

W1/4 CORNER
SECTION 34-31N-10E
EXISTING 3/4" REBAR
S 89°35'59" E

E1/4 CORNER
SECTION 34-31N-10E
PER EXISTING TIES
5201.66'
3884.57'

PLAT OF SURVEY

PART OF THE NW1/4 SW1/4 OF SECTION 34,
TOWNSHIP 31 NORTH, RANGE 10 EAST, TOWN OF
ACKLEY, LANGLADE COUNTY, WISCONSIN

NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
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PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: DALE & JOAN ZANSKAS
SURVEY PREPARED FOR: DALE ZANSKAS
DATE OF FIELDWORK: 4/7/2026 & 5/26/2026
FILE NUMBER: 2026036 ZANSKAS

TILLABLE LAND DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 31 NORTH, RANGE 10 EAST, TOWN
OF ACKLEY, LANGLADE COUNTY, WISCONSIN,
DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER
OF SAID SECTION 34; THENCE S 89°35'59" E
ALONG THE EAST-WEST QUARTER LINE, 401.09
FEET; THENCE S 0°52'45" E 71.70 FEET TO THE
POINT OF BEGINNING; THENCE N 78°24'45" E
120.03 FEET; THENCE S 42°29'20" E 60.92 FEET;
THENCE S 0°22'21" W 763.55 FEET; THENCE S
33°59'51" E 234.81 FEET; THENCE N 55°56'13" W
358.53 FEET; THENCE N 0°52'45" E 778.30 FEET
TO THE POINT OF BEGINNING.

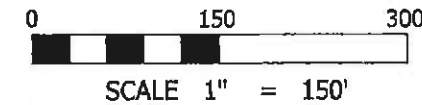
NOTE: ANY LANDS BELOW THE ORDINARY HIGH
WATER MARK OF A LAKE OR A NAVIGABLE STREAM
IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE
IX, SECTION 1, OF THE STATE CONSTITUTION.

3.3 ACRES OF
TILLABLE
LAND
SEE TILLABLE
LAND DESCRIPTION

DOCUMENT
#478548
±21.87 ACRES
±952,771 SQ.FT.

LEGEND

- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- = 1.5" OD IRON PIPE FOUND
- ▲ = WOOD LATH SET ON LOT LINE
- < > = PREVIOUSLY RECORDED AS



BEARING REFERENCE
BEARINGS REFERENCED TO THE EAST-WEST
1/4 LINE BEARING S 89°25'59" E PER
WCCS (LANGLADE COUNTY) NAD83 (2011)

DESCRIPTION

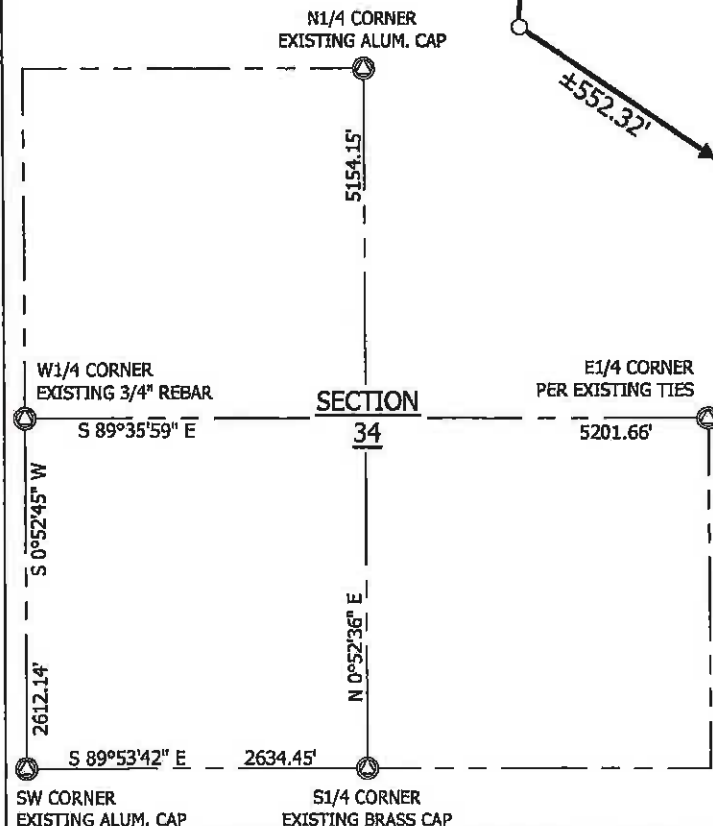
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 10 EAST, TOWN OF ACKLEY, LANGLADE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE S 89°35'59" E ALONG THE EAST-WEST QUARTER LINE, 1317.09 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 0°52'40" W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 0°52'40" W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 946.67 FEET MORE OR LESS TO THE THREAD OF THE EAU CLAIRE RIVER; THENCE 480 FEET MORE OR LESS ALONG THE THREAD OF THE EAU CLAIRE RIVER; THENCE N 55°56'13" W 552.32 FEET MORE OR LESS; THENCE N 0°52'45" E 784.67 FEET TO THE SOUTH LINE OF COUNTY ROAD 'Y'; THENCE 166.94 FEET ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, BEING THE SOUTH LINE OF COUNTY ROAD 'Y', WHOSE RADIUS IS 490.30 FEET, DELTA ANGLE IS 19°30'30" AND CHORD BEARS N 79°10'47" E 166.13 FEET; THENCE S 89°35'59" E ALONG THE SOUTH LINE OF COUNTY ROAD 'Y', 604.81 FEET; THENCE S 0°52'40" W 297.00 FEET; THENCE S 89°35'59" E 148.51 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR S-3148-8, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT THE DIRECTION OF DALE ZANSKAS, OWNER OF SAID LANDS, I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREON. I FURTHER CERTIFY THAT SAID SURVEY AND MAP THEREOF ARE A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7 IN SURVEYING AND MAPPING SAID LANDS.

DATED THIS 8TH DAY OF JUNE, 2026

JASON J. PFLIEGER P.L.S. 3148-8



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	166.94'	490.30'	19°30'30"	N 79°10'47" E 166.13'

RECORD # 20698
 LANGLADE COUNTY SURVEYORS OFFICE
 DATE FILED: 6/10/26 BY: DJ