

# PLAT OF SURVEY

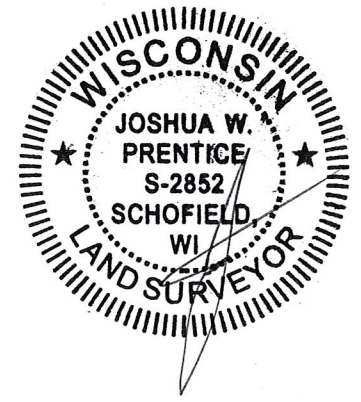
OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF LOTS 4, 5, 6, 7, 8 AND 9 OF BLOCK "B" OF THEISEN'S SUBDIVISION AND PART OF A PRIVATE ROAD BETWEEN SAID BLOCK "B" AND BLOCK "A" OF SAID THEISEN'S SUBDIVISION, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**  
 I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF LOTS 4, 5, 6, 7, 8 AND 9 OF BLOCK "B" OF THEISEN'S SUBDIVISION AND PART OF A PRIVATE ROAD BETWEEN SAID BLOCK "B" AND BLOCK "A" OF SAID THEISEN'S SUBDIVISION, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE NORTH 00°11'11" EAST, 1637.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD, THE SOUTHWEST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING; THENCE NORTH 00°12'25" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD AND THE WEST LINE OF SAID LOT 9, 23.84 FEET; THENCE SOUTH 63°47'35" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD, 98.46 FEET; THENCE SOUTH 85°58'48" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD, 112.26 FEET; THENCE NORTH 00°15'09" EAST, 239.56 FEET; THENCE NORTH 73°18'31" EAST, 208.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTH 28°46'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 9, 52.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 49°01'16" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 8, 61.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 56°40'30" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 7, 63.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 15°14'18" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, 83.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 65°06'50" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 4, 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 38°47'29" EAST, 50.51 FEET TO THE WEST LINE OF LOT 13 OF BLOCK "A" OF SAID THEISEN'S SUBDIVISION AND THE SOUTH LINE OF SAID PRIVATE ROAD; THENCE NORTH 43°04'49" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3 AND SAID NORTH LINE OF A PRIVATE ROAD, 34.92 FEET; THENCE SOUTH 38°47'29" EAST, 50.51 FEET TO THE WEST LINE OF LOT 13 OF BLOCK "A" OF SAID THEISEN'S SUBDIVISION AND THE SOUTH LINE OF SAID PRIVATE ROAD; THENCE NORTH 43°04'49" WEST, COINCIDENT WITH SAID WEST LINE OF LOT 13 AND SAID SOUTH LINE OF THE PRIVATE ROAD, 49.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND SAID NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD; THENCE SOUTH 86°32'23" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD, 72.69 FEET; THENCE SOUTH 43°04'49" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF THEISEN ROAD, 425.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING.

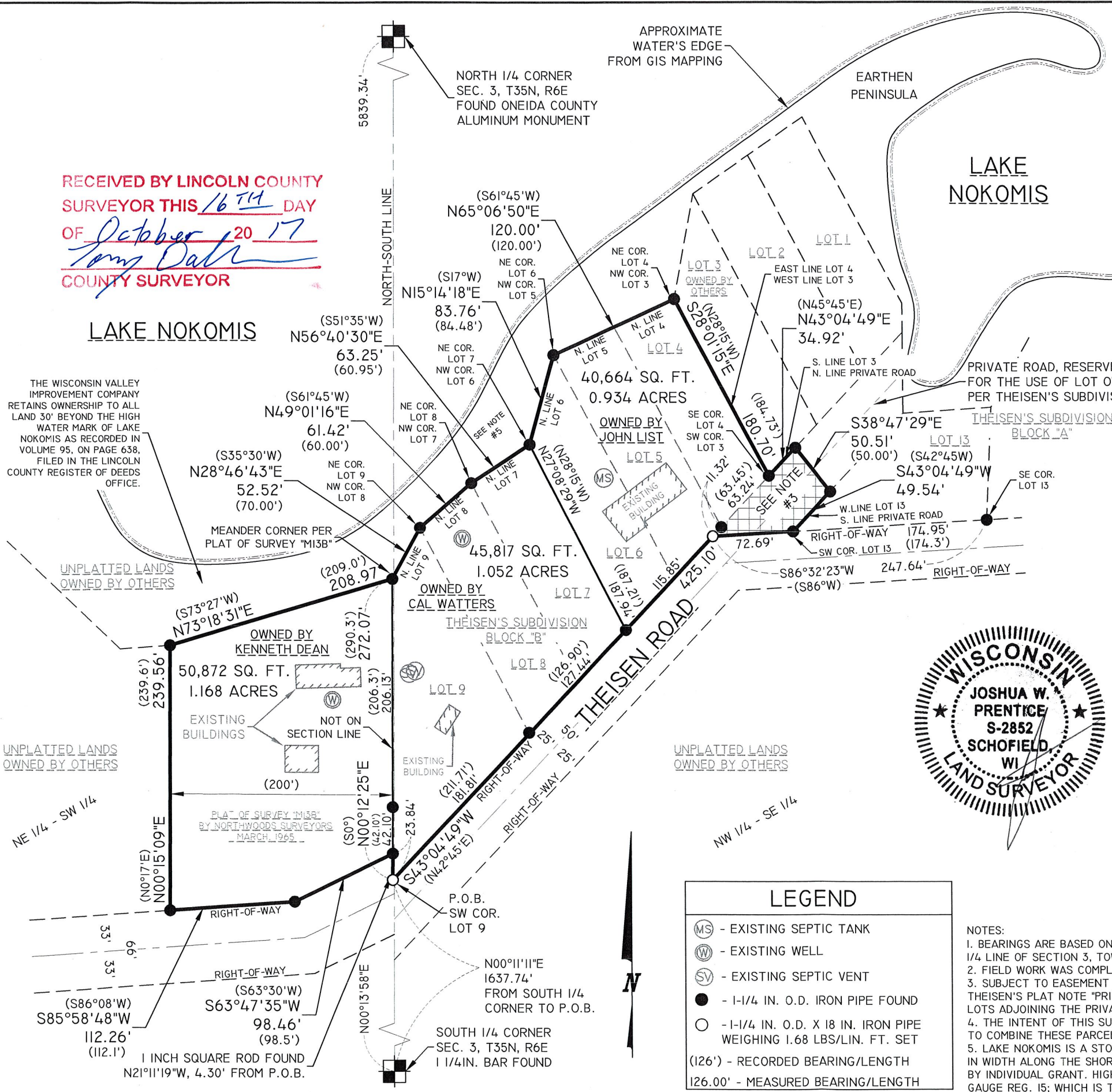
THAT SAID PARCELS CONTAIN 137,353 SQUARE FEET OR 3.154 ACRES MORE OR LESS.  
 THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF CAL WATTERS, AGENT OF SAID PARCELS.  
 THAT SAID PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.  
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7.  
 THAT SAID PARCEL IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY OF SAID PARCELS.  
 DATED THIS 13<sup>TH</sup> DAY OF OCTOBER 2017

REI  
 JOSHUA W. PRENTICE  
 WI P.L.S. S-2852



LEGEND	
(MS)	- EXISTING SEPTIC TANK
(W)	- EXISTING WELL
(SV)	- EXISTING SEPTIC VENT
●	- 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
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

- NOTES:
- BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO CENTER NORTH-SOUTH 1/4 LINE OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 00°13'58" EAST.
  - FIELD WORK WAS COMPLETED ON 10-5-2017.
  - SUBJECT TO EASEMENT DESCRIBED IN DEED DOC. #519288. OWNERSHIP WITHIN THE PRIVATE ROAD MAYBE IN QUESTION BASED ON THE THEISEN'S PLAT NOTE "PRIVATE ROAD, RESERVED FOR THE USE OF LOT OWNERS". IT IS UNCLEAR IF THE PLAT WAS REFERRING TO THE LOTS ADJOINING THE PRIVATE ROAD OR ALL OF THE LOTS WITHIN THE THEISEN'S SUBDIVISION.
  - THE INTENT OF THIS SURVEY IS TO SHOW THE EXTERIOR BOUNDARIES OF THREE PROPERTY OWNERS. THIS SURVEY IS NOT INTENDED TO COMBINE THESE PARCELS IN ANYWAY.
  - LAKE NOKOMIS IS A STORAGE RESERVOIR OWNED BY THE WISCONSIN VALLEY IMPROVEMENT COMPANY. THEY OWN A STRIP OF LAND 30' IN WIDTH ALONG THE SHORE, MEASURED FROM HIGH WATER MARK. ALL LOT OWNERS AROUND THE LAKE ARE GRANTED ACCESS TO LAKE BY INDIVIDUAL GRANT. HIGH WATER MARK IS ESTABLISHED BY TOP OF GATE AT DAM; LOCATED IN THE NORTHEAST 1/4, SECTION 9, WHEN GAUGE REG. 15; WHICH IS TOP OF GATE.



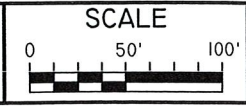
RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 16<sup>TH</sup> DAY OF October 2017  
*Tom Darr*  
 COUNTY SURVEYOR

THE WISCONSIN VALLEY IMPROVEMENT COMPANY RETAINS OWNERSHIP TO ALL LAND 30' BEYOND THE HIGH WATER MARK OF LAKE NOKOMIS AS RECORDED IN VOLUME 95, ON PAGE 638, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE.

5633B

DRAWING FILE: P:\7800-7896\7874 - CAL WATTERS\DWG\SURVEY\7874.PLT OF SURVEY.DWG LAYOUT: PLAT OF SURVEY-11X17  
 PLOTTED: OCT 15, 2017 9:03AM PLOTTED BY: JOSHUA W. PRENTICE

REI Engineering, INC.  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784 FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHK'D

DESIGNED BY:	CHECKED BY: JWP
SURVEYED BY: JJM, AJB	APPROVED BY: JWP
DRAWN BY: JLR	DATE: 10-13-2017

PLAT OF SURVEY  
 THEISEN SUBDIVISION  
 W5904 THEISEN ROAD  
 TOMAHAWK, WISCONSIN

REI No. 7874  
 SHEET 1 OF 1