

LEGEND

- ⊕ SECTION/QUARTER CORNER
- SET 0.75" X 24" IRON BAR, 1.50lbs/ft
- FOUND 0.75" IRON BAR
- △ SET WOODEN LATH
- ⊖ FOUND 1.75" O.D. IRON PIPE
- ⊙ FOUND 1.50" O.D. IRON PIPE
- ⊕ FOUND 6" SEWER PIPE FILLED W/CONCRETE
- ⊙ FOUND 2.00" O.D. IRON PIPE
- ⊙ SEPTIC VENT
- ⊙ SEPTIC COVER
- (xx.xx) RECORD BEARING OR DISTANCE
- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - MEANDER LINE
- - - CENTERLINE
- x - FENCELINE
- * ENCROACHMENT (SEE NOTE 5)



BEARINGS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, ASSUMED TO BEAR S00°04'05"W

WATERS EDGE & ORDINARY HIGH WATER MARK (O.H.W.M.) WAS SURVEYED ON 4-9-24

PLAT OF SURVEY

BEING PART OF GOVERNMENT LOT 3 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN.

40'
20'
0'
SCALE: 1"=40'

SHEET 1 OF 1

PLAT OF SURVEY

CLIENT:
PAUL LUCIA
N11191 STONE ROAD
TOMAHAWK, WI 54487

S908A

SURVEYOR'S NOTES

- "PARCEL A" IS ALSO KNOWN AS TAX PARCEL NO. 00435061539990.
- FOR ADDITIONAL STRUCTURE SETBACKS AND OTHER PERTINENT BUILDING INFORMATION, CONTACT THE LINCOLN COUNTY ZONING AND LAND USE OFFICE.
- EXTENSIVE RESEARCH AND SURVEYING OF POSSESSION LINES FOR ALL LOTS IN GOVERNMENT LOT 3 LYING BETWEEN THE WATERS EDGE AND HALF MOON HAVEN SUBDIVISION WAS DONE TO HELP SUPPORT AND ESTABLISH ALL PARCEL LINES IN THE AREA. THESE LOTS WERE ALL DESCRIBED BY MEETS AND BOUNDS & HAVE MANY INCONSISTENCIES INTRODUCED OVER THE YEARS. THE ONLY RECORD OF ANY SURVEYING WAS NOTED IN A AFFIDAVIT RECORDED IN VOL.156, PG.545 IN JUNE OF 1947 BY E.M. McDONALD. NO SURVEY WAS ON FILE AT COUNTY. MY SURVEY WORK INCLUDED RESEARCHING BACK TO THE MOST "ORIGINAL DEEDS" THAT WERE 1ST TRANSFERRED FROM THE ORIGINAL GOVERNMENT LOT 3 IN THE EARLY 1920'S, UP TO THE MOST CURRENT DEEDS. THIS WAS DONE TO ESTABLISH INTENT, SENIOR & JUNIOR RIGHTS BETWEEN THE LOTS AND TO LOOK FOR ANY CALLS TO ANY PHYSICAL MONUMENTS OR OTHER EVIDENCE IN FIELD. I THEN RETRACED THESE DEEDS FROM THE MOST SENIOR TO THE MOST CURRENT WHILE APPLYING BOUNDARY LAW AND OPINIONS FOR ALL EVIDENCE FOUND.
- RIGHT OF WAY FOR STONE ROAD WAS ESTABLISHED BY FOUND RIGHT-OF-WAY MONUMENTS AS SHOWN ON HALF MOON HAVEN SUBDIVISION. THE HALF MOON HAVEN SUBDIVISION INDICATES A 66' WIDE RIGHT OF WAY, CONSISTENT WITH OTHER SURVEYS ON STONE ROAD TO WEST. NOTE THAT THE WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS (WISLR) INDICATES A 3 ROD WIDTH. I CHOSE TO HOLD THE 66' IN RIGHT OF WAY WIDTH BEING IT FIT THE ROAD WAY, DITCHES AND UTILITIES IN THE FIELD BETTER THAN A 3-ROD ROAD AND HAD MONUMENTS TO SUPPORT LOCATION. PLEASE NOTE, THE EXISTING ROADWAY IS NOT CENTERED WITHIN THIS RIGHT OF WAY AT ALL PARTS. BEING THAT NO OTHER RECORDS OR MAPPING OF THIS RIGHT OF WAY LOCATION OTHER THAN THE HALF MOON HAVEN SUBDIVISION, THE RIGHT OF WAY AS SHOWN IS PER THIS RECORD SUBDIVISION ONLY.
- ENCROACHMENT OF A GRAVEL DRIVE EXISTS ALONG THE EASTERN PARCEL LINE FROM APPROXIMATELY 2'+/- UP TO 7'+/-.
- ANY LAND 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.
- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OR SALE OF PROPERTY. TRANSFER OF PROPERTY REQUIRES A DEED.

SURVEYOR'S CERTIFICATE

I, TIMOTHY G. RUTZEN, JR., WISCONSIN PROFESSIONAL LAND SURVEYOR S-2994, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT I HAVE SURVEYED AND MAPPED THIS PLAT, BEING PART OF GOVERNMENT LOT 3 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN.

AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15 OF TOWNSHIP 35 NORTH, RANGE 6 EAST;

THENCE S00°04'05"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 2331.92 FEET;
THENCE S88°31'08"W, A DISTANCE OF 659.22 FEET TO A 1.75" IRON PIPE AS FIRST CALLED FOR IN DEED DOC.129323, SAID POINT ALSO THE POINT OF BEGINNING.
THENCE CONTINUING S88°31'08"W, A DISTANCE OF 98.97 FEET;
THENCE N00°10'22"E, A DISTANCE OF 158.03 FEET TO A MEANDER LINE FOR HALFMOON LAKE;
THENCE N65°48'31"E ALONG SAID MEANDER LINE, A DISTANCE OF 108.60 FEET;
THENCE S00°10'22"W, A DISTANCE OF 199.98 FEET TO THE 1.75" IRON PIPE AS FIRST CALLED FOR IN DEED DOC.129323, SAID POINT ALSO THE POINT OF BEGINNING.

ABOVE SAID PARCEL TO INCLUDE ALL LANDS LYING BETWEEN THE DESCRIBED MEANDER LINE AND THE ORDINARY HIGH WATER MARK. THAT SAID PARCEL CONTAINS 20,778 SQ. FT. OR 0.48 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY AND PLAT AT THE DIRECTION OF PAUL LUCIA.
THAT SAID PARCEL IS SUBJECT TO ANY RESTRICTIONS, RIGHT-OF-WAYS, EASEMENTS AND RESERVATIONS OF RECORD.
THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF A-E 7 MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING TO THE BEST OF MY KNOWLEDGE AND BELIEF.

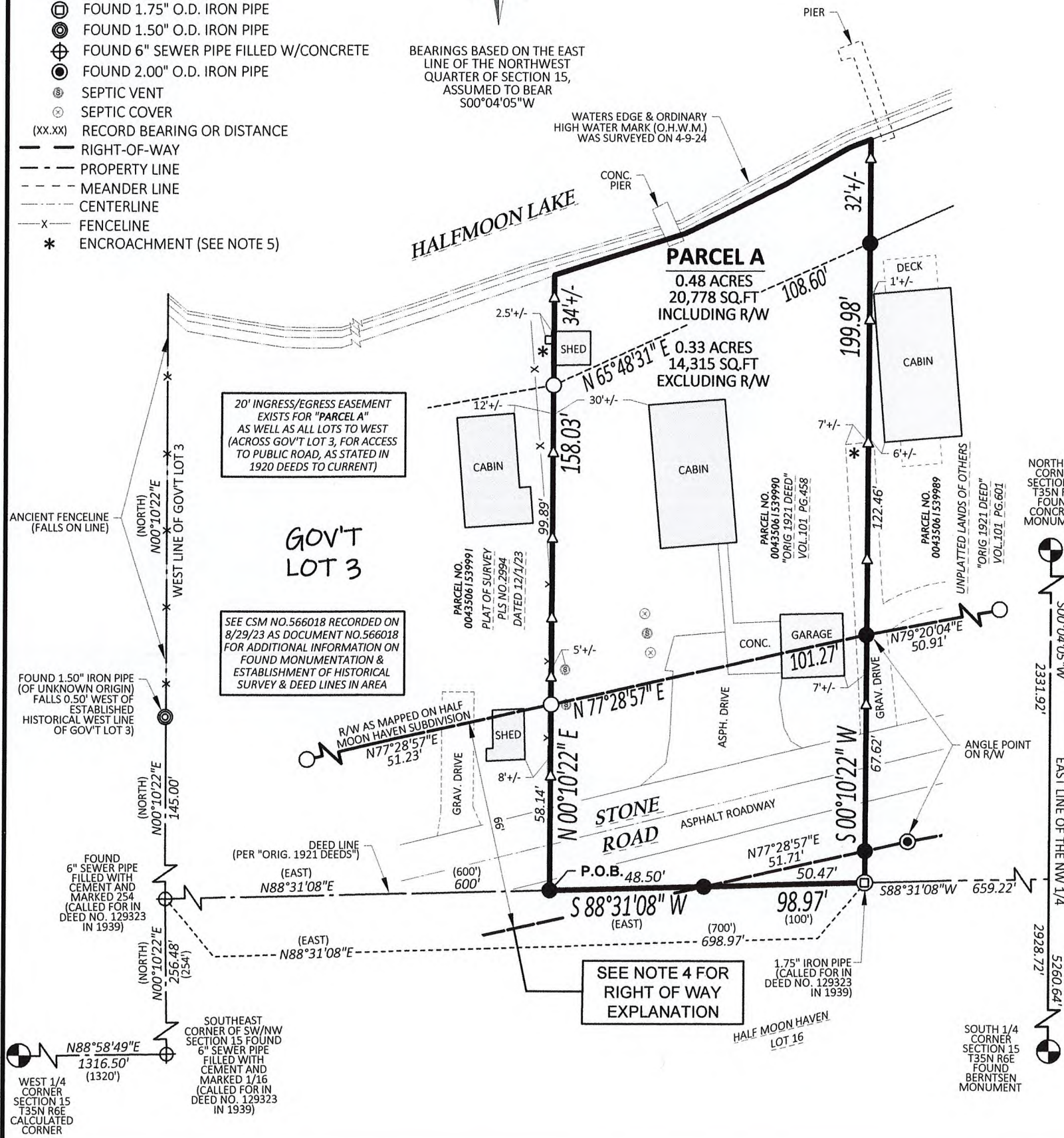
DATED THIS 18th DAY OF April, 2024

TIMOTHY G. RUTZEN JR.
WI PROFESSIONAL LAND SURVEYOR S-2994

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 22ND DAY OF April 20 24

TIMOTHY G. RUTZEN, JR.
S-2994
JUNCTION CITY, WI
COUNTY SURVEYOR

Tony Quak
COUNTY SURVEYOR



PROJECT: LUCIA POS
FIELD SURVEY: 4/9/2024
DRAWN BY: TGR
DATE: 4/18/2024