

# PLAT OF SURVEY

PART OF LOT 11, ALL OF LOTS 12, 13 & 14 OF THE PLAT OF PINE ISLE, PART OF THE SW1/4 OF THE NE1/4 AND PART OF GOVERNMENT LOT 2 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 7 EAST, TOWN OF KING, LINCOLN COUNTY, WI

**NORTHCENTRAL LAND SURVEYING, LLC**  
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 DRAFTED & DRAWN BY: JASON J. PFLIEGER  
 OWNER OF PROPERTY: CHARLES RIGGS JR SEP LLC  
 SURVEY PREPARED FOR: CHARLES RIGGS JR  
 DATE OF FIELDWORK: 9/18/2023 & 10/4/2023  
 FILE NUMBER: 2023094 RIGGS

## DESCRIPTION

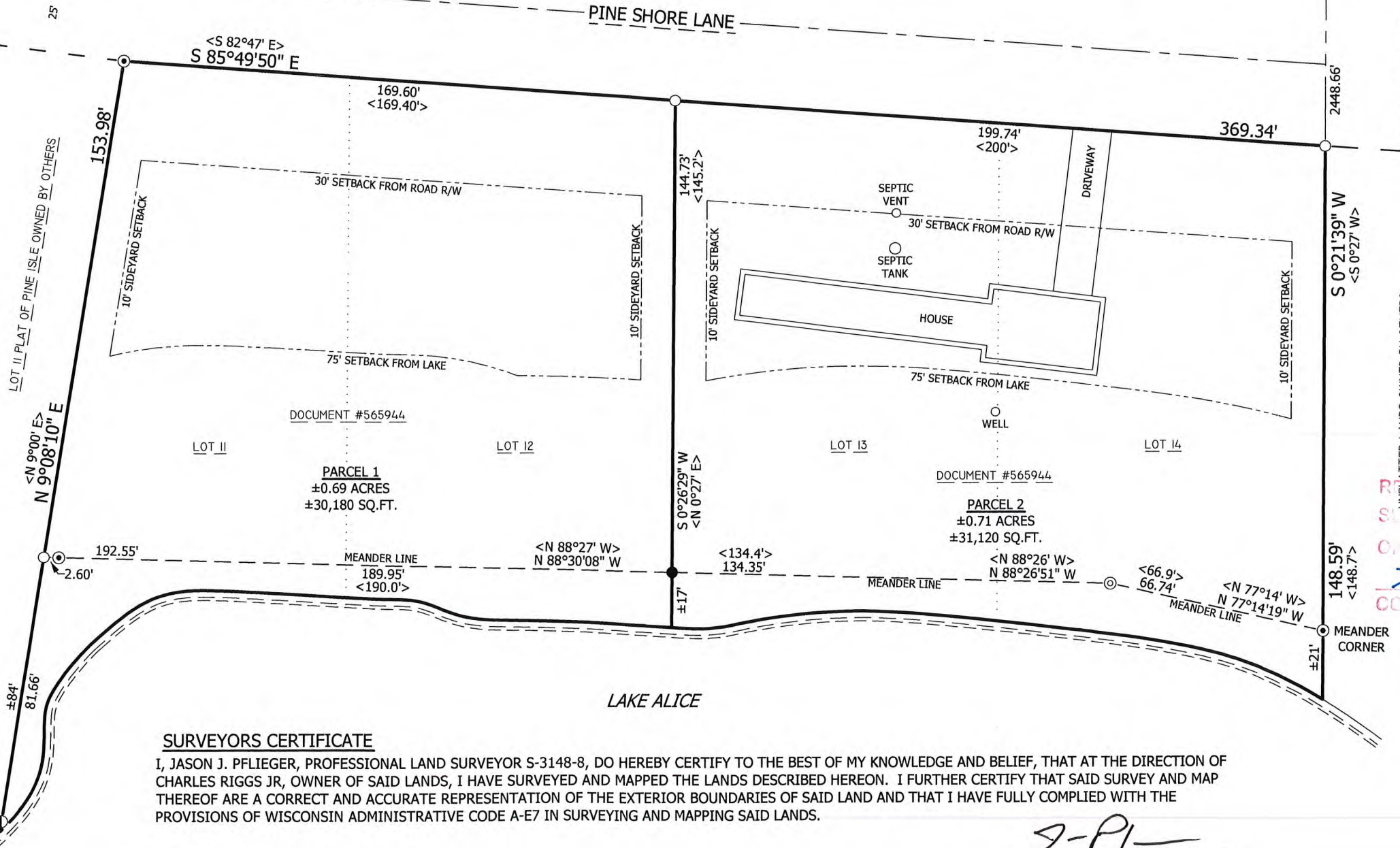
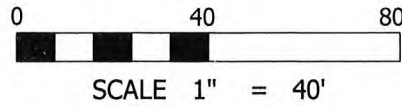
PART OF LOT 11, ALL OF LOTS 12, 13 & 14 OF THE PLAT OF PINE ISLE, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF GOVERNMENT LOT 2 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 7 EAST, TOWN OF KING, LINCOLN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S 88°27'06" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, 1325.22 FEET; THENCE S 0°21'40" W ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, 2448.66 FEET TO THE SOUTH LINE OF PINE SHORE LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUING S 0°21'39" W ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, 148.59 FEET TO A MEANDER CORNER BEING 21 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE ALICE AND TO THE BEGINNING OF A MEANDER LINE; THENCE N 77°14'19" W ALONG THE MEANDER LINE, 66.74 FEET; THENCE N 88°26'51" W ALONG THE MEANDER LINE, 134.35 FEET; THENCE N 88°30'08" W ALONG THE MEANDER LINE, 192.55 FEET TO A POINT BEING 84 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE ALICE AND TO THE END OF THE MEANDER LINE; THENCE N 9°08'10" E 153.98 FEET TO THE SOUTH LINE OF PINE SHORE LANE; THENCE S 85°49'50" E ALONG THE SOUTH LINE OF PINE SHORE LANE, 369.34 FEET TO THE POINT OF BEGINNING. INCLUDING ALL LANDS BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE ALICE. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

## LEGEND

- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1" OD IRON PIPE FOUND
- ⊙ = 1.5" OD IRON PIPE FOUND
- ⊙ = 2.5" OD IRON PIPE FOUND
- ⊙ = ANGLE IRON FOUND
- < > = PREVIOUSLY RECORDED AS

## BEARING REFERENCE

BEARINGS REFERENCED TO THE NORTH LINE OF THE NE1/4 BEARING S 88°27'06" E PER WCCS (LINCOLN COUNTY) NAD83 (2011)



## SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR S-3148-8, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT THE DIRECTION OF CHARLES RIGGS JR, 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 OCTOBER, 2023

*J-P*  
 JASON J. PFLIEGER P.L.S. 3148-8

NOTE: SETBACKS SHOWN HEREON SHOULD BE VERIFIED WITH LINCOLN COUNTY ZONING BEFORE ANY PLANNING OR BUILDING BEGINS.

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 9TH DAY OF October 20 23  
*Tom Dahn*  
 COUNTY SURVEYOR

NOTE: ANY LANDS 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 1, OF THE STATE CONSTITUTION.

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