

Ripley Land Surveying, LLC
P.O. Box 337 1200 Lampert Drive
Spooner, Wisconsin 54801
Phone 715-635-2245

East corner
Section 33
Found
Brass Cap

NW-SE NE-SE

SW-SE SE-SE

Map of Survey

Part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 33, Township 39 North, Range 12 West, Town of Spooner, Washburn County, Wisconsin

Surveyor's Certificate

I, John D. Ripley, Wisconsin Professional Land Surveyor No. 2384, hereby certify that at the direction of Mary Herrera, I have surveyed and mapped the Parcel as shown hereon. I certify that this Map of Survey is correct and complete to the best of my knowledge and belief and that I have fully complied with the provisions of Wisconsin Administrative Code A-E 7 in surveying and mapping the same.

John D. Ripley Wis. FLS-2384
November 1, 2021

Description of Parcel Surveyed

Part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 33, Township 39 North, Range 12 West, Town of Spooner, Washburn County, Wisconsin, more fully described as follows;

Commencing at the southeast corner of Section 33, T 39 N, R 12 W;
Thence North 02°50'55" East along the east section line 214.15 feet to an iron pipe in the north right-of-way of State Trunk Highway 70, being the Point of Beginning;
Thence continuing along said section line North 02°50'55" East 1087.12 feet to an iron pipe;
Thence North 84°25'32" West 1806.65 feet to an iron pipe in the east right-of-way of United States Highway 53;
Thence along said right-of-way as follows;
South 11°44'47" East 245.08 feet to a rebar;
Thence South 64°53'57" East 300.01 feet to a rebar;
Thence South 48°56'47" East 302.47 feet to a rebar in said north right-of-way of State Trunk Highway 70;
Thence South 66°15'56" East along said north right-of-way 345.92 feet to a rebar;
Thence South 65°46'23" East along said north right-of-way 971.80 feet back to the Point of Beginning.

Said parcel containing 27.82 acres +/- and is subject to any easements, restrictions or reservations of record.

Field work completed
on November 1, 2021

1211633 SQ FT +/-
27.82 ACRES +/-

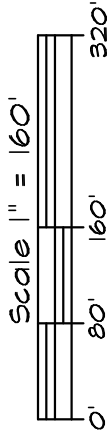
Document No. 3762245

driveway

Digger's Hotline No.
20214410070
Other utilities may exist
that are not shown.

Legend

- Government monument as noted
- Found 5/8" Wis. DOT r/w rebar
- Found 1.05" o.d. iron pipe
- Utility pole
- Telephone pedestal or cabinet
- Electric box
- (80') Recorded as
- underground telephone - approximate
- underground electrical line - approximate



South 1/4 corner
Section 33 - Found
Aluminum Berntsen
monument

South section line
Basis of Bearings
S89°55'08"E 2604.12'

Southeast corner
Section 33 - Found
Aluminum Berntsen
monument

512°21'52"E
4.91'

25' electric line right-of-way easement
Document No. 195756

south 16th line

overhead utility

25' electric line right-of-way easement
Document No. 195485

N89°25'32"W 1806.65'

25' electric line right-of-way easement
Document No. 195757

1740.59'

Electric line easement
over East 30'
Document No. 176332

Electric line easement
Document No. 248067

1211633 SQ FT +/-
27.82 ACRES +/-

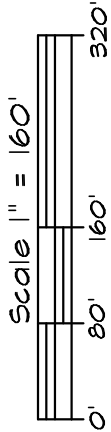
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Southeast corner
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NW-SE

NE-SE

SW-SE

SE-SE

USH 53

R/W Project No. 1198-04-25

Mitchell Road

S64°55'57"E 300.01'

(S63°37'07"E 300.00')

S48°56'47"E 302.47'

(S47°37'32"E 302.35')

Document No. 195501

S66°15'56"E 345.92'

(S64°38'55"E 344.99')

S65°46'23"E 971.80'

(65°57'E)

Document No. 3762245

Centerline S.T.H. 70

R/W Project No. T 0157 (17)

Document No. 128345

Document No. 376468

Electric line easement

elect meter

shop

lp tank

town road

1087.12'

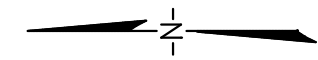
N02°50'55"E 1301.27'

East section line

66' roadway easement
Document No. 168978

1301.40'

N02°50'47"E



Washburn
County
Grid
North