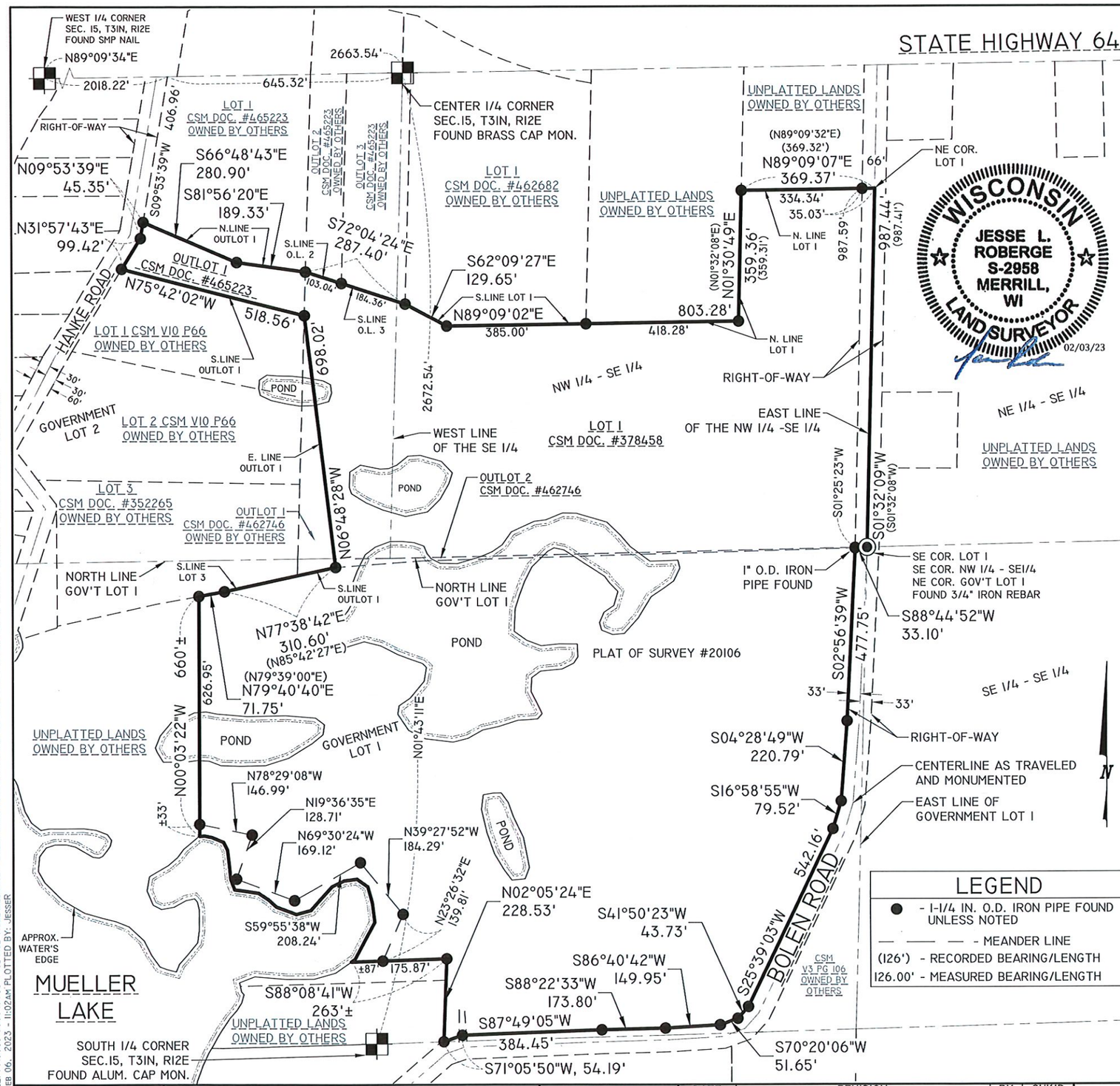
PLAT OF SURVEY



PART OF GOVERNMENT LOT 1, PART OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 12, ON PAGE 70, AS DOCUMENT NUMBER 378458, ALL OF OUT LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, ON PAGE 28, AS DOCUMENT NUMBER 462746, AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, ON PAGE 66, AS DOCUMENT NUMBER 465223, ALL FILED IN THE LANGLADE COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, TOWN OF POLAR, LANGLADE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I JESSE L. ROBERGE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2958, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED PART OF GOVERNMENT LOT 1, PART OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 12, ON PAGE 70, AS DOCUMENT NUMBER 378458, ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, ON PAGE 28, AS DOCUMENT NUMBER 462746, AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, ON PAGE 66, AS DOCUMENT NUMBER 465223, ALL FILED IN THE LANGLADE COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, TOWN OF POLAR, LANGLADE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 89°09'34" EAST, COINCIDENT WITH THE NORTH LINE OF SAID GOVERNMENT LOT 2, 2018.22 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223 AND THE EAST RIGHT-OF-WAY LINE OF HANKE ROAD; THENCE SOUTH 09°53'39" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF HANKE ROAD, 406.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223, THE NORTHWEST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223 AND THE POINT OF BEGINNING; THENCE SOUTH 66°48'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223, 280.90 FEET; THENCE SOUTH 81°56'20" EAST, COINCIDENT WITH THE NORTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223, 189.33 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223 AND THE SOUTHWEST CORNER OF OUTLOT 2 OF SAID CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223; THENCE SOUTH 72°04'24" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 2 AND THE SOUTH LINE OF OUTLOT 3 OF SAID CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223, 287.40 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 3 AND THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 462682; THENCE SOUTH 62°09'27" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 462682; THENCE NORTH 89°09'02" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 462682 AND THE NORTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 378458, 803.28 FEET; THENCE NORTH 01°30'49" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 378458, 359.36 FEET; THENCE NORTH 89°09'07" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 378458, 369.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 378458 AND THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 01°32'09" WEST, COINCIDENT WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 987.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 378458, THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 88°44'52" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 378458, THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH LINE OF SAID GOVERNMENT LOT 1, 33.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF BOLEN ROAD; THENCE SOUTH 02°56'39" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 477.75 FEET; THENCE SOUTH 04°28'49" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 220.79 FEET; THENCE SOUTH 16°58'55" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 79.52 FEET; THENCE SOUTH 25°39'03" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 542.16 FEET; THENCE SOUTH 41°50'23" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 43.73 FEET; THENCE SOUTH 70°20'06" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 51.65 FEET; THENCE SOUTH 86°40'42" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 149.95 FEET; THENCE SOUTH 88°22'33" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 173.80 FEET; THENCE SOUTH 87°49'05" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 384.45 FEET; THENCE SOUTH 71°05'50" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 54.19 FEET; THENCE NORTH 02°05'24" EAST, 228.53 FEET; THENCE SOUTH 88°08'41" WEST, 175.87 FEET TO THE BEGINNING OF A MEANDER LINE OF MUELLER LAKE, SAID POINT BEING NORTH 88°08'41" EAST, 87 FEET MORE OR LESS FROM THE WATER'S EDGE OF SAID MUELLER LAKE; THENCE NORTH 23°26'32" EAST, COINCIDENT WITH SAID MEANDER LINE, 139.81 FEET; THENCE NORTH 39°27'52" WEST, COINCIDENT WITH SAID MEANDER LINE, 184.29 FEET; THENCE SOUTH 59°55'38" WEST, COINCIDENT WITH SAID MEANDER LINE, 208.24 FEET; THENCE NORTH 69°30'24" WEST, COINCIDENT WITH SAID MEANDER LINE, 169.12 FEET; THENCE NORTH 19°36'35" EAST, COINCIDENT WITH SAID MEANDER LINE, 128.71 FEET; THENCE NORTH 78°29'08" WEST, COINCIDENT WITH SAID MEANDER LINE, 146.99 FEET TO THE END OF SAID MEANDER LINE, SAID POINT BEING NORTH 00°03'22" WEST, 33 FEET MORE OF LESS FROM SAID WATER'S EDGE OF MUELLER LAKE; THENCE NORTH 00°03'22" WEST, 626.95 FEET TO THE SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 10, ON PAGE 66, AS DOCUMENT NUMBER 352265, FILED IN THE LANGLADE COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 79°40'04" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 352265, 71.75 FEET; THENCE NORTH 77°38'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 352265, 310.60 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 2 AND THE SOUTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 462746; THENCE NORTH 06°48'28" WEST, COINCIDENT WITH THE WEST LINE OF SAID OUTLOT 2 AND THE EAST LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 462746, 698.02 FEET TO THE NORTH CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 462746 AND THE SOUTHEAST CORNER OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223; THENCE NORTH 75°42'02" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223, 518.56 FEET TO SAID EAST RIGHT-OF-WAY LINE OF HANKE ROAD; THENCE NORTH 31°57'43" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 99.42 FEET; THENCE NORTH 09°53'39" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF HANKE ROAD, 45.35 FEET TO SAID NORTHWEST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NUMBER 465223 AND THE POINT OF BEGINNING.

INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE, SAID WATER'S EDGE OF MUELLER LAKE, AND THE SOUTH AND WEST LINES OF SAID PARCEL EXTENDED TO SAID WATER'S EDGE.

THAT SAID PARCELS CONTAIN ±3,165,408 SQUARE FEET, ±72.668 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF ICE AGE TRAIL ALLIANCE, OWNER OF SAID PARCELS.

THAT SAID PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7.

THAT SAID PARCELS ARE A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY OF SAID PARCELS.

DATED THIS 3RD DAY OF FEBRUARY, 2023

REI
JESSE L. ROBERGE
WI P.L.S. S-2958

RECORD # 20554
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 2/22/23 BY: D. Tusky

LEGEND

- ● - 1-1/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
- — — — - MEANDER LINE
- (126') - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH

NOTES:

1. BEARINGS ARE BASED ON THE LANGLADE COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, MEASURED TO BEAR NORTH 01°43'11" EAST.
2. FIELD WORK WAS COMPLETED ON 1-31-2023.
3. THAT PART OF THIS SURVEY IN GOVERNMENT LOT 1 IS SHOWN TO THE WEST RIGHT-OF-WAY LINE OF BOLEN ROAD AS SHOWN ON PLAT OF SURVEY #20106 ON FILE AT THE LANGLADE COUNTY SURVEYORS OFFICE.
4. THE INTENT OF THIS SURVEY IS TO SHOW THE EXTERIOR BOUNDARY OF MULTIPLE PARCELS OWNED BY THE CLIENT. IT IS NOT INTENDED TO COMBINE THESE PARCELS IN ANY WAY.
5. THE LOCATION OF THE PONDS SHOWN HEREON WERE SCALED FOR AERIAL PHOTOGRAPHY AND ARE ONLY APPROXIMATE.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 150 300

DATE	REVISION	BY	CHK'D

DESIGNED BY:	CHECKED BY: JWP
SURVEYED BY: AJB, BDE	APPROVED BY: JWP
DRAWN BY: JLR	DATE: 02/03/2023

PLAT OF SURVEY
ICE AGE TRAIL ALLIANCE
BOLEN ROAD
TOWN OF POLAR, WISCONSIN

REI
REI No. 9906
SHEET 1 OF 1

DRAWING FILE: P:\9900-9999\9906 - ICE AGE TRAIL ALLIANCE - BOLEN ROAD PROPERTIES - ANTIGO\DWG\SURVEY\9906 PLAT OF SURVEY 2023.DWG LAYOUT: PLAT OF SURVEY-11X17
PLOTTED: FEB 06, 2023 - 11:02AM PLOTTED BY: JESSER