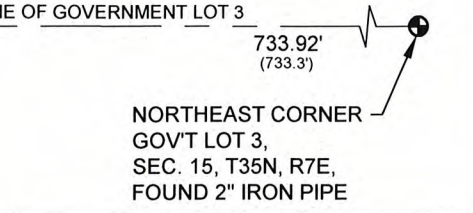
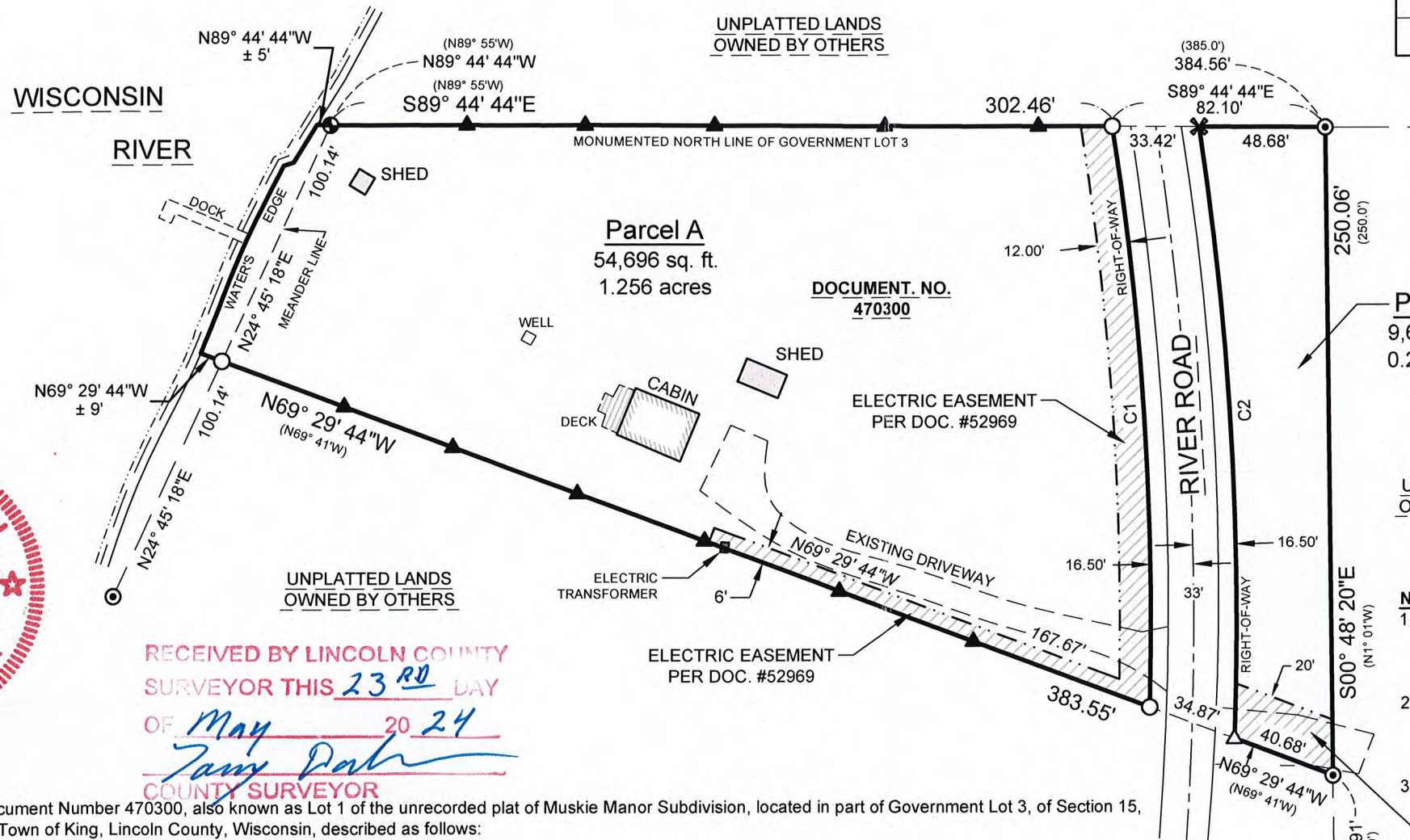


PLAT OF SURVEY

Of a Parcel of land described in Document Number 470300, also known as Lot 1 of the unrecorded plat of Muskie Manor Subdivision, located in part of Government Lot 3, of Section 15, Township 35 North, Range 7 East, Town of King, Lincoln County, Wisconsin.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	224.74'	1242.13'	010°22'00"	S03° 47' 44"E	224.43'
C2	236.77'	1275.13'	010°38'20"	N03° 25' 07"W	236.43'



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 1-1/2" O.D. IRON PIPE
⊕	FOUND 2" O.D. IRON PIPE
△	SET BERNTSEN SURVEY NAIL
▲	SET WOOD LATH
()	RECORDED BEARING/LENGTH
✕	CALCULATED POSITION

- NOTES:**
- 1.) Bearings are based on the Wisconsin County Coordinate System, Lincoln County NAD 83 (2011) and referenced to the North line of Government Lot 3 of Section 15, Township 35 North, Range 7 East, measured to bear North 89°48'17" West.
 - 2.) The right-of-way of River Road was determined by locating the existing traveled way. The width was determined to be 33 feet wide per the Chairman of the Town of King. Width fits well with occupation and utilities.
 - 3.) Survey field work completed on 2-16-24.

INGRESS - EGRESS EASEMENT PER DOC. #220403

SURVEYOR'S CERTIFICATE:
I, Christopher L. Fieri, Professional Land Surveyor S-2954, do hereby certify to the best of my knowledge and belief, that at the direction of Dale Van Deursen, Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said land and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 5th day of MARCH 2024
Christopher L. Fieri
Riverside Land Surveying, LLC
Christopher L. Fieri
WI P.L.S. S-2954

LEGAL DESCRIPTION
Of a Parcel of land described in Document Number 470300, also known as Lot 1 of the unrecorded plat of Muskie Manor Subdivision, located in part of Government Lot 3, of Section 15, Township 35 North, Range 7 East, Town of King, Lincoln County, Wisconsin, described as follows:

PARCEL "A"
Commencing at the Northeast corner of said Government Lot 3; Thence North 89°48'17" West along the monumented North line of said Government Lot 3, 733.92 feet to the East line of a parcel of land described in Document Number 470300; Thence North 89°44'44" West along said monumented North line 82.10 feet to the point of beginning, and the West right-of-way line of River Road, and the beginning of a non-tangential curve to the right; Thence along said West right-of-way line, 224.74 feet along the arc of said curve, said curve having a radius of 1242.13 feet, a central angle of 10°22'00" and a chord that bears South 03°47'44" East for a distance of 224.43 feet to the South line of said parcel described in Document Number 470300; Thence North 69°29'44" West along said South line, 383.55 feet to a point located 9 feet, more or less, from the water's edge of the Wisconsin River, said point also being the point of beginning of a meander line along the East shore of said Wisconsin River; Thence North 24°45'18" East along said meander line, 100.14 feet to a point on the North line of said Government Lot 3, said point located 5 feet, more or less, from the water's edge of the Wisconsin River and the end of the meander line along said East shore of the Wisconsin River; Thence South 89°44'44" East along said North line, 302.46 feet to the point of beginning.

PARCEL "B"
Commencing at the Northeast corner of said Government Lot 3; Thence North 89°48'17" West along the monumented North line of said Government Lot 3, 733.92 feet to the East line of a parcel of land described in Document Number 470300 and the point of beginning; Thence South 00°48'20" East along said East line, 250.06 feet to the South line of said parcel of land described in Document Number 470300; Thence North 69°29'44" West along said South line, 40.68 feet to the East right-of-way line of River Road and the beginning of a non-tangential curve to the left; Thence along said East right-of-way line, 236.77 feet along the arc of said curve, said curve having a radius of 1275.13 feet, a central angle of 10°38'20" and a chord that bears North 03°25'07" West for a distance of 236.43 feet to said monumented North line of Government Lot 3; Thence South 89°44'44" East along said North line, 48.68 feet to the point of beginning.

That said parcels are subject to all easements, restrictions and right-of-ways of record including a 12' wide electric easement per Document Number 52969 and an ingress/egress easement per Document Number 220403.

SHEET 1 OF 1	PLAT OF SURVEY FOR DALE VAN DEURSEN N11077 RIVER ROAD TOMAHAWK, WI 54487	REVISION		PROJECT No. 4207
		SURVEYED BY: CLF DRAWN BY: CLF CHECKED BY: KJW APPROVED BY: DATE: FEBRUARY 20, 2024		

S915A