

"PLAT OF SURVEY"

FILE # 353246-20220315

DATE 6/19/2025 BY 

ALL OF LOTS 12, 13 AND 14 OF HORSESHOE LAKE AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RANGE 13 EAST, TOWN OF LINCOLN, FOREST COUNTY, WISCONSIN.

DESCRIPTION OF PARCEL "A" (METEOR TIMBER LLC TO TODD BEDORE):

A PARCEL OF LAND BEING ALL OF DOCUMENT NUMBER 161845, FOREST COUNTY RECORDS, (ALSO REFERRED TO AS LOT 14 OF HORSESHOE LAKE), AND PART OF DOCUMENT NUMBER 214694, FOREST COUNTY RECORDS, LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND IN PART OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4, ALL IN SECTION 26, TOWNSHIP 35 NORTH, RANGE 13 EAST, TOWN OF LINCOLN, FOREST COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S00°25'05"E, 1317.03 FEET ALONG THE WEST LINE OF THE NORTH-EAST 1/4 OF SAID SECTION 26 TO THE NORTH LINE OF SAID DOCUMENT NUMBER 214694 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE AND THE EAST LINE OF SAID DOCUMENT NUMBER 214694 S00°25'05"E, 651.97 FEET TO THE NORTH LINE OF SAID DOCUMENT NUMBER 161845; THENCE N89°40'51"E, 1036.99 FEET ALONG SAID NORTH LINE TO A POINT THAT IS S89°40'51"W, 25 FEET MORE OR LESS FROM THE WEST HIGH WATER MARK OF HORSESHOE LAKE AS DESCRIBED IN SAID DOCUMENT NUMBER 161845, ALSO BEING THE START OF A MEANDER LINE; THENCE S18°22'35"W, 736.29 FEET ALONG SAID MEANDER LINE TO THE SOUTHWEST LINE OF SAID DOCUMENT NUMBER 161845, AND A POINT THAT IS N66°57'54"W, 1031.04 FEET ALONG SAID SOUTHWEST LINE TO THE SAID WEST LINE OF THE NORTH-EAST 1/4, AND THE EAST LINE OF SAID DOCUMENT NUMBER 214694; THENCE N89°31'03"W, 470.90 FEET TO THE EAST 66 FOOT RIGHT-OF-WAY LINE OF BRADLEY LAKE ROAD; THENCE N00°19'14"W, 685.98 FEET ALONG SAID EAST 66 FOOT RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID DOCUMENT NUMBER 214694; THENCE S89°03'44"E, 470.26 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND SAID WEST HIGH WATER MARK OF HORSESHOE LAKE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID PARCEL CONTAINS 844,800 SQUARE FEET (19.396 ACRES) MORE OR LESS TO THE HIGH WATER MARK OF HORSESHOE LAKE DESCRIBED IN SAID DOCUMENT NUMBER 161845.

DESCRIPTION OF PARCEL "B" (METEOR TIMBER LLC TO JEFFREY SLATTERY):

A PARCEL OF LAND BEING ALL OF DOCUMENT NUMBER 119960, FOREST COUNTY RECORDS, (ALSO REFERRED TO AS LOT 13 OF HORSESHOE LAKE), AND PART OF DOCUMENT NUMBER 214694, FOREST COUNTY RECORDS, LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4, ALL IN SECTION 26, TOWNSHIP 35 NORTH, RANGE 13 EAST, TOWN OF LINCOLN, FOREST COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S00°25'05"E, 1317.03 FEET ALONG THE WEST LINE OF THE NORTH-EAST 1/4 OF SAID SECTION 26, AND THE EAST LINE OF SAID DOCUMENT NUMBER 214694 TO THE NORTH LINE OF SAID DOCUMENT NUMBER 119960 AND THE POINT OF BEGINNING; THENCE S86°57'54"E, 1031.04 FEET ALONG SAID NORTH LINE TO A POINT THAT IS N66°57'54"W, 22 FEET MORE OR LESS FROM THE WEST HIGH WATER MARK OF HORSESHOE LAKE AS DESCRIBED IN SAID DOCUMENT NUMBER 161845, ALSO BEING THE START OF A MEANDER LINE; THENCE S61°41'12"W, 400.27 FEET ALONG SAID MEANDER LINE TO THE SOUTHWEST LINE OF SAID DOCUMENT NUMBER 119960, AND A POINT THAT IS N45°33'32"W, 80 FEET MORE OR LESS FROM THE WEST HIGH WATER MARK OF HORSESHOE LAKE AS DESCRIBED IN SAID DOCUMENT NUMBER 119960, ALSO BEING THE TERMINATION OF SAID MEANDER LINE; THENCE N45°33'32"W, 400.33 FEET ALONG SAID SOUTHWEST LINE TO THE SOUTH LINE OF SAID DOCUMENT NUMBER 119960, ALSO BEING THE WEST LINE OF THE NORTH-EAST 1/4, AND THE EAST LINE OF SAID DOCUMENT NUMBER 214694; THENCE N89°48'02"W, 222.49 FEET TO THE EAST 66 FOOT RIGHT-OF-WAY LINE OF BRADLEY LAKE ROAD; THENCE N00°19'14"W, 470.94 FEET ALONG SAID EAST 66 FOOT RIGHT-OF-WAY LINE; THENCE S89°31'03"E, 470.90 FEET TO THE POINT OF BEGINNING, INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND SAID WEST HIGH WATER MARK OF HORSESHOE LAKE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID PARCEL CONTAINS 527,700 SQUARE FEET (12.115 ACRES) MORE OR LESS TO THE HIGH WATER MARK OF HORSESHOE LAKE DESCRIBED IN SAID DOCUMENT NUMBER 119960.

DESCRIPTION OF PARCEL "C" (METEOR TIMBER LLC TO JOSEPH BERKEN):

A PARCEL OF LAND BEING ALL OF DOCUMENT NUMBER 181549, FOREST COUNTY RECORDS, (ALSO REFERRED TO AS LOT 12 OF HORSESHOE LAKE), AND PART OF DOCUMENT NUMBER 214694, FOREST COUNTY RECORDS, LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4, ALL IN SECTION 26, TOWNSHIP 35 NORTH, RANGE 13 EAST, TOWN OF LINCOLN, FOREST COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S00°25'05"E, 2470.41 FEET ALONG THE WEST LINE OF THE NORTH-EAST 1/4 OF SAID SECTION 26, AND THE EAST LINE OF SAID DOCUMENT NUMBER 214694 TO A NORTH LINE OF SAID DOCUMENT NUMBER 181549 AND THE POINT OF BEGINNING; THENCE S89°48'02"E, 222.49 FEET ALONG SAID NORTH LINE TO A WEST HIGH WATER MARK OF HORSESHOE LAKE AS DESCRIBED IN SAID DOCUMENT NUMBER 181549, ALSO BEING THE START OF A MEANDER LINE; THENCE S13°05'22"W, 546.11 FEET ALONG SAID MEANDER LINE TO THE SOUTHWEST LINE OF SAID DOCUMENT NUMBER 181549, AND A POINT THAT IS N60°02'11"W, 21 FEET MORE OR LESS FROM THE WEST HIGH WATER MARK OF HORSESHOE LAKE AS DESCRIBED IN SAID DOCUMENT NUMBER 181549, ALSO BEING THE TERMINATION OF SAID MEANDER LINE; THENCE N50°02'11"W, 713.51 FEET ALONG SAID SOUTHWEST LINE TO A WEST LINE OF SAID DOCUMENT NUMBER 181549; THENCE N00°24'49"W, 192.46 FEET ALONG SAID WEST LINE TO A NORTH LINE OF SAID DOCUMENT NUMBER 214694 AND THE SOUTH LINE OF SAID DOCUMENT NUMBER 214694; THENCE N89°31'03"W, 307.38 FEET TO THE EAST 66 FOOT RIGHT-OF-WAY LINE OF BRADLEY LAKE ROAD; THENCE N00°19'14"W, 163.64 FEET ALONG SAID EAST 66 FOOT RIGHT-OF-WAY LINE; THENCE S89°31'03"E, 471.92 FEET TO THE POINT OF BEGINNING, INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND SAID WEST HIGH WATER MARK OF HORSESHOE LAKE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID PARCEL CONTAINS 393,400 SQUARE FEET (9.031 ACRES) MORE OR LESS TO THE HIGH WATER MARK OF HORSESHOE LAKE DESCRIBED IN SAID DOCUMENT NUMBER 119960.

NOTES:

-NO IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS
-PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF LINCOLN AND FOREST COUNTY.

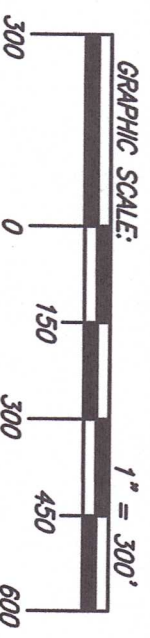
THIS HIGH WATERMARK IS NOT OFFICIAL. IT IS BASED ON LANDS DESCRIBED IN DOC NO(S), 161845, 119960 & 181549

NOTES:

-THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE FOREST COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE FOREST COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
-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.
-THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13 EAST, TOWN OF LINCOLN, FOREST COUNTY, WISCONSIN, WHICH BEARS S00°25'05"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (FOREST COUNTY)

GRAPHIC SCALE:



- LEGEND:
- = 1" X 18" O.D. ROUND IRON PIPE SET,
 - ⊙ = WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊙ = 1" I.D. ROUND IRON PIPE FOUND
 - ⊙ = 1" I.D. ROUND IRON PIPE WITH CAP FOUND
 - ⊙ = EXISTING FOREST COUNTY MONUMENT

PARCEL NO(S):
020-01056-0000
020-01057-0000
020-01032-0000
020-01044-0000

CLIENT:
JOE BERKEN
913 APPLETON ST.
MENASHA, WI 54952

SOUTH 1/4 CORNER SECTION 26-35-13

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