

PLAT OF SURVEY

LANDS BEING DESCRIBED IN DOCUMENT NUMBER 173725, ALSO BEING PART OF LOTS 8, 9, 10 AND JECKLIN STREET OF JECKLIN'S OUT LOTS, AND BEING PART OF THE FRACTIONAL NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 15 EAST, TOWN OF WABENO, FOREST COUNTY, WISCONSIN

I, James E Anderson, Professional Land Surveyor S-3127 of the State of Wisconsin, do hereby certify to my client, Brian L. Van Eperen and Katryna M. Van Eperen, under whose direction this survey was performed, that I have surveyed, mapped, and described the lands shown on this Plat of Survey; Being described in Document Number 173725, also being part of Lots 8, 9, 10 and Jecklin Street of Jecklin's Out Lots, and being part of the Fractional NW 1/4 of the SW 1/4 of Section 7, Township 34 North, Range 15 East, Town of Wabeno, Forest County, Wisconsin.

Being more particularly described as follows:
Commencing at the West 1/4 corner of Section 7, Thence S00°41'49"E, along the West line of the Southwest 1/4 of said section also being the centerline of State Trunk Highway 52, a distance of 1312.91' to the South 1/16 Corner of said section; Thence, leaving said west line and centerline, N85°35'41"E, along the south line of the Fractional Northwest 1/4 of the Southwest 1/4, a distance of 33.13' to a point lying on the East Right-of-Way of State Trunk Highway 52 and being the POINT OF BEGINNING (POB) of lands to be described; Thence, leaving said south line, N00°41'49"E, along said East Right-of-Way, a distance of 677.76', to a point being the Southwesterly corner of lands described in document number 146436; Thence leaving said East Right-of-Way line, S72°44'56"E, along the south line of lands described in said document, a distance of 395.34' to a point; Thence leaving the south line of said document, N19°13'30"E, along the east line of said document, a distance of 245.89', to a point on the South Right-of-Way of Hilltop Lane; Thence, leaving said east line of said document, S62°49'15"E, along the said South Right-of-Way of said Hilltop Lane, a distance of 439.15', to the Northwest Corner of Lot 5 of CSM Recorded as Document Number 213786; Thence, leaving said South Right-of-Way of said Hilltop Lane, S00°37'49"E, along the west line of said Lot 5, a distance of 526.48', Thence, leaving said west line of said Lot 5, S85°35'41"W, along the south line of the Fractional Northwest 1/4 of the Southwest 1/4, a distance of 853.05', to the POINT OF BEGINNING.

That said parcel contains 12.19 acres more or less.
That said plat is a true and correct representation of the exterior boundaries of lands surveyed, and that I have fully complied with Chapter A-E 7 of the Wisconsin Administrative Code, to the best of my knowledge and belief.

LEGEND

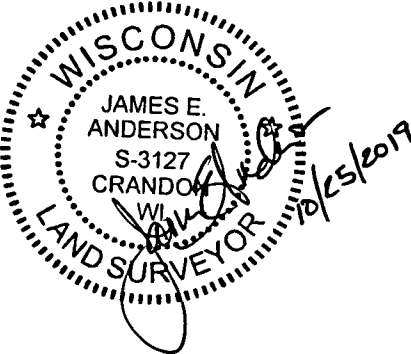
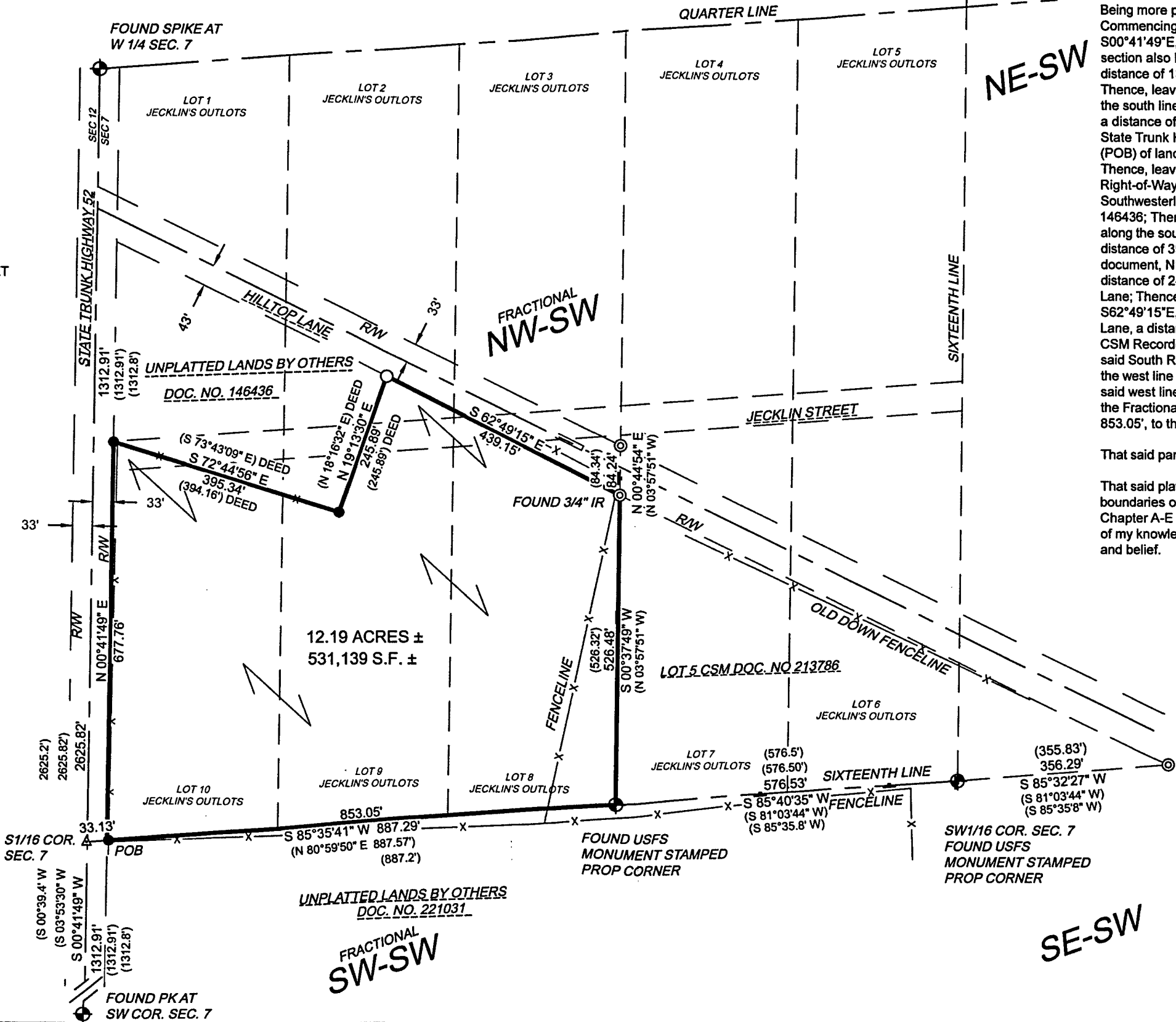
- 1" (OD) X 18" LONG IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT, SET
- COMPUTED POSITION
- 3/4" DIA. IRON ROD, FOUND
- 1-1/2" DIA. IRON PIPE, FOUND
- MONUMENT, FOUND AS NOTED
- USFS BOUNDARY SIGN, FOUND
- RECORD DATA
- EXISTING FENCE, FOUND

RECEIVED

OCT 28 19

CO. TREASURER

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM - FOREST COUNTY ZONE WITH THE WEST LINE OF THE SW 1/4 MEASURED TO BEAR S00°41'49"W



FOREST CO SURVEYOR
FILE # 341507-20191025
DATE BY

4327 COLE ROAD
CRANDON, WI 54520
715.784.3485
cardinal.north@outlook.com

Cardinal North, LLC
ENGINEERING | SURVEYING | DRONE

PLAT OF SURVEY

CLIENT:
BRIAN L VAN EPEREN
KATRYNA M VAN EPEREN
4950 STATE HIGHWAY 52
WABENO, WI 54566

PROJECT : 2019-08
DRAWN BY: JEA
SURVEYOR: JEA
FIELDWORK COMPLETED ON: 10/2019
SHEET: 1 OF 1

28-1041