

BOUNDARY RETRACEMENT SURVEY
LANDS DESCRIBED IN DOC. No. 562116, BEING THE WEST 1/2 OF LOT 52 OF
MUSKALONGE LAKE RESORT, LOCATED IN GOVERNMENT LOTS 6 AND 7,
SECTION 12, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY,
LINCOLN COUNTY, WI

RECORD DESCRIPTION - DOC. No. 562116

THE WEST ONE-HALF (1/2) OF LOT 52 OF MUSKALONGE LAKE RESORT, LOCATED IN GOVERNMENT LOTS 6 AND 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 WEST LINE OF SAID LOT 52, N 00°44'36" E, 310.00 FEET TO A SET 1/4 INCH BY 18 INCH IRON PIPE ON THE SOUTH SHORE OF MUSKELLUNGE LAKE AND THE BEGINNING OF A MEANDER LINE ALONG SAID SHORE;
- THENCE ALONG SAID MEANDER LINE, S 41°08'17" E, 89.08 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 52, MARKED BY A SET 1 1/4 INCH BY 18 INCH IRON ROD, THE END OF THE SAID MEANDER LINE;
- THENCE ALONG THE EAST LINE OF THE SAID WEST ONE-HALF OF LOT 52, S 00°44'36" E, 243.00 FEET TO A SET 1 1/4 INCH BY 18 INCH IRON PIPE ON THE SOUTH LINE OF SAID LOT 52, ALSO MARKING THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID LOT 52;
- THENCE ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID LOT 52, N 89°54'21" W, 59.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21,061 SQUARE FEET.

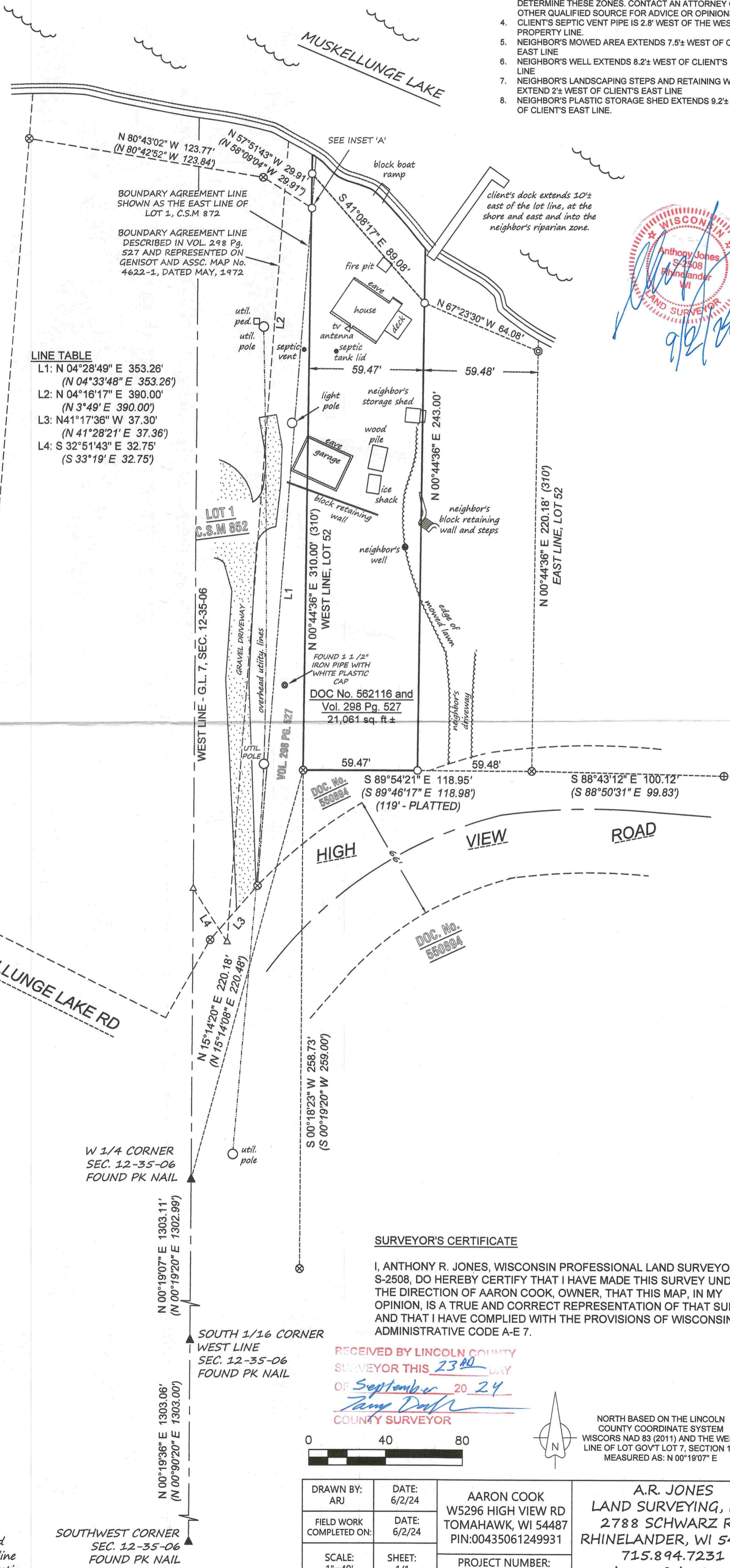
SAID PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OR ANY OTHER ENCUMBRANCES, RECORDED OR UNRECORDED

SURVEYOR'S NOTES:

- I HAVE ACCEPTED THE EAST LINE OF LOT 1, C.S.M. No. 852 TO BE THE SAME AS DESCRIBED IN Vol. 298 Pg. 527, WHICH, SAID DOCUMENT, WAS SIGNED BY THE TOWN OF BRADLEY, AMONGST OTHERS AND MAY SIGNIFY THE VACATION OF THAT PART OF THE PLATTED ROAD, AS SHOWN ON THE PLAT OF MUSKELONGE LAKE RESORT, RUNNING BETWEEN THE SOUTH SHORE OF MUSKELLUNGE LAKE AND THE TOWN ROAD. THE CURRENT DEED OF RECORD, Doc. No. 562116 DOES NOT REFERENCE THIS OLDER DOCUMENT, BUT THE LINCOLN COUNTY LAND RECORDS SHOWS THAT THE WEST ONE-HALF OF LOT 52 IS SUBJECT TO THIS LINE AGREEMENT DOCUMENT. THE PLAT OF MUSKELONGE LAKE RESORT ALSO SHOWS A ROAD ALONG THE SOUTH BOUNDARY OF LOT 52, WITH NO PLATTED WIDTH. THE STATUS OF THIS ROAD IS UNCERTAIN. A TITLE COMPANY OR ATTORNEY SHOULD BE CONSULTED TO VERIFY HOW Doc. No. 562116 IS AFFECTED BY Vol. 298, Pg. 527 AND TO THE STATUS OF THE PLATTED ROAD ALONG THE SOUTH BOUNDARY OF LOT 52. TITLE WORK SHOULD ALSO BE DONE TO VERIFY IF THERE IS AN OWNER WITH TITLE TO THE LANDS BETWEEN THE WEST ONE-HALF OF LOT 52 AND LOT 1 OF C.S.M. 852. BECAUSE OF THIS AGREEMENT LINE, IT IS POSSIBLE THAT THE WEST ONE-HALF OF LOT 52 DOES NOT HAVE ACCESS TO HIGH VIEW RD.
- C.S.M. 852 STATES THAT THERE IS A DRIVEWAY EASEMENT PER LINCOLN COUNTY COURT STIPULATION DATED 5 DEC 72. A TITLE SEARCH SHOULD ALSO BE DONE TO LOCATE THIS DOCUMENT TO SEE IF IT PERTAINS TO DOC. No. 562116.
- AN OPEN RECORDS REQUEST SHOULD BE SUBMITTED TO THE TOWN OF BRADLEY IN ORDER TO DETERMINE THE STATUS OF HIGH VIEW RD. AS THERE IS NO DOCUMENTATION READILY AVAILABLE, I HAVE ASSUMED A 66 FOOT WIDE RIGHT OF WAY, BASED ON STATE STATUTE CHAPTER 82.18.
- THE ORDINARY HIGH WATER MARK (OHWM) OF THE SHORE OF MUSKELLUNGE LAKE WAS NOT DELINEATED OR SURVEYED. IF THE OHWM IS NEEDED FOR BUILDING PURPOSES, PLEASE CONTACT THE APPROPRIATE AGENCY FOR THAT DETERMINATION.

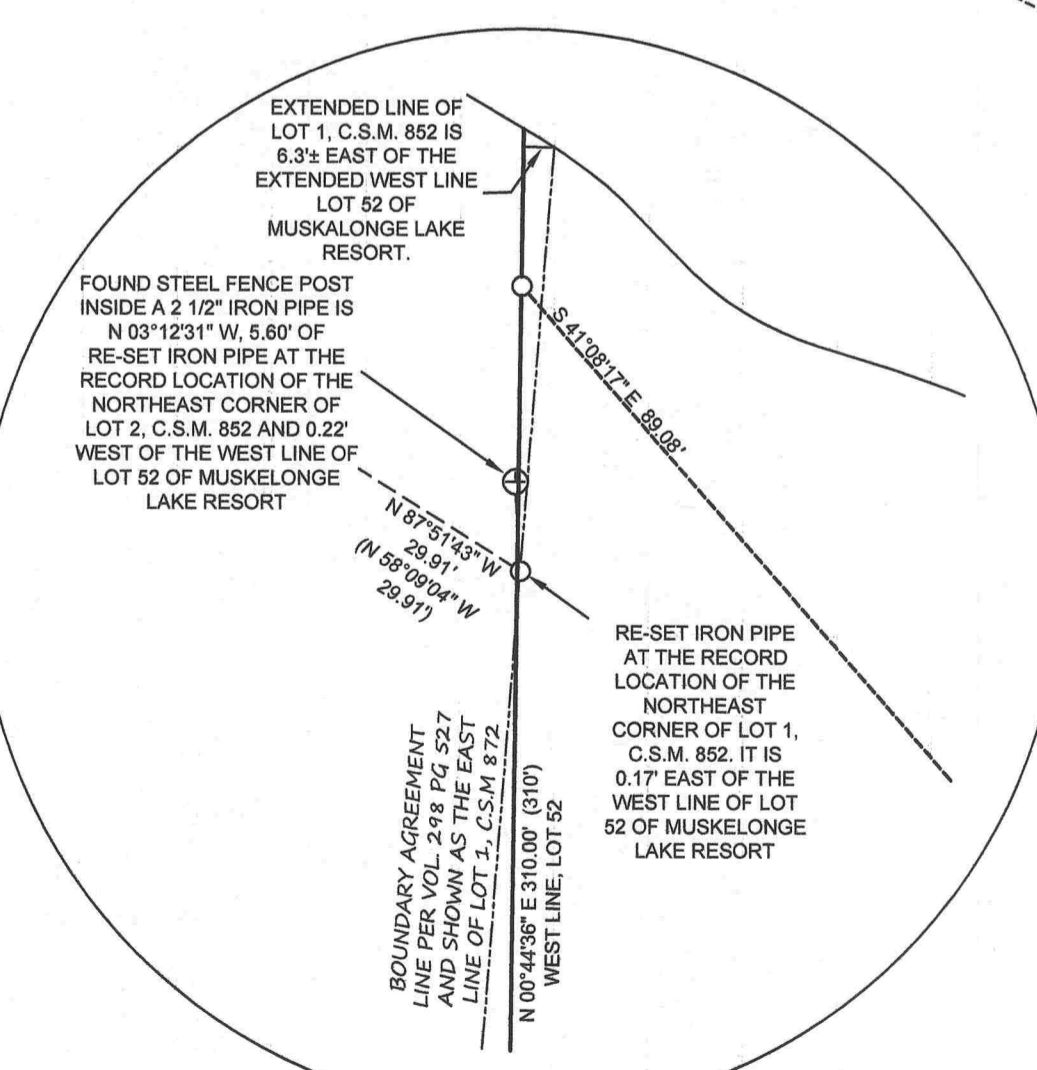
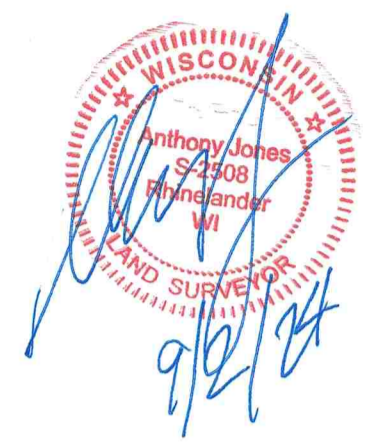
POSSIBLE ENCROACHMENT NOTES:

1. CLIENT'S GARAGE EXTENDS 8.7± WEST OF THE WEST PROPERTY LINE
2. CLIENT'S BLOCK RETAINING WALL EXTENDS 10.6± WEST OF THE WEST PROPERTY LINE
3. CLIENT'S DOCK EXTENDS 10± EAST OF THE EAST PROPERTY LINE AND INTO THE NEIGHBORING RIPARIAN ZONE. NO DETERMINATION OF THE RIPARIAN ZONES OF EITHER THE CLIENT OR THE ADJACENT OWNER HAS BEEN DETERMINED. FURTHER SURVEY WORK MAY NEED TO BE DONE TO DETERMINE THESE ZONES. CONTACT AN ATTORNEY OR OTHER QUALIFIED SOURCE FOR ADVICE OR OPINIONS.
4. CLIENT'S SEPTIC VENT PIPE IS 2.8' WEST OF THE WEST PROPERTY LINE.
5. NEIGHBOR'S MOWED AREA EXTENDS 7.5± WEST OF CLIENT'S EAST LINE
6. NEIGHBOR'S WELL EXTENDS 8.2± WEST OF CLIENT'S EAST LINE
7. NEIGHBOR'S LANDSCAPING STEPS AND RETAINING WALL EXTEND 2± WEST OF CLIENT'S EAST LINE
8. NEIGHBOR'S PLASTIC STORAGE SHED EXTENDS 9.2± WEST OF CLIENT'S EAST LINE.



LINE TABLE

- L1: N 04°28'49" E 353.26'
(N 04°33'48" E 353.26')
- L2: N 04°16'17" E 390.00'
(N 3°49' E 390.00')
- L3: N 41°17'38" W 37.30'
(N 41°28'21" E 37.36')
- L4: S 32°51'43" E 32.75'
(S 33°19' E 32.75')



INSET 'A'
NOT TO SCALE

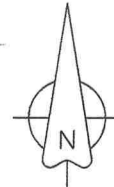
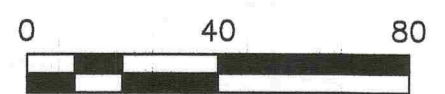
- LEGEND**
- SET 1 1/4" X 18" IRON PIPE
 - ⊕ FOUND 1" IRON PIPE
 - ⊗ FOUND 1 1/4" IRON PIPE
 - ⊙ FOUND 1 1/2" IRON PIPE
 - ⊕ WITH WHITE PLASTIC CAP
 - × WOOD LATH ON LINE
 - △ CALCULATED LOCATION
 - (XXX) RECORD DIMENSIONS

Revised: 9/2/24 to correct the bearings and distances along the west line and meander line of the west half of Lot 52 and in the description.

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, OWNER, 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.

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 23RD DAY OF September 20 24
 Amy Duff
 COUNTY SURVEYOR



NORTH BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM
 WISCONSIN NAD 83 (2011) AND THE WEST LINE OF LOT GOVT LOT 7, SECTION 12, MEASURED AS: N 00°19'07" E

DRAWN BY: ARJ	DATE: 6/2/24	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: 6/2/24		
SCALE: 1"=40'	SHEET: 1/1	PROJECT NUMBER: 2024-114	

M721B