

Plat of Survey for Cedar Lake Yacht Club

Lot Two (2) of CERTIFIED SURVEY MAP No. 168, recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 267, as Document No. 301565 and lands in part of Government Lot 3 in Section 31, Township 11 North, Range 19 East, Washington County, Wisconsin. (See Sheet 2 of 2 for detailed legal descriptions)

Doc. 310202

Lot two (2) of CERTIFIED SURVEY MAP NO. 168, recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 267, as Document No. 301565 and being a part of Government Lot 3 in Section 31, Township 11 North of Rang 19 East, Washington County, Wisconsin.

Together with an easement for roadway or driveway purposes, with other upon, over and across those premises described as follows:

Commencing at the west quarter corner of said Section 31; thence East along the east-west quarter line, 1680.50 feet to the centerline of State Trunk Highway, 144; thence South 11 degrees West along said centerline, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 09 degrees 08 minutes West along the east right of way of said S.T.H. 144, 396.12 feet to the point of beginning of the parcel herein described: thence South 81 degrees 05 minutes East, 76.12 feet; thence North 41 degrees 56 minutes East, 170.00 feet; thence North 65 degrees 12 minutes East, 92.88 feet; thence South 37 degrees 13 minutes East, 40.96 feet: thence South 65 degrees 12 minutes West, 93.45 feet; thence south 41 degrees 56 minutes West 180.90 feet; thence South 58 degrees 53 minutes West, 41.40 feet; thence South 27 degrees 07 minutes West, 219.80 feet: thence North 09 degrees 08 minutes East, 273.24 feet to the place of beginning.

Doc. 280707

That part of GOVERNMENT Lot Three (3) of Section Thirty-one (31), Township Eleven (11) North of Range Nineteen (19) East, described as follows, viz:

Commencing at the west quarter corner of said Section 31; thence East along the east and west quarter Line of said Section; 1680.5 feet to a point on the center line of State Trunk Highway No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument and the place of beginning of this description; thence North 87 degrees 15 minutes East, 501.60 feet to a concrete monument; thence South 16 degrees 58 minutes East, 84.50 feet; thence South 87 degrees 15 minutes West, 294.69 feet; thence South 75 degrees 08 minutes West, 229.49 feet; thence North 80 degrees 52 minutes West, 30 feet to a point on the easterly right of way line of said S.T.H. No. 144; thence North 9 degrees 08 minutes East, 126.64 feet to the place of beginning.

Also, commencing at the west quarter corner of said Section 31; thence East along the east and west quarter line of said Section, 1680.5 feet to a point on the center line of S.T.H. No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 9 degrees 08 minutes West, 176.12 feet; thence North 75 degrees 08 minutes East, 163.52 feet to the place of beginning of this description; thence South 37 degrees 13 minutes East, 173.48 feet; thence North 65 degrees 12 minutes East, 72 feet; thence South 33 degrees 24 minutes East, 175.81 feet to a point on Cedar Lake; thence North 65 degrees 12 minutes East, 112 feet; thence North 4 degrees 33 minutes West, 248.42 feet; thence South 87 degrees 15 minutes West, 243 feet; thence South 75 degrees 08 minutes West, 110 feet to the place of beginning.

Together with all riparian rights on and to Cedar Lake, SUBJECT, however, to a permanent easement to be used in common with others for Ingress and egress across the following described parcel of land, to-wit:

Commencing at the west quarter corner of said Section 31; thence East along the east and west quarter line of said Section, 1680.5 feet to a point on the center line of State Trunk Highway No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 9 degrees 08 minutes West, 176.12 feet; thence North 75 degrees 08 minutes East, 163.52 feet; thence South 37 degrees 13 minutes East, 132.52 feet to the place of beginning of this description; thence South 37 degrees 13 minutes East, 40.96 feet; thence North 65 degrees 12 minutes East, 72 feet; thence North 33 degrees 24 minutes West, 32 feet; thence South 71 degrees 28 minutes West, 76.48 feet to the place of beginning.

Together with a permanent easement for ingress and egress from the afore said premises to S.T.H. No. 144 over and across the following described roadway to-wit:

Commencing at the west quarter corner of said Section 31; thence East along the east and west quarter line of said section, 1680.5 feet to a point on the center line of said S.T.H. No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 9 degrees 08 minutes West, 396.12 feet to the place of beginning of this description; thence South 81 degrees 05 minutes East, 76.12 feet; thence North 41 degrees 56 minutes East, 170 feet; thence North 65 degrees 12 minutes East, 92.88 feet; thence South 37 degrees 13 minutes East, 40.96 feet; thence South 65 degrees 12 minutes West, 93.45 feet; thence South 41 degrees 56 minutes West, 180.90 feet; thence South 58 degrees 53 minutes West, 41.40 feet to a concrete monument; thence South 27 degrees 07 minutes West, 219.80 feet to a point on the east line of S.T.H. 144; thence North 9 degrees 08 minutes East, 273.24 feet to the place of beginning.

Doc. 280708

That part of GOVERNMENT Lot Three (3) of Section Thirty-one (31), Township Eleven (11) North of Range Nineteen (19) East, described as follows, viz:

Commencing at the West Quarter corner of said Section 31; thence East along the east and west, quarter line of said Section, 1680.5 feet to a point on the center line of State Trunk Highway No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 9 degrees 08 minutes West, 126.64 feet to the place of beginning of the description; thence South 80 degrees 52 minutes East, 30 feet; thence North 75 degrees 08 minutes East, 229.49 feet; thence North 87 degrees 15 minutes East, 294.69 feet; thence South 16 degrees 58 minutes East, 36 feet; thence South 87 degrees 56 minutes East, 99.90 feet; thence South 2 degrees 36 minutes East, 33 feet; thence North 87 degrees 52 minutes West, 98.89 feet; thence North 61 degrees 40 minutes West, 67.68 feet; thence South 87 degrees 15 minutes West, 243 feet; thence South 75 degrees 08 minutes West, 273.52 feet to a point on the east line of S.T.H. No. 144; thence North 9 degrees 08 minutes East, 49.48 feet to the place of beginning.

Together with a permanent easement for ingress and egress from the aforesaid premises to S.T.H. No. 144 over and across the following described roadway to-wit:

Commencing at the west quarter corner of said Section 31; thence East along the east and west quarter line of said Section, 1680.5 feet to a point on the center line of said S.T.H. No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 9 degrees 08 minutes West, 396.12 feet to the place of beginning of this description; thence South 81 degrees 05 minutes East, 76.12 feet; thence North 41 degrees 56 minutes East, 170 feet; thence North 65 degrees 12 minutes East, 92.88 feet; thence South 37 degrees 13 minutes East 40.96 feet; thence South 65 degrees 12 minutes West, 93.45 feet; thence South 41 degrees 56 minutes West, 180.90 feet; thence South 58 degrees 53 minutes West, 41.40 feet to a concrete monument; thence South 27 degrees 07 minutes West, 219.80 feet to a point on the east line of S.T.H. No. 144; thence North 9 degrees 08 minutes East, 273.24 feet to the place of beginning.

Doc. 280854

That part of Government Lot Three (3) of Section Thirty-one (31), Township Eleven (11) North of Range Nineteen (19) East, described as follows, viz:

Commencing at the west quarter corner of said Section 31; thence East along the east and west quarter line of said Section, 1680.5 feet to a point on the center line of State Trunk Highway No. 144; thence South 11 degrees West, 661.75 feet; thence North 87 degrees 15 minutes East, 33.9 feet to a concrete monument; thence South 9 degrees 08 minutes West, 176.12 feet; thence North 75 degrees 08 minutes East, 273.52 feet; thence North 87 degrees 15 minutes East, 243 feet to the place of beginning of this description; thence South 61 degrees 40 minutes East, 67.68 feet; thence South 87 degrees 52 minutes East, 10.06 feet; thence South 4 degrees 23 minutes East, 186.06 feet to the shore of Big Cedar Lake; thence South 65 degrees 12 minutes West, 70.67 feet along the shore line of Big Cedar Lake; thence North 4 degrees 33 minutes West, 248.42 feet to the place of beginning, together with full riparian rights in and to Big Cedar Lake.

Doc. 236602

That part of Gov. Lot 3, Section 31-11-19, Washington Co., Wis., bounded and described as follows: Commencing at the West quarter corner of said Section 31; thence East along the quarter line, 1680.50' to the centerline of S.T.H. 144; thence S 11° W, along said centerline 661.75' thence N 87° 15' E, 33.9' to a concrete monument; thence S 9° 08' W, along the east right-of-way line of said S.T.H. 144, 176.12'; thence N 75° 08' E, 273.52'; thence N 87° 15' E, 243.00'; thence S 61° 40' E, 67.68'; thence S 87° 52' E, 10.06' to the place of beginning of lands herein described; S 87° 52' E, 88.83'; thence S 2° 36' E, 144.91' to the shore of Cedar Lake; thence S 65° 12' W along said shore 89.33'; thence N 4° 23' W, 186.06' to the point of beginning.

Doc. 228845

That part of Government Lot Three (3) in the Southwest Quarter of Section 31, Township 11 North, Range 19 East, Washington County, Wisconsin, described as follows:

Commencing at the intersection of the easterly line of West Cedar Lake Road (also known as S.T.H. #144) with the southerly line of Parcel 6 of E.S. Weils Subdivision in said Section 31, and running thence North 30 degrees East 452.5 feet, to a stone monument; thence North 61 degrees 47 minutes East 288.6 feet to a stone monument; thence north 64 degrees 56 minutes East 213.7 feet to a point; thence North 77 degrees 17 minutes East 320.0 feet to a stone monument, said point being the place of beginning of parcel herein described; thence south 82 degrees 9 minutes West 98.6 feet; thence South zero degrees 17 minutes West 128.38 feet to the shore of Big Cedar Lake; thence North 79 degrees 59 minutes East along shore of said lake 117.5 feet to a stone monument; thence North 8 degrees 5 minutes West 118.5 feet to point of beginning.

Doc. 215741

That part of Gov't Lot 3 in the Southwest Quarter of Section 31, Township 11 North, Range 19 East, Washington County, Wisconsin, described as follows: Commencing at the intersection of the Easterly line of West Cedar Lake Road (also known as S.T.H. 144) with southerly line of Parcel 6 of E.S. Weill's Subdivision in said Section, running thence North 30 degrees East 452.5 feet to a stone Monument, thence North 61 degrees 47 minutes East 288.6 feet to a stone monument, thence North 62 degrees 56 minutes East 213.7 feet to a point, thence North 77 degrees 17 minutes East 320.0 feet to a stone monument being the place of beginning of the land herein described, thence South 82 degrees West 98.6 feet, thence North 16 degrees 18 minutes West 208.9 feet to a stone monument at the shore of Big Cedar Lake, thence easterly and southerly along shore of said lake to the northeast corner of property of Cedar Lake Yacht Club described in Vol. 129 of Deeds page 172, thence North 86 degrees 27 minutes West 102.35 feet to a stone monument, thence South 12 degrees 43 minutes West 25 feet to point of beginning.

Doc. 172702

That part of Government Lot 3 in the South West One quarter of Section 31 Town 11 North, Range 19 East in Washington County, Wisconsin, bounded and described as follows, to-wit: -

Commencing at the intersection of the Easterly line of West Cedar Lake Road (also known as S.T.H. #144) with the Southerly line of parcel 6 of E.S. Weils Subdivision in said section; running thence N. 30° 00' E. Four Hundred fifty-two and fifty one-hundredths (452.50) feet to a stone monument; thence N. 61° 47' E., Two hundred eighty-eight and sixty one-hundredths (288.60) feet to a stone monument; thence N. 64° 56' E., Two Hundred thirteen and seventy one-hundredths (213.70) feet to a point; thence N. 77° 17' E., Three Hundred twenty and no one-hundredths (320.0) feet to a stone monument, being the place of beginning of the land about to be described (said stone monument also being situated S. 54° 21' E., Two hundred seventy-seven and twenty-four one hundredths (277.24) feet from a stone monument situated in the north line of Grantors property the last mentioned stone monument being further described as being N. 88° 00' 05" E., One thousand six hundred eighty and fifty one-hundredths (1680.50) feet; thence S. 11° 00' W., Six hundred sixty-three and twenty one-hundredths (663.20) feet; thence N. 88° 35' 35" E., Five hundred thirty four and seventy one-hundredths (534.70) feet from the West One quarter corner of said section 31) continuing thence N. 12° 43' W., Twenty-five and no one-hundredths (25.0) feet to a stone monument; thence S. 86° 27' E., One hundred two and thirty-five one-hundredths (102.35) feet more or less to the shore of Big Cedar Lake; thence Southerly and Westerly along the shore of Big Cedar Lake to a point which is S. 8° 00' E., One Hundred twenty-eight and fifty-three one-hundredths (128.53) feet from the point of beginning; thence N. 8° 00' W. One hundred twenty-eight and fifty three one-hundredths (128.53) feet to the place of beginning.

Together with and appurtenant thereto a good, practicable, convenient and adequate right of way, substantially along the present travelled roadway from the West Cedar Lake Road to and connecting with the above described premises. Said right of way to endure until such time as the grantor herein shall plat the remaining part of his premises and cause to be included in said plat a road or street of the uniform width of fifty (50) feet, said road or street to connect with the northerly twenty-five (25) feet of the above described premises. And provided, further, that the grantor herein shall maintain, or cause to be maintained, perpetually, the said right of way above described.

Accurate 
Surveying & Engineering^{LLP}

Land Surveying, Consulting, Developing

2911 Wildlife Lane
Richfield, WI 53076

262 677-2120

Dated this ___ day of _____, 2020.

Professional Land Surveyor