

PLAT OF SURVEY

Of a Parcel of land described in Document Number 451091, including Lot 26 1/2 of the Assessor's Plat of the City of Tomahawk located in Government Lot 3 of Section 28 in the City of Tomahawk, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 and part of Government Lot 1 of Section 32 in the Town of Bradley all located in Township 35 North, Range 6 East, Lincoln County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that at the direction of, Century 21, Agent of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said land and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 2nd day of December, 2021

Nathan J. Wincentsen
Riverside Land Surveying, LLC
Nathan J. Wincentsen
WI P.L.S. S-2539



LEGAL DESCRIPTION

Of a Parcel of land described in Document Number 451091, including Lot 26 1/2 of the Assessor's Plat of the City of Tomahawk located in Government Lot 3 of Section 28 in the City of Tomahawk, and part of the Southeast 1/4 of Section 29 and part of Government Lot 1 of Section 32 in the Town of Bradley, all located in Township 35 North, Range 6 East, Lincoln County, Wisconsin, described as follows:

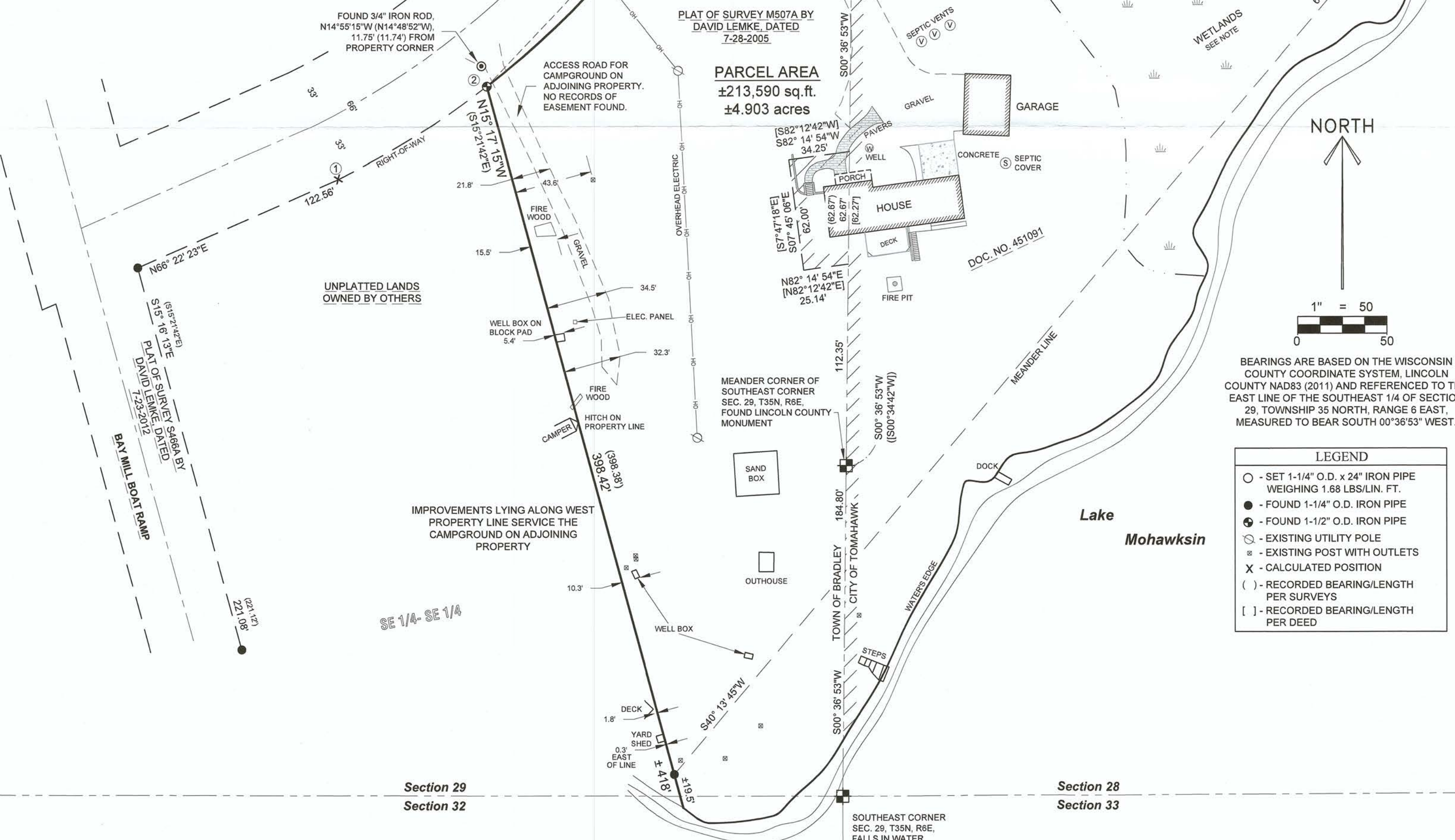
Commencing at the East 1/4 corner of said Section 29; Thence South 00°36'53" West along the East line of the Southeast 1/4, 1964.54 feet to the Southeastly right-of-way line of Bay Mill Road and the point of beginning; Thence North 34°44'00" East along said Southeastly right-of-way line, 100.38 feet; Thence continuing along said Southeastly right-of-way line North 29°11'56" East, 64.51 feet to a point located 42 feet more or less, from the water's edge of a meander line along Lake Mohawksin, said point also being the beginning of a meander line along the West shore of said Lake Mohawksin; Thence South 32°16'44" East along said meander line, 376.05 feet; Thence continuing along said meander line South 40°13'45" West, 605.24 feet to the West line of said Document Number 451091, said point located 19.5 feet more or less, from the water's edge of Lake Mohawksin and the end of the meander line along the West shore of said Lake Mohawksin; Thence North 15°17'15" West along said West line, 398.42 feet to said Southeastly right-of-way line of Bay Mill Road and the beginning of a non-tangential curve to the left; Thence along said Southeastly right-of-way line, 152.12 feet along the arc of said curve, said curve having a radius of 497.05 feet, a central angle of 17°32'06" and a chord that bears North 43°34'46" East for a distance of 151.53 feet; Thence continuing along said Southeastly right-of-way line North 34°44'00" East, 179.01 feet to the point of beginning.

That the above described parcel of land contains 213,590 square feet or 4.903 acres, more or less, including those lands lying between the above described meander line and the water's edge of Lake Mohawksin and the lot lines extended to the water's edge;

That any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the State Constitution;

That said parcel is subject to all easements, restrictions and right-of-ways of record.

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1 - 3	250.37'	497.05'	28°51'36"	N49°14'31"E	247.73'
1 - 2	98.25'	497.05'	11°19'31"	S58°00'34"W	98.09'
2 - 3	152.12'	497.05'	17°32'06"	N43°34'46"E	151.53'
4 - 5	59.39'	431.05'	07°53'39"	S38°45'53"W	59.34'
6 - 7	25.00'	767.00'	01°52'03"	N30°07'58"E	25.00'



ORDINARY HIGH WATER MARK AS LOCATED ON 11-22-21 IS ALSO APPROXIMATELY AT THE FLOOD ELEVATION OF 1435.0' PER FEMA FLOOD INSURANCE RATE MAP NO. 55069C0226D & 55069C0207D

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, LINCOLN COUNTY NAD83 (2011) AND REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 00°36'53" WEST.

LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
●	FOUND 1-1/4" O.D. IRON PIPE
⊙	FOUND 1-1/2" O.D. IRON PIPE
○	EXISTING UTILITY POLE
⊗	EXISTING POST WITH OUTLETS
X	CALCULATED POSITION
()	RECORDED BEARING/LENGTH PER SURVEYS
[]	RECORDED BEARING/LENGTH PER DEED

NOTE: THE WETLANDS LOCATION AS SHOWN HEREON WERE SCALED FROM THE WDNR WETLAND INVENTORY MAPS AND ARE APPROXIMATE. A WETLANDS DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION.

APPROVED BY LINCOLN COUNTY SURVEYOR THIS 17th DAY OF December 20 21
Jung Park
COUNTY SURVEYOR

SHEET
1 OF 1

PLAT OF SURVEY FOR CENTURY 21
1931 BAY MILL ROAD
SECTION 28, 29 & 32, T35N, R6E

REVISIONS:
SURVEYED BY: SMH & NJW
DRAWN BY: KJW
CHECKED BY: NJW
APPROVED BY:
DATE: NOVEMBER 22ND, 2021

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PROJECT No.
3709

M690B