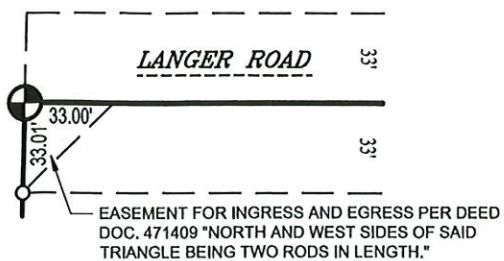


# LANGLADE COUNTY PLAT OF SURVEY MAP

ALL OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 13 EAST, TOWN OF EVERGREEN, LANGLADE COUNTY, WISCONSIN

DETAIL (NOT TO SCALE)

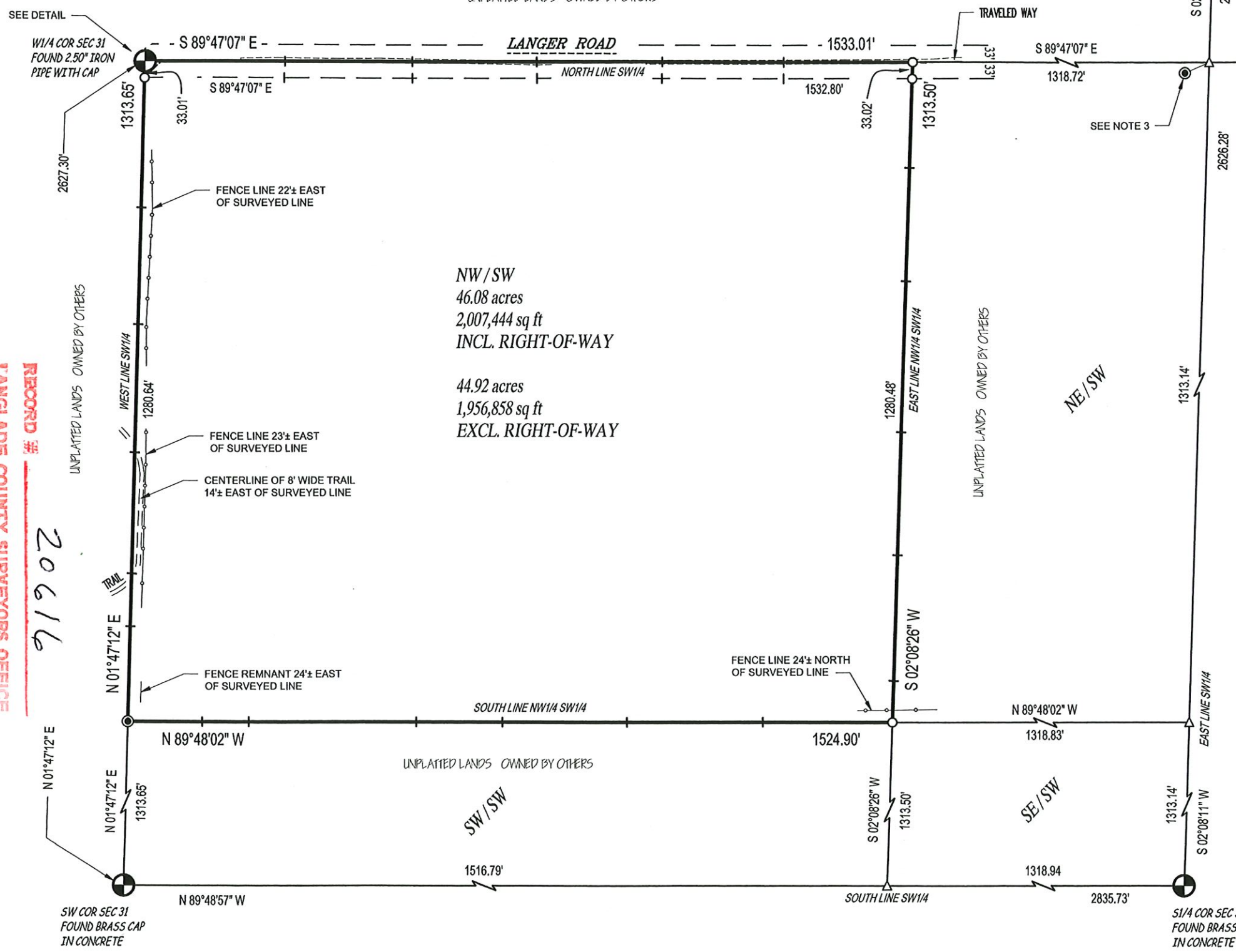
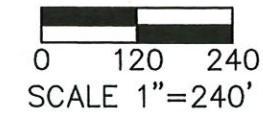


**LEGEND**

- SECTION/QUARTER CORNER
- 1.25" O.D. X 18" IRON PIPE SET WEIGHING 1.68 LBS/LIN. FT.
- ⊙ EXISTING 1.50" O.D. IRON PIPE
- △ CALCULATED CORNER - NOT SET
- | WOOD LATH SET
- RIGHT OF WAY



ASSUMED BEARINGS REFERENCED TO THE WEST LINE OF THE SW1/4 SEC. 31-31-13E N01°47'12"E 2627.30'



NW/SW  
46.08 acres  
2,007,444 sq ft  
INCL. RIGHT-OF-WAY

44.92 acres  
1,956,858 sq ft  
EXCL. RIGHT-OF-WAY

**SURVEYOR NOTES:**

1. RIGHT-OF-WAY FOR "LANGER ROAD" APPEARS ON SOME DEED DOCUMENTS AND NOT OTHERS. PER THE TOWN OF EVERGREEN CHAIRMAN, THE TOWN OF EVERGREEN DISCONTINUED COLLECTING GAS TAX ON "LANGER ROAD" AND ANY MAINTENANCE OF THE ROAD OVER 20 YEARS AGO, BUT NEVER FORMALLY ABANDONED THE ROAD DUE TO USE BY CURRENT OWNERS ADJACENT TO THE ROADWAY. THIS SURVEY SET IRONS ON THE RIGHT-OF-WAY OF "LANGER ROAD" AS IF IT CONTINUED ACROSS ALL OF SECTION 31 PER NOTES IN WISCONSIN STATE STATUTES 82.19 BUT COULD NOT DETERMINE WHERE THE "LANGER ROAD" OF RECORD OFFICIALLY TERMINATED.
2. CENTERLINE OF THE TRAVELED WAY OF "LANGER ROAD" DOES NOT RUN IN A STRAIGHT LINE CONCURRENT WITH THE EAST-WEST 1/4 LINE, BUT ALL DITCHES AND TRAVELED WAY ARE STILL WITHIN THE 66' RIGHT-OF-WAY CENTERED ON THE EAST-WEST 1/4 LINE.
3. A 1.50" IRON PIPE FILLED WITH CEMENT OF UNKNOWN ORIGIN WAS FOUND S66°25'17"W, 52.62' FROM THE CALCULATED CENTER OF SECTION FROM A STANDARD SECTION DIVISION. THE 1.50" IRON PIPE WAS NOT HELD FOR THIS SURVEY DUE TO THE UNKNOWN ORIGIN AND NOT ALIGNING WITH OTHER FOUND MONUMENTS.
4. THERE WERE NO TIESHEETS OF RECORD FOR THE N1/4 CORNER AND E1/4 CORNER OF SECTION 31 AT THE TIME OF THIS SURVEY. TIESHEETS FOR THESE CORNERS WERE SUBMITTED WITH THIS COMPLETED PLAT OF SURVEY.
5. THIS SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.

**SURVEYOR CERTIFICATE**

I, KRISTOPHER T. SCHUMACHER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED AND MAPPED AT THE DIRECTION OF JOSEPH SOPHIA, OWNER, ALL OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 13 EAST, TOWN OF EVERGREEN, LANGLADE COUNTY, WISCONSIN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 31; THENCE S89°47'07"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, 1533.01 FEET; THENCE S02°08'26"W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 1313.50 FEET; THENCE N89°48'02"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 1524.90 FEET; THENCE N01°47'12"E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4, 1313.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAYS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE, THE LAND DIVISION REGULATIONS OF THE COUNTY OF LANGLADE AND THE TOWN OF EVERGREEN IN SURVEYING AND MAPPING THE SAME. THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



KRISTOPHER T. SCHUMACHER  
PLS NO. 4001  
SURVEY COMPLETED 8/16/2024

RECORD # 20616  
 DATE FILED: 9/18/24 BY: D.T.  
 LANGLADE COUNTY SURVEYORS OFFICE

PREPARED FOR:

JOSEPH SOPHIA  
40451 CHICKADEE LANE  
BOSCABEL, WI 53805

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PROJECT: SophiaJosephPlat

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF SCHUMACHER LAND SURVEYING AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.



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DRAWN BY: KTS

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SHEET 1 OF 1  
FIELD COMPLETE  
Date: 8/14/2024