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Vol. 28 CSM on page 5404

Kyle F. Franzen
Register

CERTIFIED SURVEY MAP NO. 005664

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 9 EAST,
CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

NOTE

THIS MAP DOES NOT
TRANSFER PROPERTY
OWNERSHIP. SALE OR
TRANSFER OF PROPERTY
REQUIRES A RECORDED
DEED, EXCEPTING PUBLIC
DEDICATIONS.

UNPLATTED LANDS

BY OTHERS
DOC # 751737
PARCEL NO. PE-45-4

UNPLATTED LANDS

BY OTHERS
DOC # 539243
PARCEL NO. PE-45-2

UNPLATTED LANDS

BY OTHERS
DOC # 371513
PARCEL NO. PE-45-5

UNPLATTED LANDS

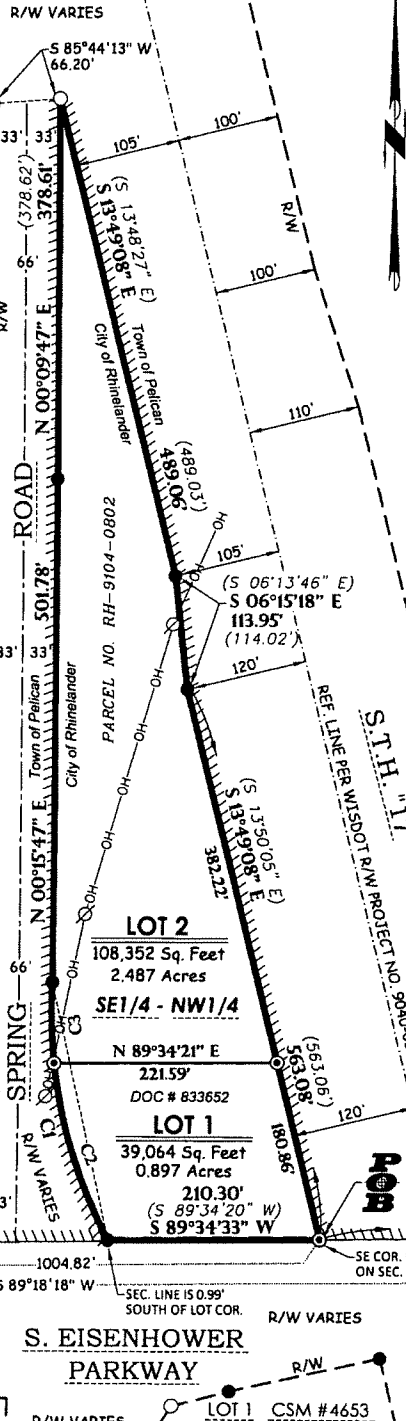
BY OTHERS
DOC # 759468
PARCEL NO. PE-45-3

UNPLATTED LANDS

BY OTHERS
DOC # 759468
PARCEL NO. PE-45-3

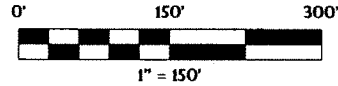
SW CORNER
SE1/4-NW1/4
W1/4 CORNER
SEC. 4-36-9
S 89°12'20" W
1319.34'
SOUTH LINE
SW1/4-NW1/4

S. EISENHOWER
PARKWAY



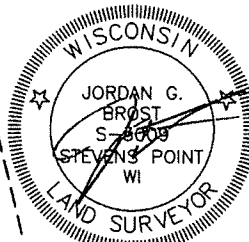
BASIS OF BEARINGS

THE NORTH-SOUTH 1/4 LINE OF
SEC. 4, T.36N, R.9E, BEARS
S 02°18'02" W AS REFERENCED TO
THE ONEIDA CO. CRD. SYSTEM,
NAD83 (2011).



LEGEND

- ⊙ 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- ⊙ 1-1/2" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- ⊗ CALCULATED CORNER
- ⊕ BERTNSEN NAIL FOUND
- ⬢ ALUMINUM MONUMENT FOUND
- () RECORDED AS
- ⊘ POWER POLE
- OVERHEAD UTILITIES
- ||||| CITY LIMITS LINE



11/14/2024

CURVE - C1

RADIUS = 488.00'
ARC = 265.63'
DELTA = 31°11'14"
DIST. = 262.36'
CHORD = N 12°30'24"W

CURVE - C2

RADIUS = 488.00'
ARC = 184.90'
DELTA = 21°42'31"
DIST. = 183.79'
CHORD = N 17°14'45"W

CURVE - C3

RADIUS = 488.00'
ARC = 80.73'
DELTA = 9°28'42"
DIST. = 80.64'
CHORD = N 01°39'08"W

N1/4 CORNER
SEC. 4-36-9

S1/4 CORNER
SEC. 4-36-9

E1/4 CORNER
SEC. 4-36-9

W1/4 CORNER
SEC. 4-36-9

S1/4 CORNER
SEC. 4-36-9

E1/4 CORNER
SEC. 4-36-9

S1/4 CORNER
SEC. 4-36-9

E1/4 CORNER
SEC. 4-36-9

S1/4 CORNER
SEC. 4-36-9

E1/4 CORNER
SEC. 4-36-9

S1/4 CORNER
SEC. 4-36-9

E1/4 CORNER
SEC. 4-36-9

FIELDWORK COMPLETED: 08/23/24
DRAWN: TDP CHECKED: JGB
FIELD BOOK: 47 PAGE: 55
JOB NO: 24-0087

CLIENT
ALTMANN
CONSTRUCTION CO. INC
P.O. BOX 65
WISCONSIN RAPIDS, WI 54495
SHEET 1 OF 2

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

CERTIFIED SURVEY MAP NO. 005664

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

Surveyor's Certificate

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:
That I have surveyed, divided and mapped a part of the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, described as follows:


Commencing at the North 1/4 corner of Section 4, Township 36 North, Range 9 East;
Thence S 02°18'02" W along the North - South 1/4 line of said Section 4, 2835.16 feet to the Center 1/4 corner of said Section 4;
Thence S 89°18'18" W along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 4, 318.50 feet to the intersection of said South line and the West right-of-way line of S.T.H. "17", said point also being on the North right-of-way line of South Eisenhower Parkway and the Point of Beginning (POB) of the parcel to be described;
Thence S 89°34'33" W along said North right-of-way line, 210.30 feet to the intersection of said North right-of-way line and the East right-of-way line of Spring Road;
Thence 265.63 feet along the arc of a curve to the right, along said East right-of-way line, having a radius of 488.00 feet and whose long chord bears N 12°30'24" W, 262.36 feet;
Thence N 00°15'47" E along said East right-of-way line, 501.78 feet;
Thence N 00°09'47" E along said East right-of-way line, 378.61 feet to the intersection of said East right-of-way line and the West right-of-way line of S.T.H. "17";
Thence S 13°49'08" E along said West right-of-way line, 489.06 feet;
Thence S 06°15'18" E along said West right-of-way line, 113.95 feet;
Thence S 13°49'08" E along said West right-of-way line, 563.08 feet to the Point of Beginning.

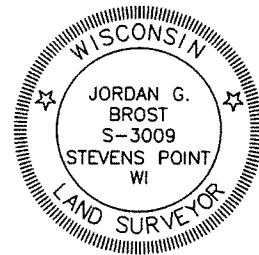
Containing: 147,416 Square Feet - 3.384 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Altmann Construction Co. Inc.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, minimum standards for property surveys and the Subdivision Ordinance of the City of Rhinelander in surveying, dividing and mapping the same.

Dated this 14th day of NOVEMBER, 2024.

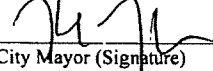

Jordan G. Brost
PLS No. S-3009



City of Rhinelander Approval

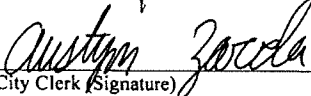
This Certified Survey/Land Plat here in the City of Rhinelander which reflects property owned by Potter 58 LLC is approved by the Rhinelander Common Council on the _____ day of _____, 2024.

I hereby certify that the foregoing is in conformity with the action of the City of Rhinelander Common Council.


City Mayor (Signature)

Kris Hanus
Printed Name

11-26-24
Date


City Clerk (Signature)

Austyn Zarda
Printed Name

11-26-24
Date

OWNER:
POTTER 58 LLC
55 PEPPER AVENUE
WISCONSIN RAPIDS, WI 54494



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SHEET 2 OF 2