: CLF	DATE: 8/20/2019

PLAT OF SURVEY
 ALLEN HANKE
 N9011 STEGMAN ROAD
 TOMAHAWK, WI 54487

REI
 REI No. 8728
 SHEET 1 OF 1

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