

# PLAT OF SURVEY

PART OF LOTS 1, 2, 3, 8, 9, 10, 11, AND 12, AND PART OF THE VACATED ALLEY, ALL IN BLOCK 11 OF THE ORIGINAL PLAT OF JENNY, LOCATED IN GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**  
 I, JESSE L. ROBERGE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2958, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED AND MAPPED PART OF LOTS 1, 2, 3, 8, 9, 10, 11, AND 12, AND PART OF THE VACATED ALLEY, ALL IN BLOCK 11 OF THE ORIGINAL PLAT OF JENNY, LOCATED IN GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE SOUTH 01°05'56" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, 980.45 FEET; THENCE SOUTH 88°54'04" EAST, 1579.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 11 AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST 3RD STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH MILL STREET; THENCE NORTH 70°53'41" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF EAST 3RD STREET, 87.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 70°53'41" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF EAST 3RD STREET, 90.89 FEET; THENCE SOUTH 18°30'11" EAST, 77.95 FEET; THENCE NORTH 70°53'41" EAST, 125.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF POPLAR STREET; THENCE SOUTH 18°30'11" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF POPLAR STREET, 98.91 FEET; THENCE SOUTH 70°50'17" WEST, 83.38 FEET; THENCE NORTH 21°53'31" WEST, 29.00 FEET; THENCE SOUTH 69°36'08" WEST, 11.17 FEET; THENCE NORTH 18°22'38" WEST, 100.15 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF EAST 3RD STREET AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 23,522 SQUARE FEET, OR 0.540 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WISCONSIN AREA FUNERAL SERVICE LLC, PURCHASER OF SAID PARCEL.

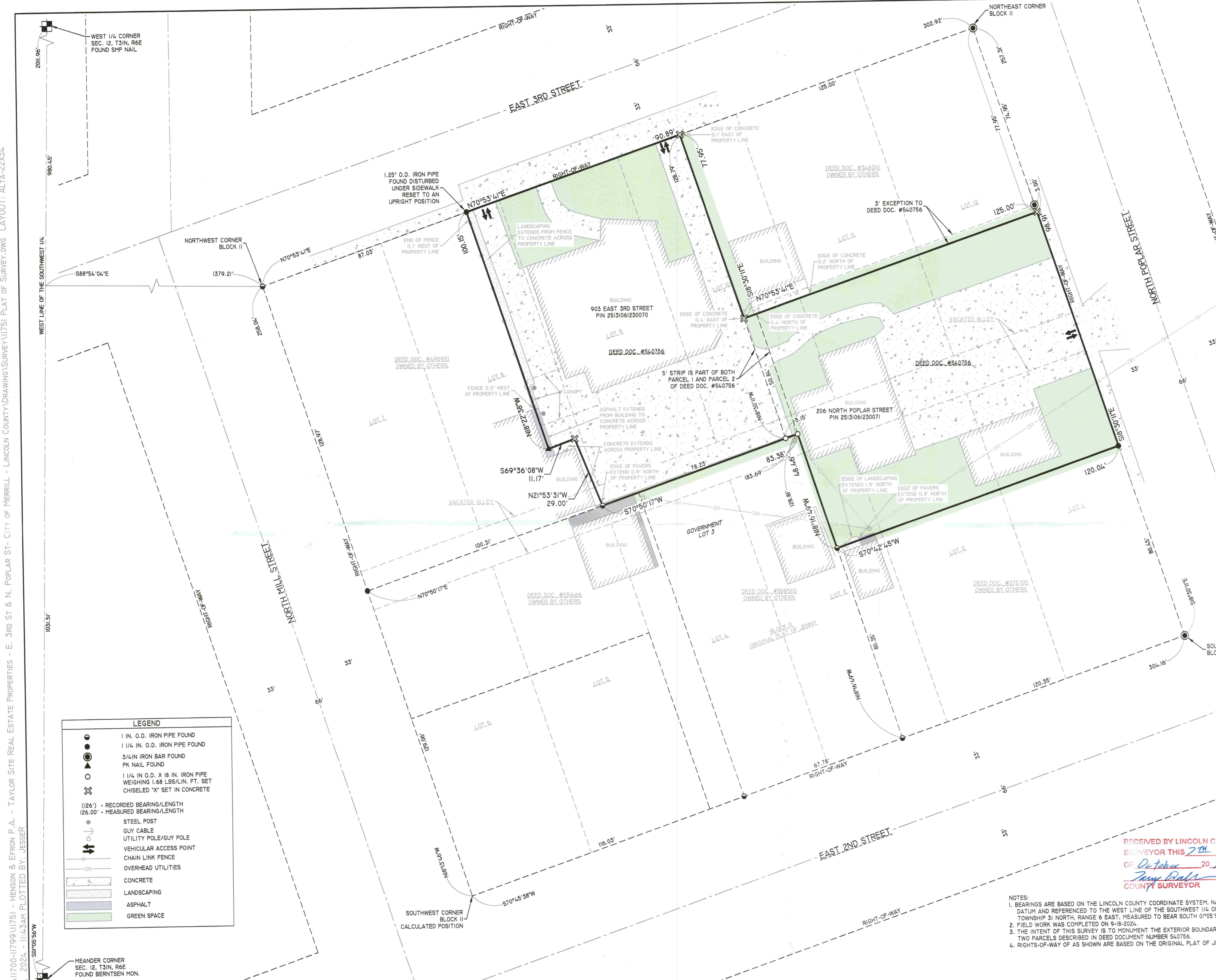
THAT SAID PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

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

DATED THIS 30TH DAY OF SEPTEMBER, 2024.

JESSE L. ROBERGE  
 WI P.L.S. S-2952



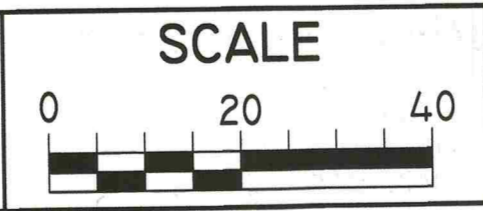
LEGEND	
●	1 IN. O.D. IRON PIPE FOUND
○	1 1/4 IN. O.D. IRON PIPE FOUND
○	3/4 IN IRON BAR FOUND
○	PK NAIL FOUND
○	1 1/4 IN O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET CHISELED 'X' SET IN CONCRETE
(125°)	RECORDED BEARING/LENGTH
(125°)	MEASURED BEARING/LENGTH
●	STEEL POST
○	GUY CABLE
○	UTILITY POLE/GUY POLE
○	VEHICULAR ACCESS POINT
○	CHAIN LINK FENCE
○	OVERHEAD UTILITIES
○	CONCRETE
○	LANDSCAPING
○	ASPHALT
○	GREEN SPACE

NOTES:  
 1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 01°05'56" WEST.  
 2. FIELD WORK WAS COMPLETED ON 9-18-2024.  
 3. THE INTENT OF THIS SURVEY IS TO MONUMENT THE EXTERIOR BOUNDARIES OF THE TWO PARCELS DESCRIBED IN DEED DOCUMENT NUMBER S40756.  
 4. RIGHTS-OF-WAY OF AS SHOWN ARE BASED ON THE ORIGINAL PLAT OF JENNY.

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 27TH DAY OF October 20 24  
 Jesse Roberge  
 COUNTY SURVEYOR

DRAWING FILE: Q:\11700-11799\11751 - HENSON & EFRON P.A. - TAYLOR SITE REAL ESTATE PROPERTIES - E. 3RD ST & N. POPLAR ST - CITY OF MERRILL - LINCOLN COUNTY\DRAWING\11751 PLAT OF SURVEY.DWG LAYOUT; ALTA-22X34 PLOTTED: OCT 03, 2024 - 11:42AM PLOTTED BY: JESSER

**REI Engineering, INC.**  
 1080 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, DJG	APPROVED BY: JLR
				DRAWN BY: JLR	DATE: 9-18-2024

**PLAT OF SURVEY**  
 WISCONSIN AREA FUNERAL SERVICE LLC.  
 903 EAST 3RD STREET & 206 NORTH POPLAR STREET  
 MERRILL, WISCONSIN 54452

**REI**  
 REI No. 11751  
 SHEET 1 OF 1

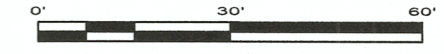
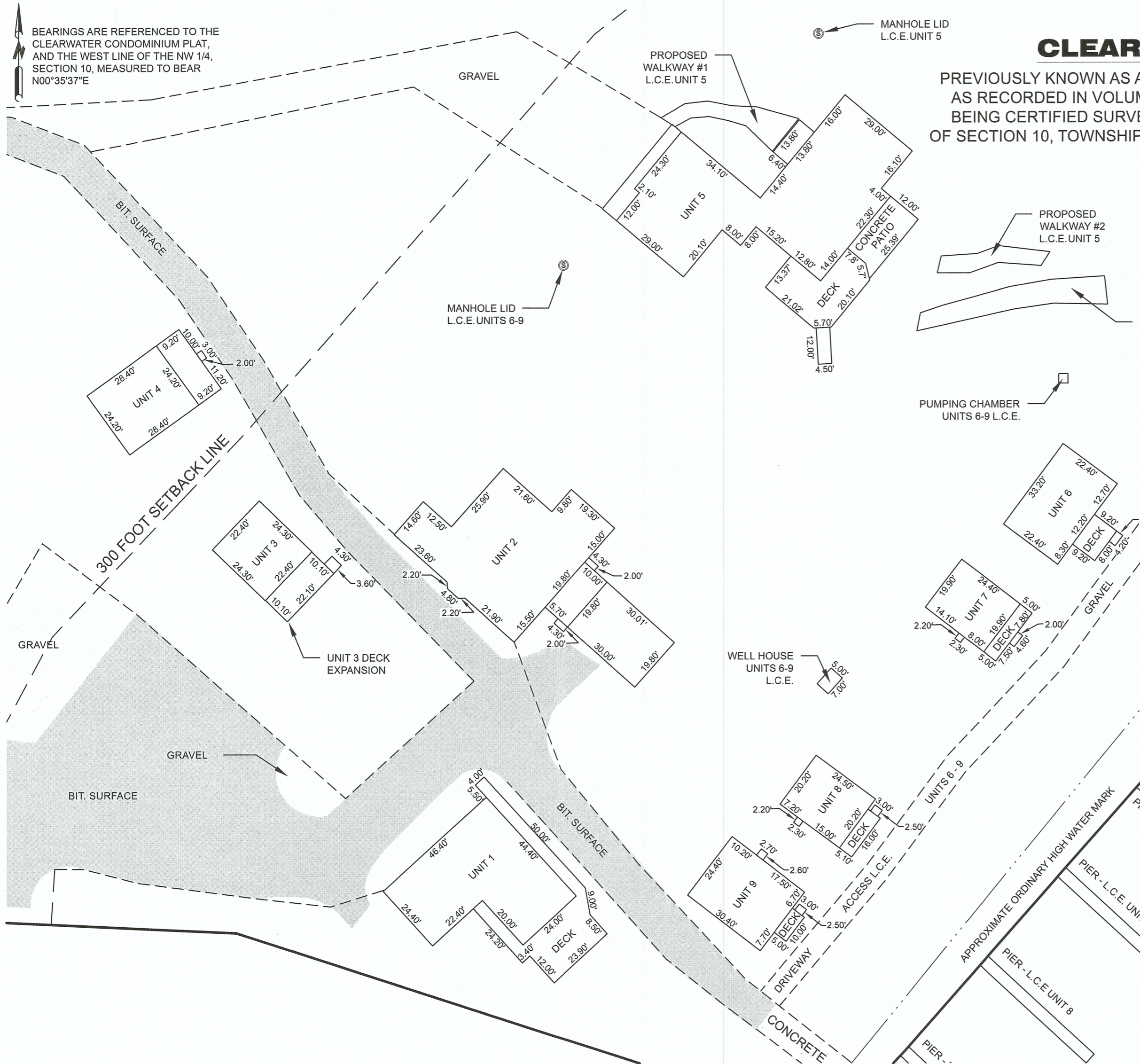
L 550A

#573142

## ADDENDUM NUMBER 2

# CLEARWATER CONDOMINIUM PLAT

PREVIOUSLY KNOWN AS ADDENDUM NUMBER 1 CLEARWATER CONDOMINIUM PLAT, AS RECORDED IN VOLUME 1 ON PAGE 53 OF CONDO PLATS AS DOCUMENT 509456, BEING CERTIFIED SURVEY MAP NO. 1535 & 1536, LOCATED IN GOVERNMENT LOT 1, OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, FOURTH PRINCIPAL MERIDIAN, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN



JEFFREY DEMUTH S-2656  
 SEE SHEET 3 OF 3 SHEETS FOR CERTIFICATE'S AND PROPERTY DESCRIPTION.

NOVEMBER 19, 2024 DATE

JEFFREY DEMUTH S-2656

Arbor Vitae

LAND SURVEYORS

WISCONSIN

IMPERVIOUS AREA WITHIN 300 FEET OF SHORELINE		
EXISTING IMPERVIOUS SURFACES		AREA SQUARE FEET
UNIT 1	STRUCTURE AND DECK	2314 S.F.
UNIT 2	STRUCTURE AND DECK	2848 S.F.
UNIT 3	STRUCTURE	543 S.F.
UNIT 3	EXPANSION DECK	243 S.F.
UNIT 4	OUTSIDE OF SETBACK	0 S.F.
UNIT 5	STRUCTURE AND DECK	3938 S.F.
UNIT 5	SEPTIC MANHOLE LID	3.5 S.F.
UNIT 6	STRUCTURE AND DECK	866 S.F.
UNIT 7	STRUCTURE AND DECK	599 S.F.
UNIT 8	STRUCTURE AND DECK	589 S.F.
UNIT 9	STRUCTURE AND DECK	807 S.F.
GRAVEL SURFACES		2437 S.F.
BITUMINOUS SURFACES		13083 S.F.
LIMITED COMMON ELEMENT	PUMP CHAMBER UNITS 6-9	10 S.F.
LIMITED COMMON ELEMENT	MANHOLE LID UNITS 6-9	3.5 S.F.
LIMITED COMMON ELEMENT	WELL HOUSE UNITS 6-9	35 S.F.
UNIT 5	REMOVE GRAVEL WALK	470 S.F. N.A.
** = SURFACE TO BE REPLACED AT ANOTHER LOCATION ON SITE		
TOTAL EXISTING IMPERVIOUS SURFACES		28319 S.F.
PROPOSED IMPERVIOUS SURFACES		
UNIT 5	PROPOSED WALKWAY #1	287 S.F.
UNIT 5	PROPOSED WALKWAY #2	193 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACES		480 S.F.
EXISTING AND PROPOSED SURFACES COMBINED		28799 S.F.
300 FOOT IMPERVIOUS SURFACE CALCULATION		
28,799 ÷ 255,390 = 0.11 x 100 = 11% IMPERVIOUS		

CLIENT: CLEARWATER CONDOMINIUM ASSOCIATION	FILE NO. MSA - 1815000 / CN - 2024-21
	SHEET NO. 2 of 3 SIDE NO. 1 of 2
ADDENDUM NO. 2 CLEARWATER CONDOMINIUM PLAT	SCALE: AS SHOWN
	DRAWN BY: MSA - J.L.D. / CN - J.L.D. CHECKED BY: MSA - E.J.S. / CN - J.E.A.
4327 COLE ROAD GRANDON, WI 54520 Anderson 715.764.3485 DeMuth 715.482.5237 cardinal.north@outlook.com	PROJECT NO.: MSA - 1815000 / CN - 2024-21 FIELD BOOK NO.: MSA - 181 / CN - BOOK 8 PAGE NO.: MSA - 2-3 / CN - PAGE 19



#573142

# ADDENDUM NUMBER 2 CLEARWATER CONDOMINIUM PLAT

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AS RECORDED IN VOLUME 1 ON PAGE 53 OF CONDO PLATS AS DOCUMENT 509456,  
BEING CERTIFIED SURVEY MAP NO. 1535 & 1536, LOCATED IN GOVERNMENT LOT 1,  
OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, FOURTH PRINCIPAL MERIDIAN,  
TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN

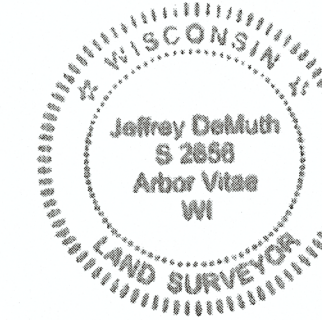
### SURVEYOR'S CERTIFICATE

I, Jeffrey L. DeMuth, Professional Land Surveyor S-#2656, hereby certify: That in full compliance with the provisions of Chapter 703 of the Wisconsin State Statutes and Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction of Mr. Russell Messer, President of The Clearwater Condominium Association, the Owner, that I have surveyed mapped and described Addendum Number 2 to the Clearwater Condominium Plat; that such Plat is an accurate representation of the exterior boundary lines and the location of the buildings and improvements upon the property; and this land is located in: GOVERNMENT LOT 1, OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN containing 5.86 Acres of land, and more fully described below.

This plat is a correct representation of Addendum Number 2 to the Clearwater Condominium Plat as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

Dated this 19 Day of November, 2024.

[Signature]  
Jeffrey L. DeMuth, Professional Land Surveyor, S-#2656  
Cardinal North, LLC



### PROPERTY DESCRIPTION:

Beginning at the Southwest corner of said Clear Water Condominium and located on the easterly right-of-way line of U S Highway 8; thence northeasterly, along said right-of-way line, a distance of 448.89 feet along the arc of a curve to the right, having a radius of 1372.39, feet and measured along a chord bearing N.44°03'08"E., and a chord distance of 446.90 feet to the Northwest corner of said Clear Water Condominium; thence S.89°58'28"E., along a North line of said Clear Water Condominium, a distance of 381.16 feet; thence S.61°45'40"E., continuing along said North line of Clear Water Condominium, a distance of 355.55 feet to a meander corner near the westerly shore line of Clear Lake; thence S.65°16'00"W., along a meander line, a distance of 165.98 feet; thence S.39°16'09"W., continuing along said meander line, a distance of 218.06 feet to a meander corner on the South line of said Clear Water Condominium; thence N.72°13'19"W., along the South line of said Clear Water Condominium, a distance of 199.43 feet; thence N.87°19'38"W., continuing along said South line of Clear Water Condominium, a distance of 527.01 feet to the point of beginning. Said parcel includes that land lying between said meander line and the ordinary high water line of Clear Lake and the lateral extension of the above described lands.

### Owner's Certificate

I, Russell Messer President of the Clearwater Condominium Association hereby certify that I have caused the land shown on this Condominium Plat to be surveyed and mapped as represented hereon. I further certify that this Condominium Plat is to be submitted to the Lincoln County Zoning and Conservation Department for approval or objection in accordance with current Condominium Ordinances.

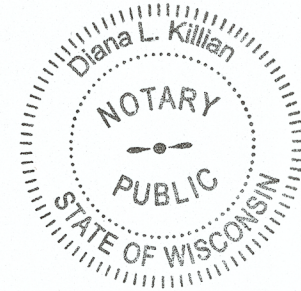
In Witness Whereof, the said Clearwater Condominium Association has caused these presents to be signed by Russell Messer, Its Association President, on this 19 day of December, 2024.

[Signature]  
President

Personally came before me this 19th day of December, 2024, the above named President of said Condominium Association and acknowledged that he executed the foregoing instrument s such President of said Condominium Association, by its authority.

[Signature] 08/02/2025  
Notary Public My Commission Expires

Oneida County, Wisconsin



STATE OF WISCONSIN }  
                                  } SS  
COUNTY OF oneida }

### Lincoln County

Approved for Recording under the terms of the Lincoln County Subdivision Ordinance by:

[Signature] 12-19-24  
Name Date

\$50.00 Pd - Russell Messer  
CK # 3044

CLIENT: CLEARWATER CONDOMINIUM ASSOCIATION	FILE NO. MSA - 1815000 / CN - 2024-21
	SHEET NO. 3 of 3 SIDE NO. 1 of 3
ADDENDUM NO. 2 CLEARWATER CONDOMINIUM PLAT	SCALE: AS SHOWN
	DRAWN BY: MSA - J.L.D. / CN - J.L.D.
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