

Wagner Surveying Associates, Inc.

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BURNETT COUNTY CERTIFIED SURVEY MAP NO. 5421

ALL OF LOTS 4 & 5 OF CERTIFIED SURVEY MAP #1460, VOLUME 7, PAGES 201-202, DOCUMENT #218901 LOCATED IN GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 16 WEST, TOWN OF OAKLAND, BURNETT COUNTY, WISCONSIN.

487640

BURNETT COUNTY WISCONSIN

RECORDED ON:

09/16/2024 11:31 AM

PAGES: 2

JEANINE CHELL

REGISTER OF DEEDS

REC FEE: \$30.00

V. 31 P. 52

SCALE 1" = 120'

120 0 120 ft.

FIELD WORK COMPLETED ON 07/24/2024

LEGEND

- COUNTY MONUMENT FOUND AS NOTED
- 1.050" (O.D.) IRON PIPE FOUND
- ⊗ STEEL FENCE POST FOUND
- 3/4" X 24" IRON BAR SET (1.50 lbs/ft)

(R.A.) RECORDED AS

(F.A.) FILED AS

APPROVAL OF THIS MINOR SUBDIVISION DOES NOT GRANT APPROVAL FOR A BUILDING SITE PERMIT OR A SEPTIC SYSTEM. REFER TO SPS 383.

APPROVED FOR FILING ON BEHALF OF THE BURNETT COUNTY LAND USE AND INFORMATION COMMITTEE.

BURNETT COUNTY ZONING AUTHORITY DATE 9/16/2024

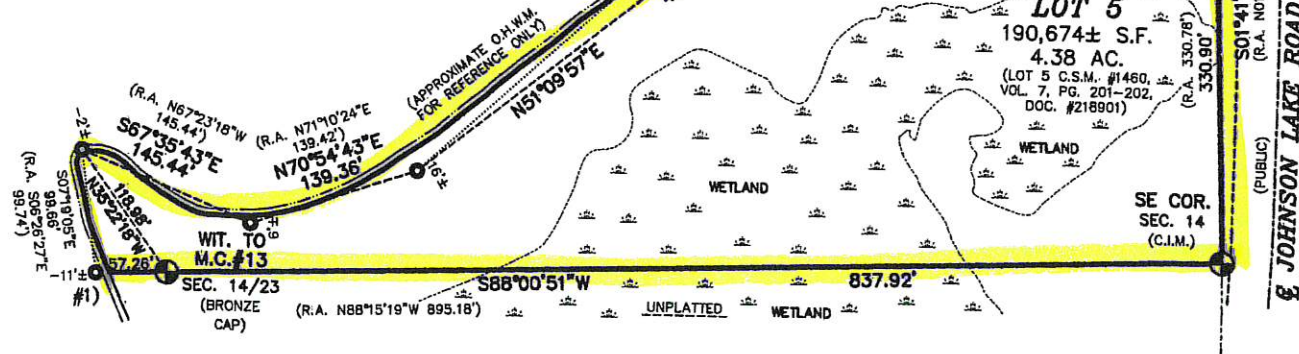


SURVEYOR'S NOTES:

#1) THE 1.050" (O.D.) IRON PIPE WAS FOUND N81°49'33"E 1.06' FROM POSITION OF RECORD AND WAS NOT RESET DUE TO THE POSITION OF RECORD BEING UNDERWATER.

#2) THE PURPOSE OF THIS SURVEY IS TO MODIFY THE LOT LINE BETWEEN LOTS 4 & 5 OF C.S.M. #1460, VOL. 7, PG. 201-202, DOC. #218901.

#3) JOHNSON LAKE RFE = 969.49', OHWM = 969.05', AND LAKE ELEVATION ON 7/24/2024 = 968.25'.



ANY LAND 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.

LOT 3
C.S.M. #1459,
VOL. 7, PG. 199-200,
DOC. #218900
(MAP OF SURVEY RF 58-49)

LOT 4
77,072± S.F.
1.77 AC.

(LOT 4 C.S.M. #1460,
VOL. 7, PG. 201-202,
DOC. #218901)

LOT 5
190,674± S.F.
4.38 AC.

(LOT 5 C.S.M. #1460,
VOL. 7, PG. 201-202,
DOC. #218901)

E 1/4
COR. 14
(MAG. SPK.
W/ WASHER)

TOTAL BEARING & DISTANCE SE COR. TO E 1/4 = N01°41'09"W 2571.08'

BEARINGS BASED ON A LINE BETWEEN THE SE COR. AND THE E 1/4 COR. OF SEC. 14 ASSIGNED N01°41'09"W.

SHEET 1 OF 2

Date: 1 of 2

Document # 487640

Burnett County, WI

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CERTIFIED SURVEY MAP NO. 5421**

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PAGES 201-202, DOCUMENT #218901 LOCATED IN GOVERNMENT LOT 1
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SURVEYOR'S CERTIFICATE

I, Mark E. Krause, a Professional Land Surveyor, hereby certify that pursuant to a request from John Willard and John Willard on behalf of Johnson Lake Pines LLC, I have caused the hereinafter described lands to be surveyed and mapped under my direction and supervision; and to my best knowledge and belief this Certified Survey Map is a true and correct representation of that survey;

That the exterior boundary of the land parcel surveyed and mapped is described as follows:

All of Lots 4 and 5 of Certified Survey Map #1460, Volume 7, Pages 201-202,
Document #218901 located in Government Lot 1 of Section 14, Township 40
North, Range 16 West, Town of Oakland, Burnett County Wisconsin.

This parcel contains 267,746 square feet (6.15 acres) more or less and includes the lands lying between the meander line and shoreline of "Johnson Lake" as shown on the map and is subject to easements and restrictions of record.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof;

That I fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, the Burnett County Subdivision Ordinances and "any other applicable local subdivision ordinances", in surveying, dividing and mapping the same.

TOWN OF OAKLAND APPROVAL

Resolved, that the attached Certified Survey Map is hereby approved by the Town of Oakland

Wayne Larrabee Chair 9-12-24
Name Title Date



Mark E. Krause
SHEET 2 OF 2