

# PLAT OF SURVEY

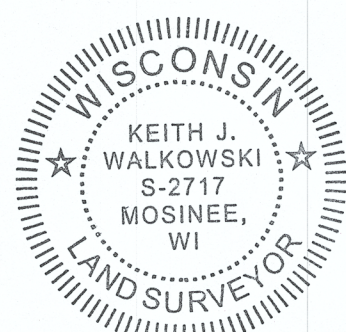
Of a Parcel of land described in Document Number 555027 located in part of Government Lot 7, Section 20, Township 33 North, Range 6 East, Town of Rock Falls, Lincoln County, Wisconsin.

## SURVEYOR'S CERTIFICATE:

I, Keith J. Walkowski, Professional Land Surveyor S-2717, do hereby certify to the best of my knowledge and belief, that at the direction of, Cory Jones, Owner 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 8TH day of MARCH, 2022

Keith J. Walkowski  
Riverside Land Surveying, LLC  
Keith J. Walkowski  
WI P.L.S. S-2717



## LEGAL DESCRIPTION

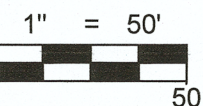
Of a Parcel of land described in Document Number 555027 located in part of Government Lot 7, Section 20, Township 33 North, Range 6 East, Town of Rock Falls, Lincoln County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 20; Thence North 89°54'16" West along the East-West 1/4 line, 1631.47 feet; Thence North 00°05'44" East, 1862.09 feet to a point on the West right-of-way line of State Highway "107" and the South line of said Parcel of land described in Document Number 555027 which is the point of beginning; Thence North 89°14'59" West along the said South line, 536.32 feet to a point located 17 feet, more or less from the water's edge of the Grandfather Flowage, said point also being the point of beginning of a meander line along the East shore of said Grandfather Flowage; Thence North 52°55'10" East along said meander line, 152.56 feet; Thence North 37°27'41" East along said meander line, 123.69 feet to a point on the North line of said Parcel of land described in Document Number 555027, said point located 25 feet, more or less, from the water's edge of the Grandfather Flowage and the end of the meander line along the East shore of said Grandfather Flowage; Thence North 89°42'56" East along said North line, 505.27 feet to said West right-of-way line of State Highway "107" and the beginning of a non-tangential curve to the right; Thence along said West right-of-way line, 143.06 feet along the arc of said curve, said curve having a radius of 608.10 feet, a central angle of 13°28'46" and a chord that bears South 36°41'01" West for a distance of 142.73 feet; Thence South 43°25'24" West along said West right-of-way line, 117.35 feet to the point of beginning.

That the above described parcel of land contains 104,707 square feet or 2.404 acres, more or less, including those lands lying between the above described meander line and the water's edge of said Grandfather Flowage and the lot lines extended to the water's edge;

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

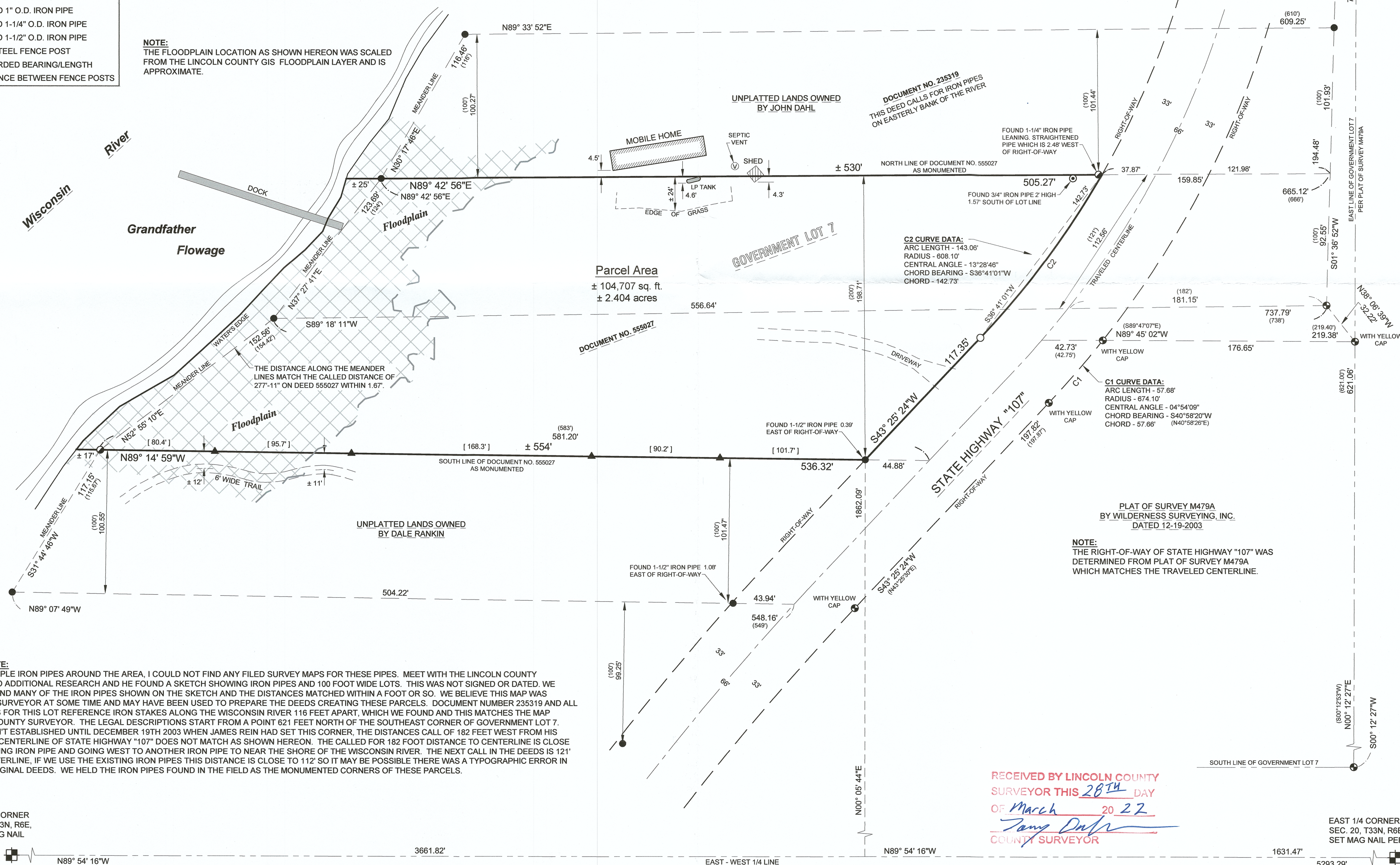
NORTH



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" O.D. IRON PIPE
⊕	FOUND 1" O.D. IRON PIPE
⊖	FOUND 1-1/4" O.D. IRON PIPE
●	FOUND 1-1/2" O.D. IRON PIPE
▲	SET STEEL FENCE POST
( )	RECORDED BEARING/LENGTH
[ ]	DISTANCE BETWEEN FENCE POSTS

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, LINCOLN COUNTY NAD83 (2011) AND REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 89°54'16" WEST.

NOTE: THE FLOODPLAIN LOCATION AS SHOWN HEREON WAS SCALED FROM THE LINCOLN COUNTY GIS FLOODPLAIN LAYER AND IS APPROXIMATE.



**SURVEYORS' NOTE:**  
WE FOUND MULTIPLE IRON PIPES AROUND THE AREA, I COULD NOT FIND ANY FILED SURVEY MAPS FOR THESE PIPES. MEET WITH THE LINCOLN COUNTY SURVEYOR TO DO ADDITIONAL RESEARCH AND HE FOUND A SKETCH SHOWING IRON PIPES AND 100 FOOT WIDE LOTS. THIS WAS NOT SIGNED OR DATED. WE WERE ABLE TO FIND MANY OF THE IRON PIPES SHOWN ON THE SKETCH AND THE DISTANCES MATCHED WITHIN A FOOT OR SO. WE BELIEVE THIS MAP WAS PREPARED BY A SURVEYOR AT SOME TIME AND MAY HAVE BEEN USED TO PREPARE THE DEEDS CREATING THESE PARCELS. DOCUMENT NUMBER 235319 AND ALL PREVIOUS DEEDS FOR THIS LOT REFERENCE IRON STAKES ALONG THE WISCONSIN RIVER 116 FEET APART, WHICH WE FOUND AND THIS MATCHES THE MAP FOUND BY THE COUNTY SURVEYOR. THE LEGAL DESCRIPTIONS START FROM A POINT 621 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 7. THIS POINT WASN'T ESTABLISHED UNTIL DECEMBER 19TH 2003 WHEN JAMES REIN HAD SET THIS CORNER, THE DISTANCES CALL OF 182 FEET WEST FROM HIS CORNER TO THE CENTERLINE OF STATE HIGHWAY "107" DOES NOT MATCH AS SHOWN HEREON. THE CALLED FOR 182 FOOT DISTANCE TO CENTERLINE IS CLOSE USING THE EXISTING IRON PIPE AND GOING WEST TO ANOTHER IRON PIPE TO NEAR THE SHORE OF THE WISCONSIN RIVER. THE NEXT CALL IN THE DEEDS IS 121' ALONG THE CENTERLINE. IF WE USE THE EXISTING IRON PIPES THIS DISTANCE IS CLOSE TO 112' SO IT MAY BE POSSIBLE THERE WAS A TYPOGRAPHIC ERROR IN WRITING THE ORIGINAL DEEDS. WE HELD THE IRON PIPES FOUND IN THE FIELD AS THE MONUMENTED CORNERS OF THESE PARCELS.

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 28TH DAY OF March 20 22  
Janis Dahl  
COUNTY SURVEYOR

PROJECT No. 3705

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



REVISIONS:  
SURVEYED BY: KJW/JGG  
DRAWN BY: MFL  
CHECKED BY: KJW  
APPROVED BY:  
DATE: JANUARY 20, 2022

PLAT OF SURVEY FOR CORY JONES  
N6019 STATE ROAD 107  
TOMAHAWK, WI 54487

SHEET 1 OF 1

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