

PLAT OF SURVEY

Of a parcel of land described in Document No. 538356 being part of Lot 15 of Block 4 of Colonial Village Second Addition located in part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin.

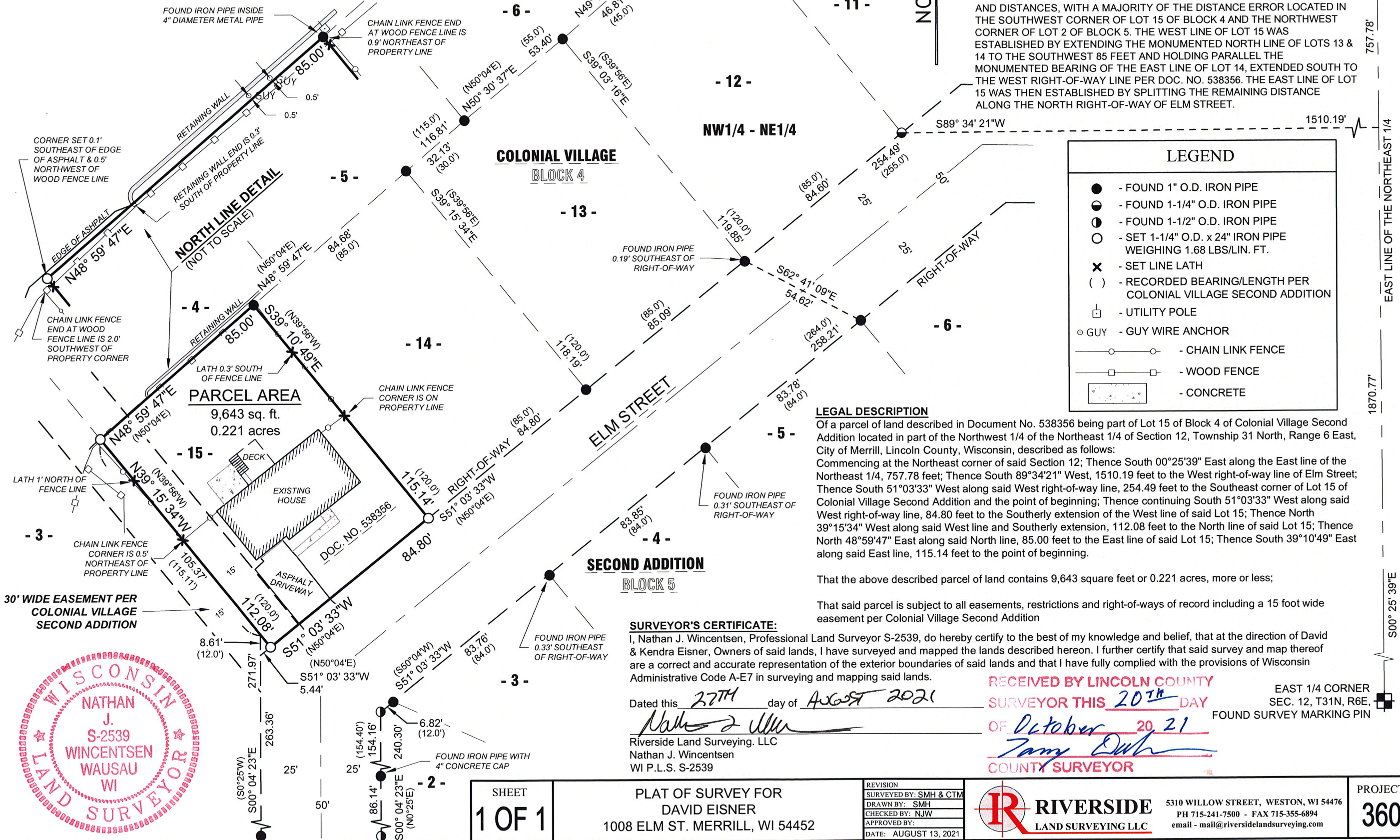
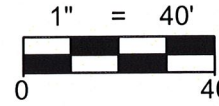
NORTHEAST CORNER

SEC. 12, T31N, R6E,

FOUND BERNTSEN MONUMENT

NOTES:

1.) BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, LINCOLN COUNTY NAD 83 (2011) AND REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 00°25'39" EAST.
 2.) AFTER REVIEWING THE COLONIAL VILLAGE SECOND ADDITION PLAT, IT APPEARS THERE ARE ISSUES WITH CLOSURE USING THE SHOWN BEARINGS AND DISTANCES, WITH A MAJORITY OF THE DISTANCE ERROR LOCATED IN THE SOUTHWEST CORNER OF LOT 15 OF BLOCK 4 AND THE NORTHWEST CORNER OF LOT 2 OF BLOCK 5. THE WEST LINE OF LOT 15 WAS ESTABLISHED BY EXTENDING THE MONUMENTED NORTH LINE OF LOTS 13 & 14 TO THE SOUTHWEST 85 FEET AND HOLDING PARALLEL THE MONUMENTED BEARING OF THE EAST LINE OF LOT 14, EXTENDED SOUTH TO THE WEST RIGHT-OF-WAY LINE PER DOC. NO. 538356. THE EAST LINE OF LOT 15 WAS THEN ESTABLISHED BY SPLITTING THE REMAINING DISTANCE ALONG THE NORTH RIGHT-OF-WAY OF ELM STREET.



LEGEND	
●	- FOUND 1" O.D. IRON PIPE
◐	- FOUND 1-1/4" O.D. IRON PIPE
◑	- FOUND 1-1/2" O.D. IRON PIPE
○	- SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
×	- SET LINE LATH
()	- RECORDED BEARING/LENGTH PER COLONIAL VILLAGE SECOND ADDITION
⊥	- UTILITY POLE
○	- GUY WIRE ANCHOR
—○—○—	- CHAIN LINK FENCE
—□—□—	- WOOD FENCE
▭	- CONCRETE

LEGAL DESCRIPTION

Of a parcel of land described in Document No. 538356 being part of Lot 15 of Block 4 of Colonial Village Second Addition located in part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin, described as follows:
 Commencing at the Northeast corner of said Section 12; Thence South 00°25'39" East along the East line of the Northeast 1/4, 757.78 feet; Thence South 89°34'21" West, 1510.19 feet to the West right-of-way line of Elm Street; Thence South 51°03'33" West along said West right-of-way line, 254.49 feet to the Southeast corner of Lot 15 of Colonial Village Second Addition and the point of beginning; Thence continuing South 51°03'33" West along said West right-of-way line, 84.80 feet to the Southerly extension of the West line of said Lot 15; Thence North 39°15'34" West along said West line and Southerly extension, 112.08 feet to the North line of said Lot 15; Thence North 48°59'47" East along said North line, 85.00 feet to the East line of said Lot 15; Thence South 39°10'49" East along said East line, 115.14 feet to the point of beginning.

That the above described parcel of land contains 9,643 square feet or 0.221 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 15 foot wide easement per Colonial Village Second Addition

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 David & Kendra Eisner, Owners 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 lands and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 27th day of August 2021

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

RECEIVED BY LINCOLN COUNTY
 SURVEYOR THIS 20th DAY
 OF October 2021
Jamy Duh
 COUNTY SURVEYOR

EAST 1/4 CORNER
 SEC. 12, T31N, R6E,
 FOUND SURVEY MARKING PIN



SHEET 1 OF 1	PLAT OF SURVEY FOR DAVID EISNER 1008 ELM ST. MERRILL, WI 54452	REVISION		5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	PROJECT No. 3605
		SURVEYED BY: SMH & CTM DRAWN BY: SMH CHECKED BY: NJW APPROVED BY: DATE: AUGUST 13, 2021			

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