

BOUNDARY RETRACEMENT SURVEY

THAT PORTION OF LANDS DESCRIBED IN DOC. No. 550894, LYING NORTHWEST OF HIGH VIEW ROAD AND SOUTH OF THE WEST 1/2 OF LOT 52 OF MUSKALONGE LAKE RESORT, LOCATED IN GOVERNMENT LOT 7, SECTION 12, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WI

SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY UNDER THE DIRECTION OF AARON COOK, PURCHASER, THAT THIS MAP, IN MY OPINION, IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7.



RECORD DESCRIPTION

THAT PORTION OF LANDS DESCRIBED IN DOC. No. 550894, LYING NORTHWEST OF HIGH VIEW ROAD AND SOUTH OF THE WEST 1/2 OF LOT 52 OF MUSKALONGE LAKE RESORT, LOCATED IN GOVERNMENT LOT 7, SECTION 12, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12, MARKED BY A FOUND PK NAIL IN MUSKELLUNGE LAKE RD; THENCE N 15°14'20" E, 220.18 FEET TO THE SOUTHWEST CORNER OF LOT 52, MARKED BY A FOUND 1 1/4 INCH IRON PIPE, BEING THE POINT OF BEGINNING.

- THENCE ALONG THE SOUTH LINE OF SAID LOT 52, S 89°54'21" E, 59.47 FEET TO A FOUND 1/4 INCH IRON PIPE;
- THENCE LEAVING SAID SOUTH LINE OF LOT 52, S 00°44'36" W, 2.53 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HIGH VIEW ROAD, MARKED BY A SET 1 1/4 INCH BY 18 INCH IRON PIPE;
- THENCE ALONG THE SAID RIGHT OF WAY, 69.73 FEET, ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 242.72 FEET AND A LONG CHORD BEARING AND DISTANCE S 59°07'48" W, 69.49 FEET TO A SET 1 1/4 INCH BY 18 INCH IRON PIPE;
- THENCE LEAVING SAID RIGHT OF WAY, N 00°18'23" E, 38.28 FEET TO THE POINT OF BEGINNING.

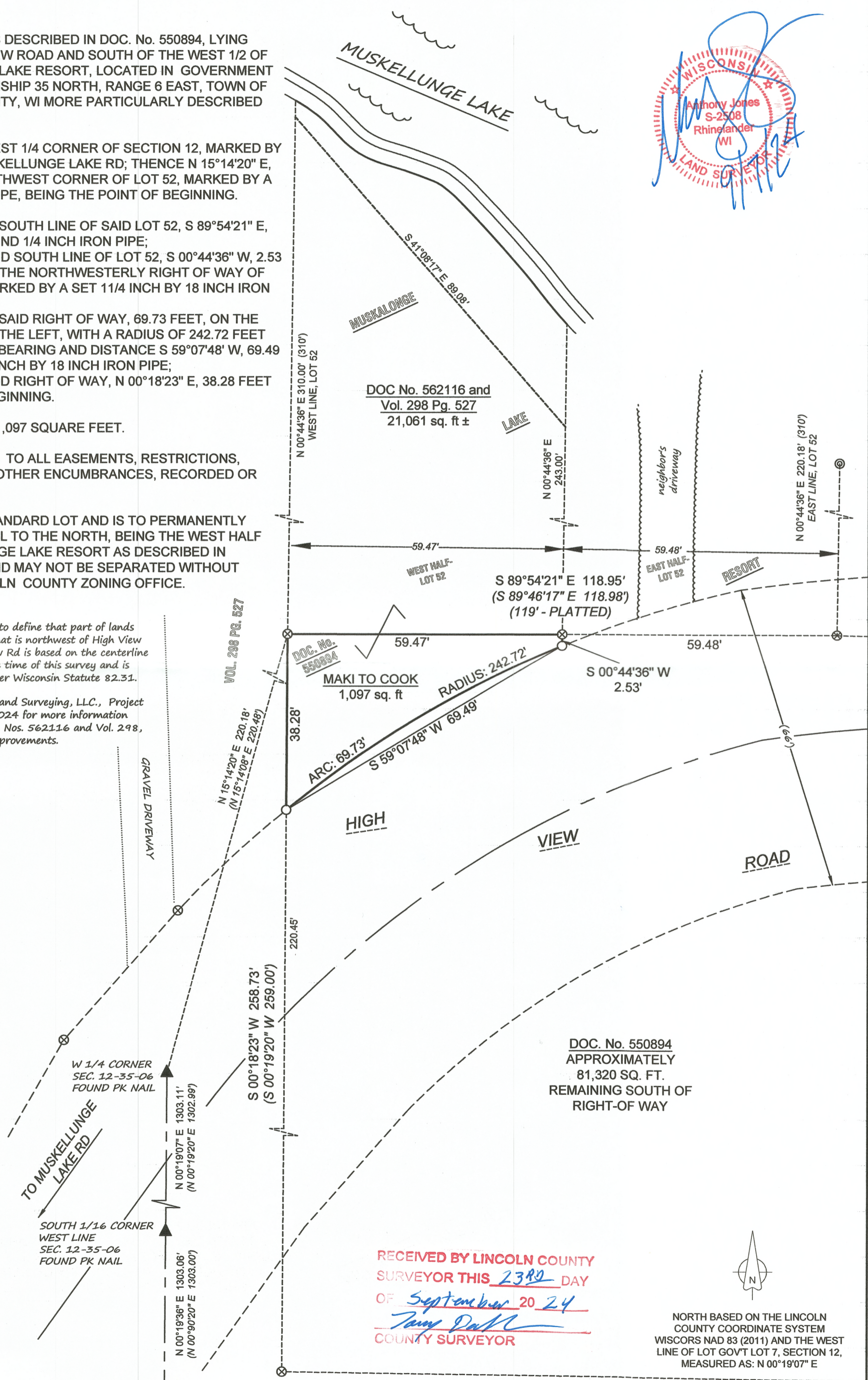
SAID PARCEL CONTAINS 1,097 SQUARE FEET.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OR ANY OTHER ENCUMBRANCES, RECORDED OR UNRECORDED.

THIS PARCEL IS A SUBSTANDARD LOT AND IS TO PERMANENTLY ADJOINED TO THE PARCEL TO THE NORTH, BEING THE WEST HALF OF LOT 52 OF MUSKELONGE LAKE RESORT AS DESCRIBED IN DOCUMENT No. 562116 AND MAY NOT BE SEPARATED WITHOUT APPROVAL OF THE LINCOLN COUNTY ZONING OFFICE.

The intent of this document is to define that part of lands described in Doc. No. 550894 that is northwest of High View Rd. The right of way of High View Rd is based on the centerline as laid out and traveled at the time of this survey and is presumed to be 66 feet wide, per Wisconsin Statute 82.31.

Refer to the map by A.R. Jones Land Surveying, LLC., Project No. 2024-114, dated 6/2/2024 for more information regarding lands described in Doc. Nos. 562116 and Vol. 298, Pg. 527 and improvements.



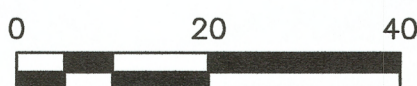
DOC No. 562116 and Vol. 298 Pg. 527
21,061 sq. ft ±

DOC. No. 550894
APPROXIMATELY
81,320 SQ. FT.
REMAINING SOUTH OF
RIGHT-OF WAY

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 23RD DAY
OF September 20 24
Terry Dalk
COUNTY SURVEYOR

- LEGEND**
- SET 1 1/4" X 18" IRON PIPE
 - ⊗ FOUND 1 1/4" IRON PIPE
 - ⊙ FOUND 1 1/2" IRON PIPE
 - (XXX) RECORD DIMENSIONS

SOUTHWEST CORNER
SEC. 12-35-06
FOUND PK NAIL



DRAWN BY: ARJ	DATE: 9/7/24	AARON COOK W5296 HIGH VIEW RD TOMAHAWK, WI 54487 PIN:00435061249931	A.R. JONES LAND SURVEYING, LLC 2788 SCHWARZ RD. RHINELANDER, WI 54501 715.894.7231 arjsurvey@charter.net
FIELD WORK COMPLETED ON:	DATE: 9/7/24	PROJECT NUMBER: 2024-114	
SCALE: 1"=20'	SHEET: 1/1		

M721A