

**PROPERTY DESCRIPTION:**

All of Lot 3 and Part of Lot 2 of Certified Survey Map No. 44 recorded in Volume 1 of Certified Survey Maps on Pages 54-55, as Document No. 206964, located in Government Lot 3, Section 16, Township 34 North, Range 8 East, Town of Harrison, Lincoln County, Wisconsin containing 24,644 square feet (0.566 acres±) of land more or less being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 16; Thence S89°53'10"W, 5210.45 feet along the East-West 1/4 line of said Section 16 to the West 1/4 corner of said Section; Thence S73°59'54"E, 1885.29 feet to the start of a Meander Line to the Easterly shore of Pickerel Lake, being the Meander corner for the Northwesterly corner of Lot 1 of Certified Survey Map No. 2022 recorded in Volume 10 of Certified Survey Maps on Pages 260-261, as Document No. 457286 and the meander corner for the Southwesterly corner of Lot 4 of said Certified Survey Map No. 44, said corner bears S54°54'01"E, 28 feet more or less from the waters edge of Pickerel Lake; Thence N39°56'04"E, 95.52 feet (recorded as 95.00 feet) along said Meander Line to the Meander corner for the Southwesterly corner of Lot 3 of said Certified Survey Map No. 44 and the point of beginning, said corner bears S63°07'27"E, 15 feet more or less from the waters edge of Pickerel Lake; Thence N32°45'58"E, 95.54 feet along said Meander Line to the Northerly line of lands described in Document No. 536380 and the termination point of said Meander Line, said point bears N85°45'26"E, 24 feet more or less from the waters edge of Pickerel Lake; Thence N85°45'26"E, 134.80 feet along said Northerly line of lands described in Document No. 536380 to the Westerly right-of-way line of Pickerel Lake Road; Thence S11°42'55"E, 80.75 feet along said Westerly right-of-way line of Pickerel Lake Road to the start of a 86.07 foot radius curve to the right; Thence 108.76 feet along said Westerly right-of-way line being the arc of said curve having a 101.67 foot chord which bears S24°29'05"W, to the most Southerly corner of Lot 3 of said Certified Survey Map No. 44; thence N63°07'27"W, 179.82 feet along the Southerly line of Lot 3 of said Certified Survey Map to the Point of Beginning. Including all lands lying between the above described Meander Line and the Easterly waters edge of Pickerel Lake and the respective property lines extended to said waters edge.

**TAX PARCEL NO.:** 010-3408-164-9919

**DEED OF REFERENCE:** DOCUMENT NO. 536380

**PROPERTY ADDRESS:** N8679 E. PICKEREL LAKE RD  
GLEASON, WI 54435

**PARCEL AREA:** 24,644 S.F.± (0.566 ACRES±)  
TO WATERS EDGE

**SURVEYOR'S CERTIFICATE:**

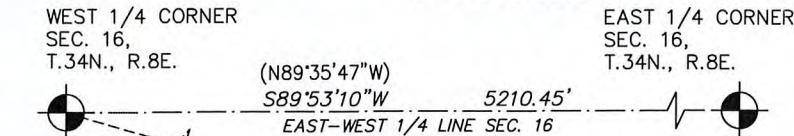
The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

*Douglas E. Woelz*  
Douglas E. Woelz, WI Professional Land Surveyor S-2327

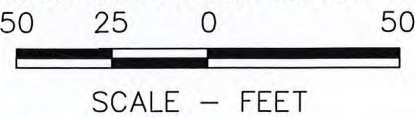
02-01-2024

**Date**

NOTE: THE ORDINARY HIGH WATER MARK OF PICKEREL LAKE FOR THE SURVEYED PROPERTY COINCIDES WITH THE CONTOUR HAVING AN ELEVATION OF 1738 FEET, AS DETERMINED BY ROBERT A. HOFFMAN, WI-DNR, DATED AUGUST 10, 2023.



BEARINGS ARE REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 8 EAST, WHICH IS ASSUMED TO BEAR S89°53'10\"/>



**LEGEND**

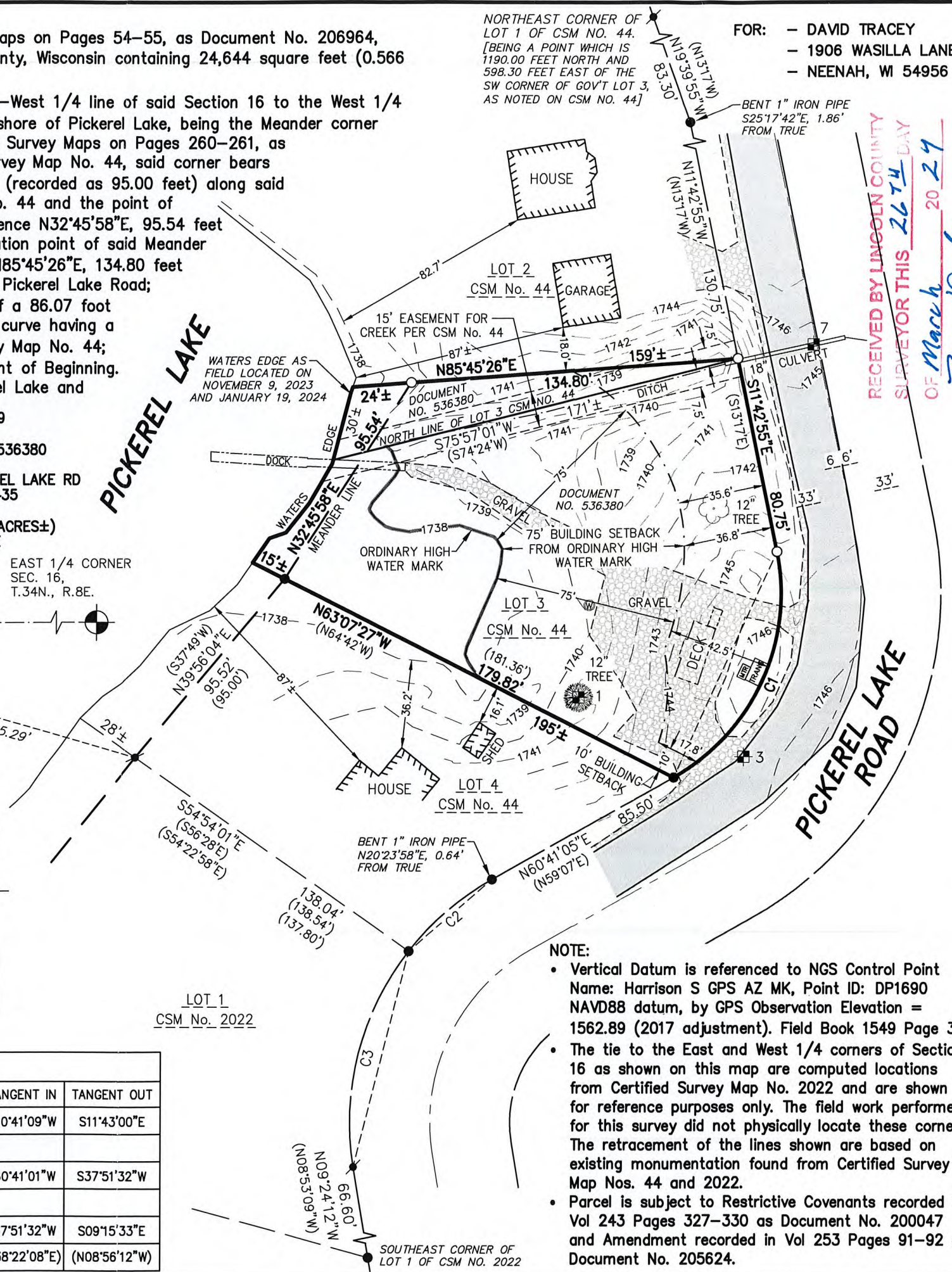
- - 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 1.315" O.D. IRON PIPE FOUND
- ⦿ - 3/4" REBAR FOUND
- ⊕ - SECTION CORNER, COMPUTED FROM CSM NO. 2022
- ( ) - RECORDED AS BEARING/DISTANCE
- ⊕ 1 - VERTICAL CONTROL POINT (BENCHMARK)
- S.F. - SQUARE FEET
- TRANS - EXISTING TRANSFORMER
- MTR - EXISTING ELECTRIC METER
- ⊕ - EXISTING WELL
- 000 - EXISTING CONTOURS
- ▭ - EXISTING BUILDING OUTLINE
- ▭ - ASPHALT PAVEMENT
- ▭ - GRAVEL

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
1	1741.63	MAG NAIL IN TREE
3	1745.67	TOP OF MAG NAIL IN ASPHALT
7	1745.49	TOP OF MAG NAIL IN ASPHALT

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	86.07'	072°24'09"	108.76'	S24°29'05"W (N22°55'E)	101.67'	S60°41'09"W	S11°43'00"E
C2	114.11'	022°49'29"	45.46'	S49°16'16"W (N47°44'E)	45.16'	S60°41'01"W	S37°51'32"W
C3	114.11'	047°07'06"	93.84'	S14°17'59"W (N14°42'58"E)	91.22'	S37°51'32"W	S09°15'33"E

PICKEREL LAKE

PICKEREL LAKE ROAD



NORTHEAST CORNER OF LOT 1 OF CSM NO. 44. [BEING A POINT WHICH IS 1190.00 FEET NORTH AND 598.30 FEET EAST OF THE SW CORNER OF GOV'T LOT 3, AS NOTED ON CSM NO. 44]

FOR: - DAVID TRACEY  
- 1906 WASILLA LANE  
- NEENAH, WI 54956

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 26<sup>TH</sup> DAY OF March 20 24

**NOTE:**

- Vertical Datum is referenced to NGS Control Point Name: Harrison S GPS AZ MK, Point ID: DP1690 NAVD88 datum, by GPS Observation Elevation = 1562.89 (2017 adjustment). Field Book 1549 Page 38.
- The tie to the East and West 1/4 corners of Section 16 as shown on this map are computed locations from Certified Survey Map No. 2022 and are shown for reference purposes only. The field work performed for this survey did not physically locate these corners. The retracement of the lines shown are based on existing monumentation found from Certified Survey Map Nos. 44 and 2022.
- Parcel is subject to Restrictive Covenants recorded in Vol 243 Pages 327-330 as Document No. 200047 and Amendment recorded in Vol 253 Pages 91-92 as Document No. 205624.

**McMAHON ENGINEERS ARCHITECTS**  
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

**PROPERTY SURVEY MAP**  
N8679 E. PICKEREL LAKE ROAD  
TOWN OF HARRISON, LINCOLN COUNTY, WISCONSIN.

DESIGNED DEW	DRAWN AMS
PROJECT NO. T0995 09-23-00689	
DATE JAN. 2024	
SHEET NO. <b>1 of 1</b>	

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