



# BORDERLAND SURVEYING, LLC

Chad A. Besaw, PLS #3029  
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715-218-2854 // Merrill, WI

Owner: Shane Pionkowski  
1221 Eder Lane  
West Bend, WI 53095

Parcel Address: N11958 Nokomis Dr.  
Tomahawk, WI 54487

Drawn by: CAB  
Field work completed: August, 2022  
Sheet: 1 of 1

Project #: 1013-04-35-06E-Pionkowski

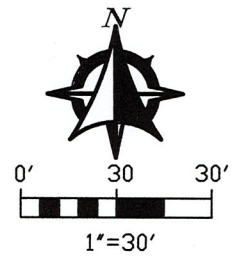
## LINCOLN COUNTY PLAT OF SURVEY

PART OF LOT 6, BLOCK A, NOKOMIS PARK SUBDIVISION,  
LOCATED IN THE SOUTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER,  
SECTION 4, TOWNSHIP 35 NORTH, RANGE 6 EAST,  
TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN

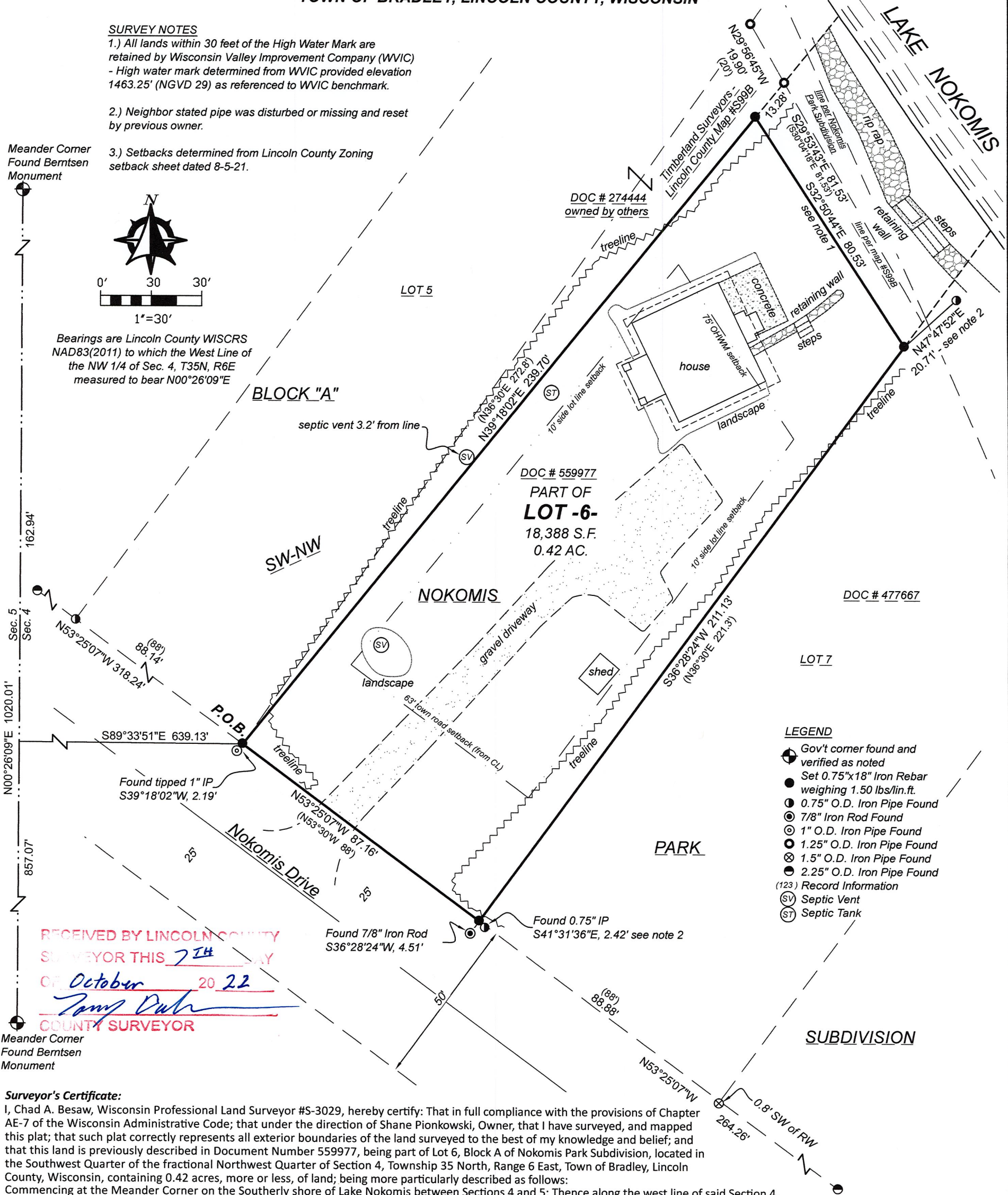
### SURVEY NOTES

- All lands within 30 feet of the High Water Mark are retained by Wisconsin Valley Improvement Company (WVIC) - High water mark determined from WVIC provided elevation 1463.25' (NGVD 29) as referenced to WVIC benchmark.
- Neighbor stated pipe was disturbed or missing and reset by previous owner.
- Setbacks determined from Lincoln County Zoning setback sheet dated 8-5-21.

Meander Corner Found Berntsen Monument



Bearings are Lincoln County WISCRS NAD83(2011) to which the West Line of the NW 1/4 of Sec. 4, T35N, R6E measured to bear N00°26'09"E



### LEGEND

- Gov't corner found and verified as noted
- Set 0.75"x18" Iron Rebar weighing 1.50 lbs/lin.ft.
- 0.75" O.D. Iron Pipe Found
- 7/8" Iron Rod Found
- 1" O.D. Iron Pipe Found
- 1.25" O.D. Iron Pipe Found
- 1.5" O.D. Iron Pipe Found
- 2.25" O.D. Iron Pipe Found
- (123) Record Information
- (SV) Septic Vent
- (ST) Septic Tank

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 7<sup>th</sup> DAY OF October 20 22  
*Tony Dube*  
COUNTY SURVEYOR

### Surveyor's Certificate:

I, Chad A. Besaw, Wisconsin Professional Land Surveyor #S-3029, hereby certify: That in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code; that under the direction of Shane Pionkowski, Owner, that I have surveyed, and mapped this plat; that such plat correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that this land is previously described in Document Number 559977, being part of Lot 6, Block A of Nokomis Park Subdivision, located in the Southwest Quarter of the fractional Northwest Quarter of Section 4, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, containing 0.42 acres, more or less, of land; being more particularly described as follows:  
Commencing at the Meander Corner on the Southerly shore of Lake Nokomis between Sections 4 and 5; Thence along the west line of said Section 4, N00°26'09"E for a distance of 857.07 feet; thence, S89°33'51"E for a distance of 639.13 feet to the Easterly right of way line of Nokomis Drive and the Southeasterly line of lands described in Document Number 274444, being the and the Southwest corner of said Lot 6 and the **PLACE OF BEGINNING**;  
Thence along said Southeasterly line of lands described in Document Number 274444, N39°18'02"E for a distance of 239.70 feet to the Westerly line of lands retained by Wisconsin Valley Improvement Company (WVIC) being 30 feet landward from the high water mark of Lake Nokomis aka Rice River Flowage;  
Thence along said Westerly line, S32°50'44"E for a distance of 80.53 feet to the Northwestern line of Lot 7, Block A of Nokomis Park Subdivision;  
Thence along said Northwestern line, S36°28'24"W for a distance of 211.13 feet to said Easterly right of way line of Nokomis Drive and the Southwest corner of said Lot 7;  
Thence along said Easterly right of way line, N53°25'07"W, for a distance of 87.16 feet to the **PLACE OF BEGINNING**;  
Together with and subject to any easements, restrictions, reservations, dedications, and rights-of-way of record.

Dated this 9<sup>th</sup> day of September, 2022

(Surveyor's Signature) PLS No. S-3029 Seal



# 5817B