

LOT 3 PLAT OF PICKEREL POINT OWNED BY OTHERS

FOREST CO SURVEYOR
FILE # 34330 - 20250619
DATE 6/19/2025 BY J

PLAT OF SURVEY

PART OF LOT 1 ALL OF LOT 2 OF THE PLAT OF PICKEREL POINT, LOCATED IN GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 13 EAST, TOWN OF NASHVILLE, FOREST COUNTY, WI

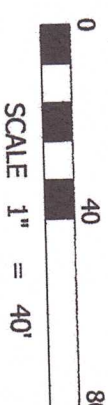
NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPfleger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
PROPERTY OWNER: BREAKAWAY BAY PROPERTIES LLC
SURVEY PREPARED FOR: TINA SCHULIST
DATE OF FIELDWORK: 6/10/2025 & 6/17/2025
FILE NUMBER: 2025064 SCHULIST

LEGEND

- = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50LBS/FT SET
- ⊙ = MAG SPIKE SET IN ASPHALT
- = 1.25" OD IRON PIPE FOUND
- ⊙ = RAILROAD SPIKE FOUND
- < > = PREVIOUSLY RECORDED AS

BEARING REFERENCE

BEARINGS REFERENCED TO THE SOUTH LINE OF GOV'T LOT 4 BEARING N 87°46'10" E PER WCCS (FOREST COUNTY) MAD83 (2011)



DESCRIPTION

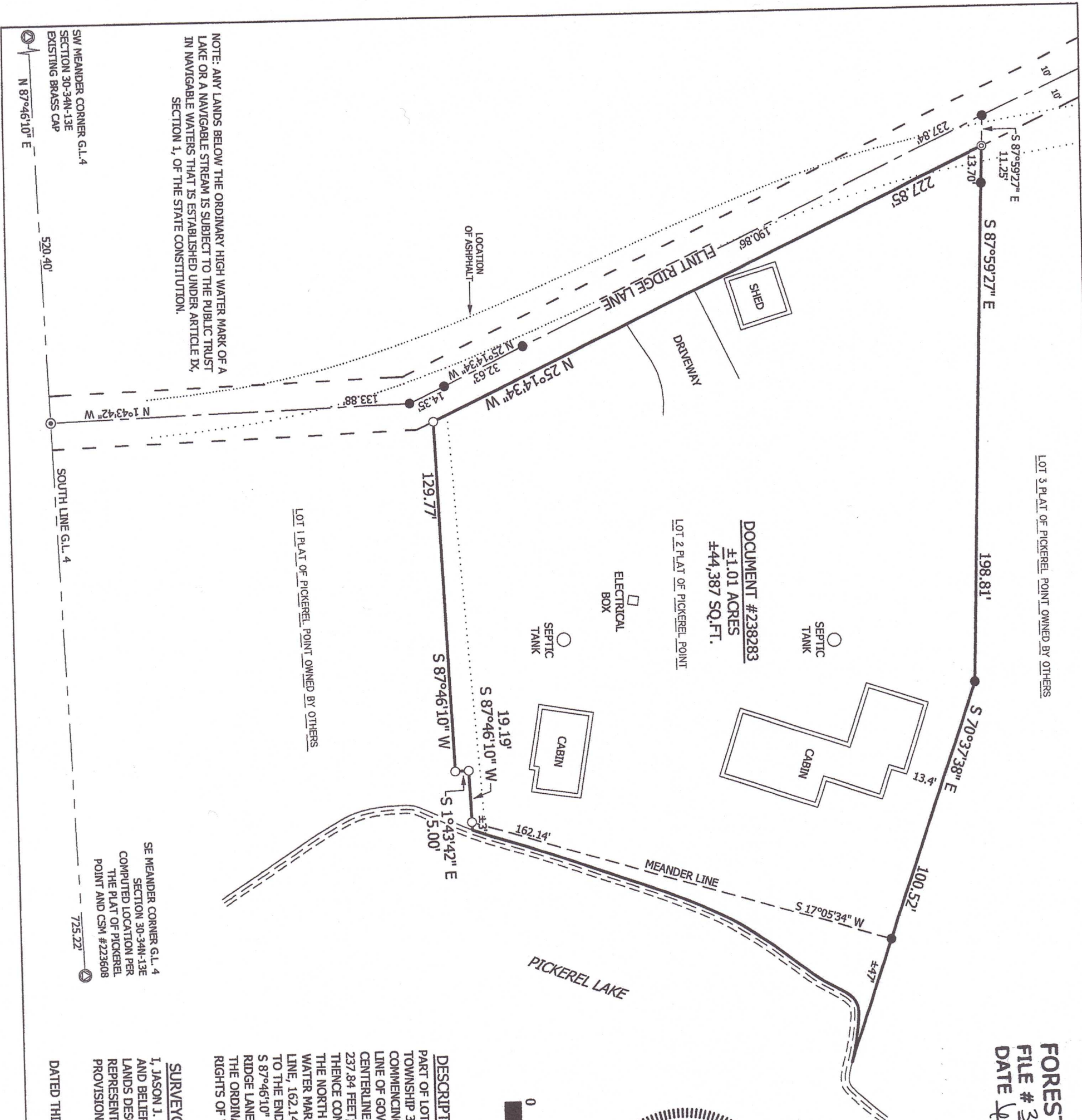
PART OF LOT 1 AND ALL OF LOT 2 OF THE PLAT OF PICKEREL POINT, LOCATED IN GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 13 EAST, TOWN OF NASHVILLE, FOREST COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST MEANDER CORNER OF GOVERNMENT LOT 4; THENCE N 87°46'10" E ALONG THE SOUTH LINE OF GOVERNMENT LOT (4), 520.40 FEET TO THE CENTERLINE OF FLINT RIDGE LANE; THENCE N 1°43'42" W ALONG THE CENTERLINE OF FLINT RIDGE LANE, 133.88 FEET; THENCE N 25°14'34" W ALONG THE CENTERLINE OF FLINT RIDGE LANE, 237.84 FEET; THENCE S 87°59'27" E ALONG THE NORTH LINE OF SAID LOT (2), 198.81 FEET; THENCE S 70°37'38" E ALONG THE NORTH LINE OF SAID LOT (2), 100.52 FEET TO A POINT BEING 47 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF PICKEREL LAKE AND TO THE BEGINNING OF A MEANDER LINE, THENCE S 17°05'34" W ALONG THE MEANDER LINE, 162.14 FEET TO A POINT BEING 3 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF PICKEREL LAKE AND TO THE END OF THE MEANDER LINE; THENCE S 87°46'10" W 19.19 FEET; THENCE S 1°43'42" E 5.00 FEET; THENCE S 87°46'10" W 129.77 FEET TO THE EAST LINE OF FLINT RIDGE LANE; THENCE N 25°14'34" W ALONG THE EAST LINE OF FLINT RIDGE LANE, 227.85 FEET TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF PICKEREL LAKE. 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 TINA SCHULIST, 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-67 IN SURVEYING AND MAPPING SAID LANDS.

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

DATED THIS 19TH DAY OF JUNE, 2025



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.

SW MEANDER CORNER G.L. 4
SECTION 30-34N-13E
EXISTING BRASS CAP

N 87°46'10" E