

PLAT OF SURVEY

BEING PART OF GOVERNMENT LOT 4 OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF PINE RIVER, 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 GOVERNMENT LOT 4 OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 7 EAST, TOWN OF PINE RIVER, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 89°53'27" WEST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4, 391.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD "W" AND THE POINT OF BEGINNING; THENCE SOUTH 29°39'00" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 21.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 75.74 FEET, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 101.90 FEET, A CENTRAL ANGLE OF 42°35'03" AND A CHORD THAT BEARS SOUTH 0°36'04" WEST FOR 74.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD HIGHWAY "W" AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 45.86 FEET, COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 1,834.05 FEET, A CENTRAL ANGLE OF 0°25'58" AND A CHORD THAT BEARS SOUTH 23°07'21" EAST FOR 45.86 FEET TO THE CENTERLINE OF SAID OLD HIGHWAY "W"; THENCE SOUTH 22°53'35" WEST, COINCIDENT WITH SAID CENTERLINE, 256.68 FEET; THENCE SOUTH 89°53'27" WEST, 465 FEET, MORE OR LESS, TO A POINT ON THE WATER'S EDGE ON THE SOUTH BANK OF THE PINE RIVER; THENCE SOUTHWESTERLY ALONG SAID WATER'S EDGE ON THE SOUTH BANK OF THE PINE RIVER TO THE INTERSECTION OF SAID WATER'S EDGE AND THE EAST RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL RAILROAD, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 127 FEET, MORE OR LESS, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 5,779.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 452.78 FEET, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE; SAID CURVE HAVING A RADIUS LENGTH OF 2,914.79 FEET, A CENTRAL ANGLE OF 8°54'01", AND A CHORD THAT BEARS NORTH 18°23'34" WEST FOR 452.33 FEET TO SAID NORTH LINE OF THE NORTHWEST CORNER AND A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE NORTH 89°53'27" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST 1/4, 900.94 FEET TO SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD "W" AND THE POINT OF BEGINNING; AND, COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 89°53'27" WEST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST 1/4, 108.76 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID WISCONSIN CENTRAL RAILROAD, THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, AND THE POINT OF BEGINNING; THENCE 479.28 FEET, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 2814.79 FEET, A CENTRAL ANGLE OF 9°45'21" AND A CHORD THAT BEARS SOUTH 18°49'14" EAST, 478.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 168 FEET, MORE OR LESS, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 5679.58 FEET, TO SAID WATER'S EDGE ON THE SOUTH BANK OF THE PINE RIVER; THENCE SOUTHWESTERLY, COINCIDENT WITH SAID WATER'S EDGE OF THE PINE RIVER TO THE CONFLUENCE OF SAID WATER'S EDGE OF THE PINE RIVER WITH THE WISCONSIN RIVER; THENCE NORTHERLY, ACROSS SAID PINE RIVER AND COINCIDENT WITH THE WATER'S EDGE ALONG THE EASTERLY BANK OF THE WISCONSIN RIVER, TO SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 33; THENCE NORTH 89°53'27" EAST, COINCIDENT WITH SAID NORTH LINE, 52 FEET, MORE OR LESS TO SAID POINT "A" AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS ±4,05,166 SQUARE FEET, ±9.301 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF CRAIG JOSIGER, AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

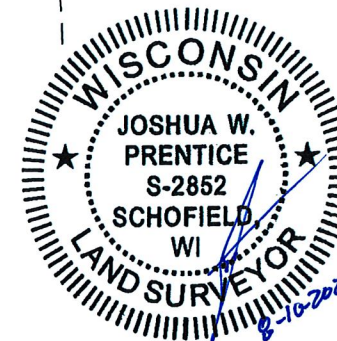
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7.

THAT SAID PARCEL IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY OF SAID PARCEL.

DATED THIS 10TH

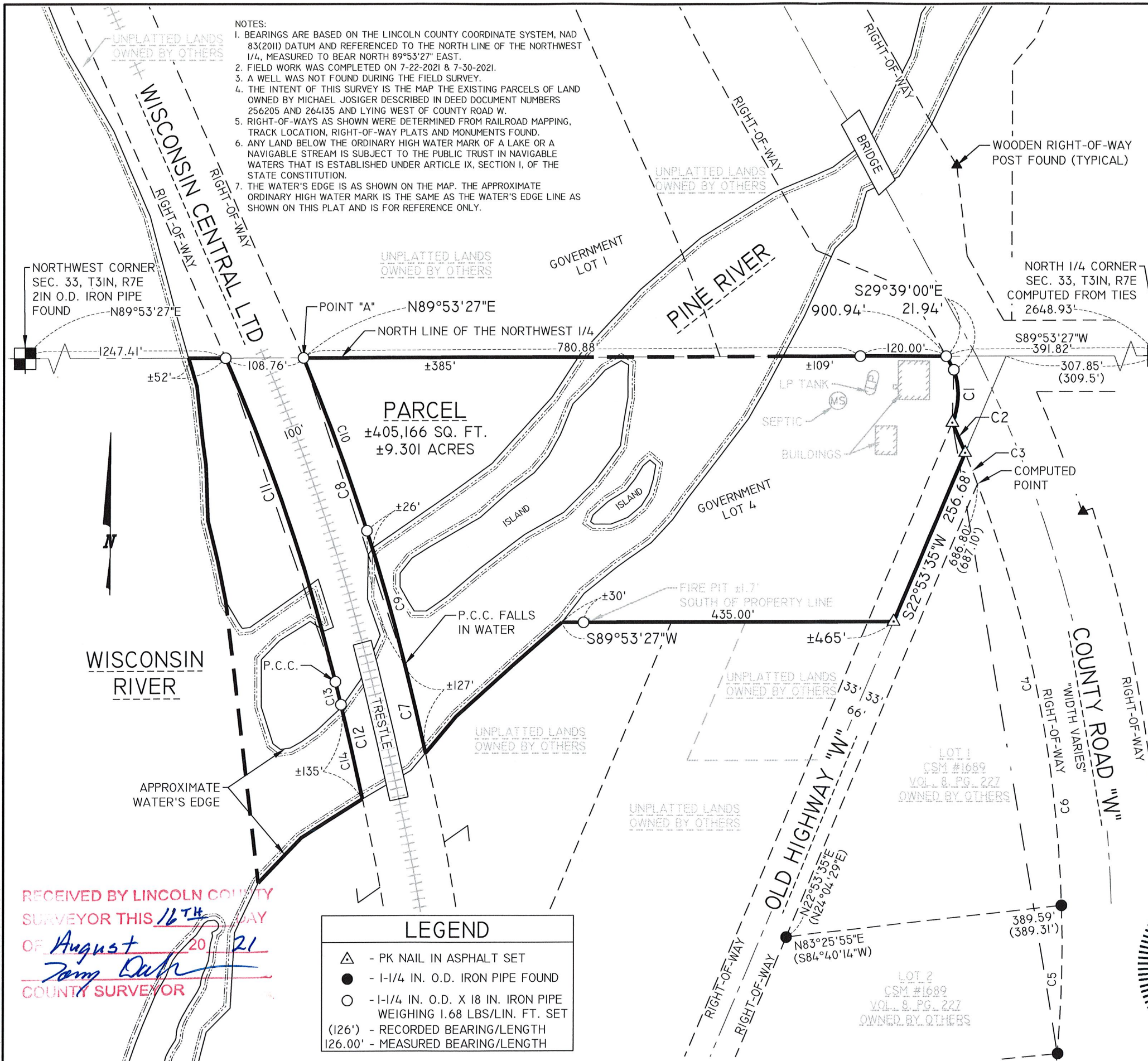
DAY OF AUGUST 2021

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



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.74'	101.90'	42°35'03"	S1°36'04"W	74.01'
C2	45.86'	1834.05'	1°25'58"	S23°07'21"E	45.86'
C3	47.03'	1834.05'	1°28'09"	S21°40'18"E	47.03'
C4	602.94'	1834.05'	18°50'10"	S11°31'08"E	600.23'
C5	206.90'	1834.05'	6°27'49"	S1°07'51"W	206.79'
C6	902.73'	1834.05'	28°12'06"	S9°44'17"E	893.65'
C7		5779.58'			±127'
C8	452.78'	2914.79'	8°54'01"	N18°23'34"W	452.33'
C9	194.66'	2914.79'	3°49'35"	N15°51'21"W	194.63'
C10	258.12'	2914.79'	5°04'26"	N20°18'21"W	258.03'
C11	479.28'	2814.79'	9°45'21"	S18°49'14"E	478.70'
C12	168.14'	5679.58'	1°41'46"	N13°05'40"W	168.13'
C13	33.02'	5679.58'	0°19'59"	S13°46'34"E	33.02'
C14		5679.58'			±135'
(C4)	(603.54')	(1839.86')	(18°47'43")	(S10°17'28"E)	(600.84')
(C5)	(203.46')	(1839.86')	(6°18'17")	(S2°15'32"W)	(202.35')

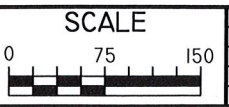
- NOTES:
- BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4, MEASURED TO BEAR NORTH 89°53'27" EAST.
 - FIELD WORK WAS COMPLETED ON 7-22-2021 & 7-30-2021.
 - A WELL WAS NOT FOUND DURING THE FIELD SURVEY.
 - THE INTENT OF THIS SURVEY IS THE MAP THE EXISTING PARCELS OF LAND OWNED BY MICHAEL JOSIGER DESCRIBED IN DEED DOCUMENT NUMBERS 256205 AND 264135 AND LYING WEST OF COUNTY ROAD W.
 - RIGHT-OF-WAYS AS SHOWN WERE DETERMINED FROM RAILROAD MAPPING, TRACK LOCATION, RIGHT-OF-WAY PLATS AND MONUMENTS FOUND.
 - 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 I, OF THE STATE CONSTITUTION.
 - THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.



LEGEND	
△	- PK NAIL IN ASPHALT SET
●	- 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

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 16TH DAY OF August 2021
Tom Durr
 COUNTY SURVEYOR

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: AJB, JAF	APPROVED BY: JWP
DRAWN BY: JAF	DATE: 7-30-2021

PLAT OF SURVEY
 JOSIGER PROPERTY
 N499 COUNTY ROAD W
 CITY OF MERRILL, WI

REI No. 9939
 SHEET 1 OF 1

DRAWING FILE: P:\19000-9999\19039 - CRYSTAL JOSIGER ESTATE - COUNTY ROAD W - MERRILL DRAWING\19039 PLAT OF SURVEY.DWG LAYOUT: PLAT OF SURVEY-11X17 PLOTTED: AUG 10, 2021 - 8:58AM PLOTTED BY: JOSHUA

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