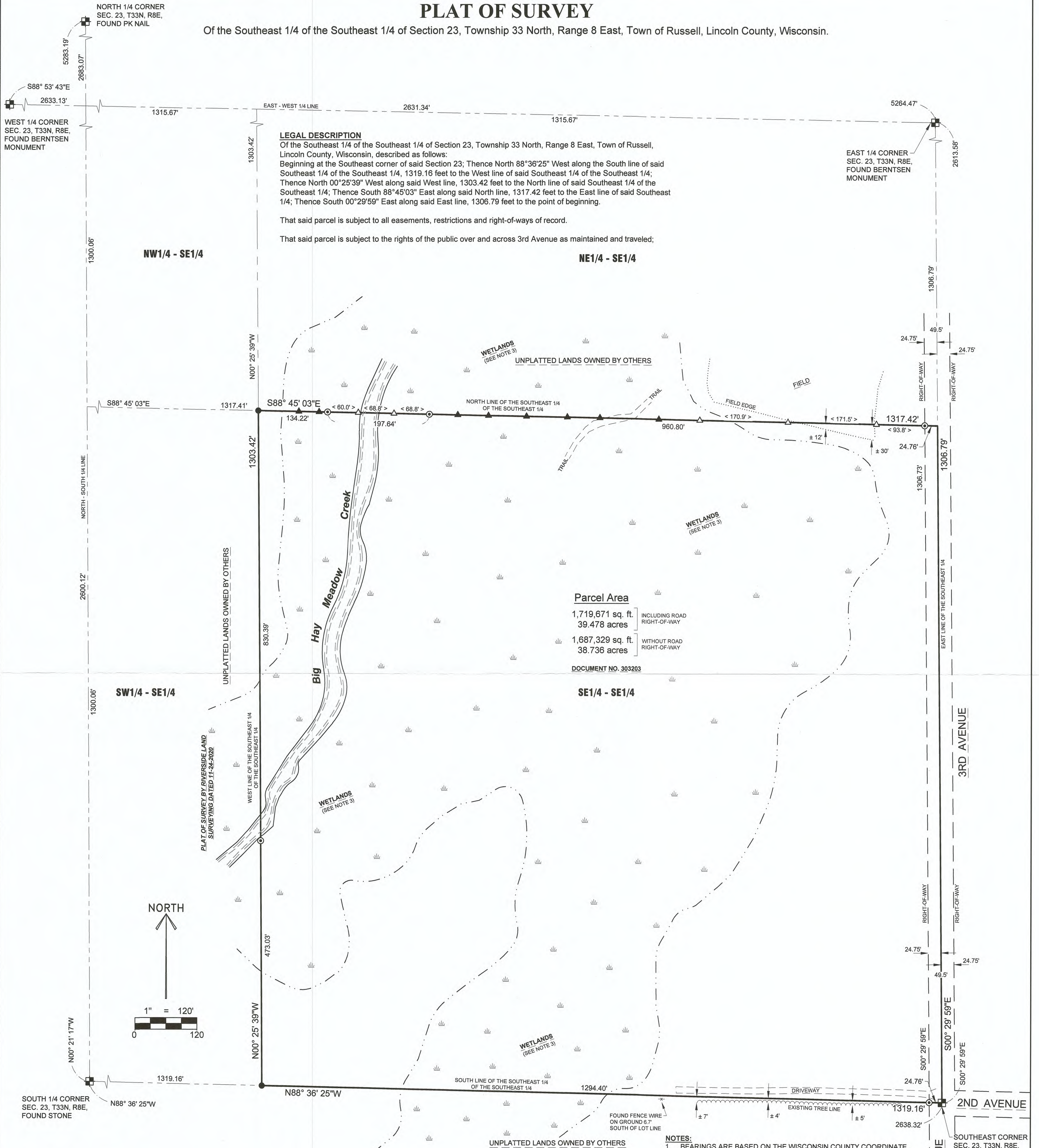


# PLAT OF SURVEY

Of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 33 North, Range 8 East, Town of Russell, Lincoln County, Wisconsin.



**LEGAL DESCRIPTION**  
 Of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 33 North, Range 8 East, Town of Russell, Lincoln County, Wisconsin, described as follows:  
 Beginning at the Southeast corner of said Section 23; Thence North 88°36'25" West along the South line of said Southeast 1/4 of the Southeast 1/4, 1319.16 feet to the West line of said Southeast 1/4 of the Southeast 1/4;  
 Thence North 00°25'39" West along said West line, 1303.42 feet to the North line of said Southeast 1/4 of the Southeast 1/4;  
 Thence South 88°45'03" East along said North line, 1317.42 feet to the East line of said Southeast 1/4 of the Southeast 1/4;  
 Thence South 00°29'59" East along said East line, 1306.79 feet to the point of beginning.

That said parcel is subject to all easements, restrictions and right-of-ways of record.  
 That said parcel is subject to the rights of the public over and across 3rd Avenue as maintained and traveled;

**Parcel Area**  
 1,719,671 sq. ft. INCLUDING ROAD RIGHT-OF-WAY  
 39.478 acres  
 1,687,329 sq. ft. WITHOUT ROAD RIGHT-OF-WAY  
 38.736 acres  
 DOCUMENT NO. 303203



**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 Paul Kysely, 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 17TH day of OCTOBER, 2022  
 Keith J. Walkowski  
 Riverside Land Surveying, LLC  
 Keith J. Walkowski  
 WI P.L.S. S-2717



UNPLATTED LANDS OWNED BY OTHERS  
 RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 29TH DAY OF December 20 22  
 Jany Dahn  
 COUNTY SURVEYOR

**LEGEND**

- ⊙ - SET 1-1/4" x 24" REBAR WEIGHING 3.40 LBS/LIN. FT.
- - FOUND 1-1/4" O.D. IRON PIPE
- △ - SET STEEL FENCE POST
- ▲ - SET WOOD LATH
- < > - DISTANCE BETWEEN FENCE POSTS

- NOTES:**
- 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 23, TOWNSHIP 33 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 00°29'59" EAST.
  - 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.
  - THE WETLANDS AND PORTIONS OF BIG HAY MEADOW CREEK AS SHOWN HEREON WERE SCALED FROM THE LINCOLN COUNTY GIS MAPPING AND ARE APPROXIMATE. A WETLANDS DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION OF THE WETLANDS.
  - THE RIGHT-OF-WAY OF 3RD AVENUE WAS DETERMINED TO BE 3 RODS (49.5') BASED ON GAS TAX RECORDS, PLACEMENT OF UTILITIES AND DITCHING. THE EAST LINE OF THE SOUTHEAST 1/4 LIES CLOSE TO THE TRAVELED CENTERLINE.

M707A