

PLAT OF SURVEY

Of a Parcel of land described in Document Number 561260 located in part of Government Lot 2 of Section 13, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin.

MEANDER CORNER
SEC. 13, T35N, R6E,
FOUND BERNTSEN
MONUMENT

(N89° 29'E)
N89° 46' 29"W

GOV. LOT 5

LOT 1, C.S.M. 678
VOL. 3, PAGE 221

Section 12
Section 13

(S07° 49'00"E)
100.35'
(100.37')

NORTHEAST CORNER
SEC. 13, T35N, R6E,
FOUND BERNTSEN
MONUMENT

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 Robert Geenen, 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 5TH day of JUNE 2023

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

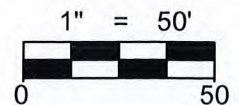
LANDS OWNED BY OTHERS

DOCUMENT NO. 563367

POINT OF
BEGINNING
(213.5')

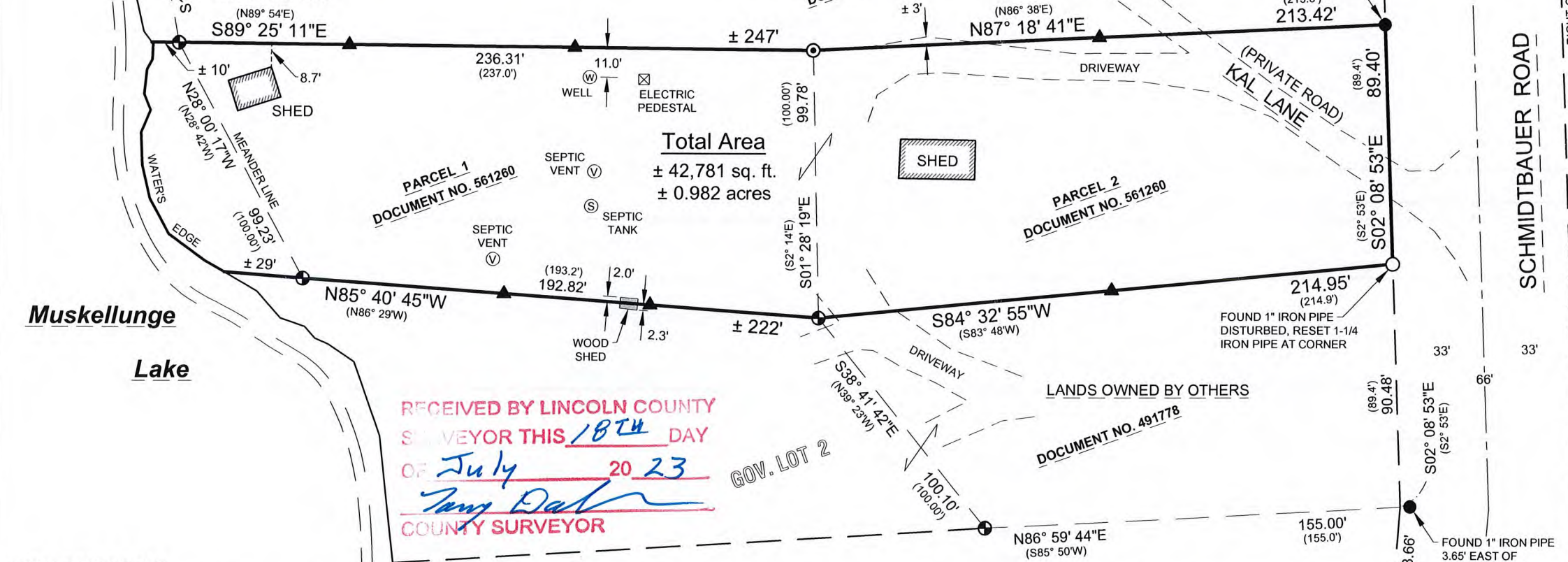


NORTH



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 1-1/4" O.D. IRON PIPE
●	FOUND 1" O.D. IRON PIPE
⦿	FOUND 2" O.D. IRON PIPE
⦿	FOUND 2-1/2" O.D. IRON PIPE
▲	SET WOOD LATH
()	RECORDED BEARING/LENGTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, LINCOLN COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF GOV. LOT 2 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 89°46'29" WEST.



Total Area
± 42,781 sq. ft.
± 0.982 acres

PARCEL 1
DOCUMENT NO. 561260

PARCEL 2
DOCUMENT NO. 561260

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 18TH DAY
OF July 20 23
Tom Dahl
COUNTY SURVEYOR

LEGAL DESCRIPTION

Of a Parcel of land described in Document Number 561260 located in part of Government Lot 2 of Section 13, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 13; Thence North 89°43'59" West along the North line of the Northeast 1/4 of the Northeast 1/4, 1306.68 feet to the Northeast corner of said Government Lot 2; Thence North 89°47'44" West along the monumented North line of said Government Lot 2, 603.76 feet to the West right-of-way line of Schimidbauer Road; Thence South 02°08'53" East along said West right-of-way line, 89.41 feet to the point of beginning; Thence continuing South 02°08'53" East along said West right-of-way line, 89.40 feet to the South line of said Parcel of land described in Document Number 561260; Thence South 84°32'55" West along said South line, 214.95 feet; Thence North 85°40'45" West along said South line, 192.82 feet to a point located 29 feet, more or less, from the water's edge of Muskellunge Lake, said point also being the point of beginning of a meander line along the East shore of said Muskellunge Lake; Thence North 28°00'17" West along said meander line, 99.23 feet to a point on the North line of said Parcel of land described in Document Number 561260, said point located 10 feet, more or less, from the water's edge of Muskellunge Lake and the end of the meander line along the East shore of said Muskellunge Lake; Thence South 89°25'11" East along said North line, 236.31 feet; Thence North 87°18'41" East along said North line, 213.42 feet to the point of beginning.

That the above described parcel of land contains 42,781 square feet or 0.982 acres, more or less, including those lands lying between the above described meander line and the water's edge of said Muskellunge Lake and the lot lines extended to the water's edge;

That said parcel is subject to all easements, restrictions and right-of-ways of record including an easement for telephone & electric power lines and for private roads as now established or recorded per Document Number 561260.

SHEET
1 OF 1

PLAT OF SURVEY FOR ROBERT GEENEN
N11275 KAL LANE,
TOMAHAWK, WI 54487

REVISION
SURVEYED BY: NJW
DRAWN BY: MFL
CHECKED BY: NJW
APPROVED BY:
DATE: MAY 24, 2023



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PROJECT No.
4077

5845B