

Notice of Public Hearing
Douglas County Planning & Zoning Committee

A Public Hearing will be held by the Douglas County Planning & Zoning Committee at **10:00 a.m.** on **Wednesday, November 9, 2016** in the Government Center Board Room, Second Floor, 1316 North 14th Street, Superior, Wisconsin to hear the following:

a) Amendment to the Douglas County Zoning Ordinance:

Petition No. 16-08 – Suzanne Correll, Lake Nebagamon, WI – Pt NW1/4-NE1/4, Lot 1 & Outlot 1, CSM #1278, Vol 9, Pgs 201-202, Section 35, T47N-R12W; (18th Street Road; HA-014-00923-01; 000923-02), Town of Hawthorne – from the F-1: Forestry zoning district to the R-2: Residential zoning district, (proposed use: residential), filed October 5, 2016 in the County Clerk's Office.

If you have any comments on these items, let the Planning & Zoning Office know in writing prior to the meeting, or appear at the Public Hearing. Planning & Zoning Office, 1313 Belknap St., Rm. 206, Superior, WI 54880 (715-395-1380). Action may be taken on any item listed on the public hearing. In accordance with WI Statutes 59.69 (5)(a), attachments to public hearing notice and maps of subject properties are available for review in the Planning & Zoning Office, or at www.douglascountywi.org. The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of accommodation to participate in the public meeting process, please contact the Douglas County Clerk's Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request depending on the amount of notice we receive. TDD (715) 395-7521.

ST October 21 & 28, 2016

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Tuesday, October 12, 2016, 9:00 a.m., Government Center Board Room
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

ROLL CALL: Present – Mary Lou Bergman, Nick Baker, John Robinson, Peter Clark. Absent – Patricia Ryan. Others present – Steve Rannenberg, Sue Radzak, Randy Jones, Zach DeVoe, Christine Ostern, Brad Theien, Jon Fiskness, Elizabeth M. Fredrick, Dan Corbin, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Baker, second Robinson, to approve the minutes from the September 6, 2016, meeting. Motion carried.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Reports distributed; department ahead of revenue projections.

Rural Housing Authority: Report distributed.

Land Conservation: Land Conservation Committee toured Mont du Lac and Lake Nebagamon tributaries. Zoning Committee encouraged to keep hydro-conditioning portion of LiDAR acquisition in mind when making capital improvement recommendations.

Surveyor: 2 private surveyors contracted to finish 69 total corners this year. Personnel monies budgeted for surveyor position to be considered as a budgetary transfer to contracted services.

Land Records: 2016 plat book soon to be available. To help meet state initiative bench mark, 2 additional staff will be hired on with city, funded through grant.

ACTION ITEMS/REFERRALS:

Wisconsin Department of Administration, CDBG Housing Grant Specialist, Report of Monitoring Visit on Douglas County CDBG Contract H 12-13-01: Included with agenda.

INFORMATIONAL ITEMS:

Correspondence Regarding Regulation of Game Farms and Hunting Preserves: Included with agenda; concern noted. Rannenberg to research safety buffer zones for shooting/hunting areas in other counties.

Livestock Operations Study Group Update: First meeting took place last month. Bayfield County representatives presented on issues encountered during their study. One ordinance is currently pending court action; to present outcome at a later date.

Break from 9:57 a.m. to 10:07 a.m.

PUBLIC HEARING:

Amendment to the Douglas County Zoning Ordinance:

1) **Petition No. 16-07 - Elizabeth M Fredrick, Superior, WI – W1/2-NE1/4-NE1/4, Section 19, T47N-R13W; (5144E Neuman Rd; OA-022-00587-00), Town of Oakland – from F-1: Forestry zoning district to the A-1: Agricultural zoning district, (proposed use: horses), filed August 29, 2016 in the County Clerk’s Office.**

Applicant present; correspondence received from Town of Oakland with no objections.

ACTION: Motion by Robinson, second Baker, to approve application, as presented. Motion carried.

Conditional-Use Permits:

1) **Robert G Heffernan, Gordon, WI – change use of a dwelling from seasonal to year-round; E1/2 of Gov’t Lot 2, Section 26, T43N-R13W; (16153S Ball Park Rd; WA-032-01936-00), Town of Wascott.**

Applicant not present; Town of Wascott Clerk verbally noted no objections.

ACTION: Motion by Baker, second Robinson, to approve application, as presented. Motion carried.

2) **Christopher & Shawna Fiore, South Range, WI – home occupation (gunsmith); Pt. SW1/4-SW1/4, Section 10, T48N-R12W; (8457E State Hwy 13; LA-018-00474-00), Town of Lakeside**

Applicants not present; correspondence received from Town of Lakeside with no objections.

ACTION: Motion by Baker, second Clark, to approve application, with review of permit in one year. Motion carried.

Recap of Zone Change Recommendations to the County Board: 1 zone change.

Reconvene regular meeting at 10:24 a.m.

ADJOURNMENT: Motion by Baker, second Robinson, to adjourn. Motion carried. Meeting adjourned at 10:27 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk

Surveyor Report

Burnett County Survey Program
Drafted 1-05-09 by Jason Towne
Revised 5-24-2012 by Jason Towne

In 2008 Burnett County completely restructured the survey program. We restructured it to be very efficient and productive. I feel that we have the most efficient structure compared to any other surrounding counties. We are now getting the most work done for the least amount of money.

We have two staff, both of which are Registered Land Surveyors. Jason Towne is the Land Information Director/County Surveyor/LIO. Lucas Meier is the Assistant County Surveyor.

I am in charge of all the office duties. This includes: reviewing CSM's, reviewing Plats, reviewing maps of survey, reviewing corner sheets, answering survey questions from other departments, answering survey questions from landowners, answering survey questions from surveyors, developing long range plans, and developing policies and procedures. My duties also include being in contact with the municipalities about upcoming road projects that affect both PLSS corners and County Control points. When a road project notice comes in, I print out the corner sheets for the Assistant County Surveyor. I also have other non-survey related duties such as managing other functions and corresponding staff. I oversee the GIS/Mapping functions for the County, the Real Property Lister and County Addressing. The staff includes the Parcel Mapping/GIS Analyst, Land Information Technician, Assistant County Surveyor and the Real Property Lister.

Lucas is in charge of all the field and office duties for the remonumentation/maintenance program. This means he gathers all the office information and does all the field work. He then drafts the USPLSS Monument Record for each corner he visits. Even if a corner has a sheet we draft a new Maintenance Record. We feel since the corner is being visited, we should spend the extra two hours doing maintenance. Lucas also responds to road notice corners. We tie out the corner before construction. Again we draft a new maintenance sheet. We then reset the corner after construction, and again draft a new maintenance sheet. Since some road work takes years to complete, we feel spending the extra hour to draft a sheet is worth the time spent. Corners will tend to slip thru the cracks if the road project takes a few years to complete so we do the sheet right away. Lucas also manages the countywide drawing that holds all the survey data. He emails the drawing to local surveyors on a quarterly basis so they have the current survey information. He is a one person survey operation. He has enough equipment that he can work independently and still be very productive.

I feel it is much better to have the work done in-house instead of contracting. With contracting you get different surveyors using different equipment and different techniques. Lets be honest some surveyors do a better and more consistent job than others. If you low bid the work, then you will get poor data that you will have to fix in the future. If you do open contracts, then the time may be abused and too much time can be spent doing the work, there is no incentive for the contractors to use the most efficient equipment with open contracts. If you do bounties then again you get different quality work from different surveyors, along with likely never getting corners done in difficult areas. Another downfall to contracting is it is very time consuming

administratively having to manage all the contracts, invoices, etc. In Burnett we used to do contracting, we brought it in-house to save money. Additionally we are getting more work done.

We spend approximately \$145,000 per year on the survey program. See the attached spreadsheet that shows the breakdown of the totals. Burnett County had a 2008 budget of 23.986 million dollars; this means we only spent 0.60% of the budget on the survey program. This is a very small investment in the land infrastructure, considering the tax revenue that is generated from the land.

YEAR - REMON & MAINT	TOTAL # OF ALL CORNER SHEETS FOR THE YEAR	TOTAL # OF CORNERS BY COUNTY STAFF (only 2008 and newer)	TOTAL # OF CORNERS BY NON-COUNTY STAFF	# NEW CORNERS BY COUNTY STAFF (only 2008 and newer)	# NEW CORNERS BY NON-COUNTY STAFF	# MAINT CORNERS BY COUNTY STAFF (only 2008 and newer)	# MAINT CORNERS BY NON-COUNTY STAFF	# LANDMARK CORNERS - Not Set by GLO (after 2008 only 1/4 corners along correction/state line - included in column C)	COST FOR THE YEAR	\$/SHEET										
1997	108	N/A	108	N/A	48	N/A	56	4		?										
1998	116	N/A	116	N/A	40	N/A	71	5		?										
1999	129	N/A	129	N/A	56	N/A	70	3		?										
2000	120	N/A	120	N/A	71	N/A	41	8		?										
2001	86	N/A	86	N/A	32	N/A	46	8	\$170,755.09	1,985.52	2001-2007 Avg	2008-2013 Avg	2009-2013 Avg							
2002	129	N/A	129	N/A	49	N/A	67	13	\$218,428.30	1,693.23	Cost per year	Cost per year	Cost per year							
2003	147	N/A	147	N/A	40	N/A	98	9	\$206,391.50	1,404.02	\$174,089.20	\$99,538.16	\$104,042.08							
2004	91	N/A	91	N/A	13	N/A	69	9	\$179,895.50	1,976.87										
2005	136	N/A	136	N/A	31	N/A	93	12	\$156,841.00	1,163.24	2001-2007 Avg	2008-2013 Avg	2009-2013 Avg							
2006	128	N/A	128	N/A	32	N/A	87	9	\$161,628.25	1,262.72	Cost per sheet	Cost per sheet	Cost per sheet							
2007	118	N/A	118	N/A	31	N/A	72	15	\$124,686.75	1,066.67	\$1,504.61	\$302.87	\$302.64							
2008*	263	257	6	24	6	233	0	0	\$77,018.65	299.69										
2009	372	352	20	27	13	325	7	0	\$101,761.01	289.09										
2010	384	370	14	55	14	311	0	4	\$105,116.28	284.10										
2011	389	387	2	59	1	328	1	0	\$104,893.02	271.04										
2012	298	297	1	82	0	209	1	6	\$103,303.03	347.82										
2013	325	323	2	44	0	273	2	6	\$105,136.96	325.50										
2014	216	210	6	49	2	161	4	0	\$87,368.28	416.04										
2015 (10/26/15)	230	228	2	95	1	131	1	2												

*Work did not start until April 2008. In 2008 the Survey Program was changed and brought in-house instead of contracting.

Luke spent 1 month working on a geodetic control project in 2008, so he lost that time for corner maintenance and remonumentation.

Luke spent 6 weeks working on a geodetic control project in 2010, so he lost that time for corner maintenance and remonumentation.

Luke spent 12 weeks working on Zoning items in 2014, so he lost that time for corner maintenance and remonumentation. I proportioned his salary. Figured this way equals 416.04 per corner.

If survey equipment was proportioned out then the actual cost for the year would be 81,175.05 (60,534.54 + 20,640.51) which equals 366.55/corner.

For years 2001-2007 the cost per year was figured using the total amounts spent in accounts 20 and 30. I believe modernization money was also spent during these years, which would make the totals higher.

2008 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

2009 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

2010 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

2011 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

2012 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

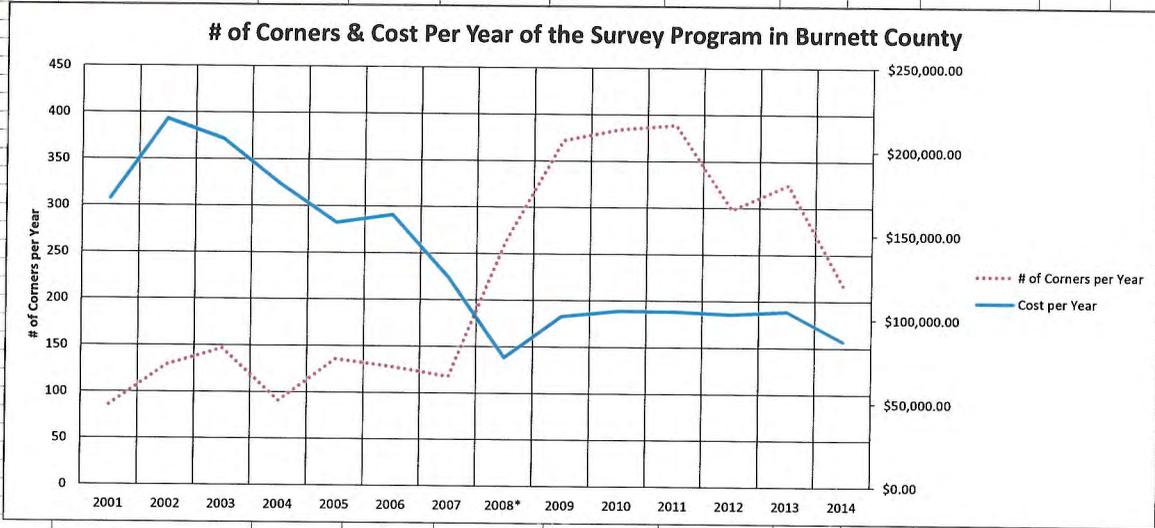
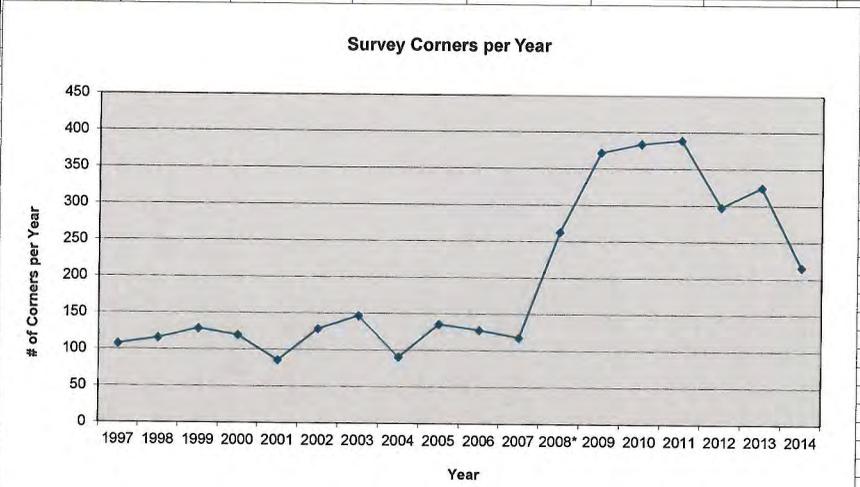
2013 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

2014 cost is: Luke's salary, benefits, capital equipment under 5K, all small items related to the survey program and part of the Depreciable Capital Equipment.

Landmark corners prior to 2008 were generally "40" corners or centers. After 2008 these are only 1/4 corners along the correction line or along the state line in Blaine. Landmark corners were not set by the Original Government Surveyors.

Column B = Column C + Column D
 Column C = Column E + Column G
 Column D = Column F + Column H + Column I

2001-2007: Cost per Sheet is figured by dividing the total cost of the program by the total number of corner sheets for the year.
 2008 and newer: Cost per Sheet is figured by dividing the total cost of the program by the total number of corner sheets done by COUNTY staff only.



Survey Costs																				
Year	Salary - Luke	FICA	WRS	Health	Dental	Life	Adm. Fee	SAL TOTAL	Truck 1/8	Jackhammer	Robot 1/7	GPS 1/7	Computer 1/4	ATV 1/7	Trailer 1/7	Supplies	Software	Misc	EQP. TOTAL	GRAND TOTAL
2008	34,846.76	2,550.04	3,693.78	10,148.17	589.20	28.20	0.00	51,856.15	3,125.50	598.00	2,858.00	6,086.00	375.00	0.00	0.00	9,820.00	900.00	1,400.00	25,162.50	77,018.65
2009	49,044.23	3,568.96	5,100.51	12,439.96	707.04	33.84	24.00	70,918.54	3,125.50	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	13,712.97	900.00	1,400.00	30,842.47	101,761.01
2010	49,099.20	3,519.10	5,400.94	13,955.66	707.04	33.84	24.00	72,739.78	3,125.50	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	15,247.00	900.00	1,400.00	32,376.50	105,116.28
2011	48,986.64	3,491.63	4,576.17	15,726.00	707.04	33.84	24.00	73,545.32	3,125.50	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	14,218.20	900.00	1,400.00	31,347.70	104,893.02
2012	50,296.12	3,598.14	2,967.41	16,974.58	707.04	33.84	24.00	74,601.13	3,125.50	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	11,572.40	900.00	1,400.00	28,701.90	103,303.03
2013	51,809.10	3,698.29	3,445.20	17,514.41	707.96	33.84	24.00	77,232.80	3,125.50	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	10,774.66	900.00	1,400.00	27,904.16	105,136.96
2014	52,899.81							60,534.54	3,125.50	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	9,704.24	900.00	1,400.00	26,833.74	87,368.28
2015	73,050.70							101,905.41	3,125.00	598.00	2,858.00	6,086.00	375.00	1,572.00	215.00	6,494.58	900.00	1,400.00	23,823.58	125,728.99
																Field Supplies	AutoCAD	Conf. Registration		
2008 partial year, Luke started on employment on 2/29/2008																				
2014 benefits/taxes lumped together = 25,798.24. Luke spent 12 weeks in 2014 working on Zoning so I used only 76.92% of the salary & benefits total towards survey costs.																				
76,698.05 grand total x .7692 = 60,534.54																				
2015 worked overtime as part of grant. Grant paid for xxx for the \$101,905.41 which actual cost to the county is xxxx.																				
																Digging Costs		Conf. Hotel		
																Truck Fuel - use		Food		
																50% of total		Survey License		
																		Truck Maint.		
																		Cell Phone		

DOUGLAS COUNTY BUDGETARY JOURNAL ENTRY

DOCUMENT TYPE	B	X
DOCUMENT NO.	194969	
G/L DATE	10/25/2016	

PAGE 1 OF 1 PAGES

387690

BATCH NO.

Department Surveyor Date 10/25/16

ACCOUNT DESCRIPTION	ACCOUNT NUMBER			DEBIT AMOUNT	CREDIT AMOUNT
	COST CTR.	ACCT.	SUB ACCOUNT		
Personnel	17200	5199			10000-
Surveyor Contracts	17200	52197		10000-	
TOTAL					

EXPLANATION — ATTACH SUPPORTING DATA IF NECESSARY

Increase purchased services - Surveyor contracts and decrease personnel costs. No effect on levy & within budget

ACTION REQUIRED	APPROVAL	REVIEW	N/A	SIGNATURE	DATE
DEPARTMENT HEAD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>	10/25/16
FINANCE DEPARTMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>	10/25/16
STANDING COMMITTEE*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
FINANCE COMMITTEE*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
COUNTY BOARD*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RESOL NO.	

[Signature] 10/25/16
 Prepared by _____ Date _____
[Signature] 10/25/16
 Entered by _____ Date _____

Clerk's Approval _____ Date _____

* Minutes of meeting and copy of resolution if applicable should be attached. White-County Clerk; Yellow-Finance Dept.; Pink-Dept.

DOUGLAS COUNTY PERMIT

ISSUE DATE

10/07/2014

CONDITIONAL-USE#

23968

MAILING ADDRESS

TOWN OF DAIRYLAND
15178 S STATE ROAD 35

DAIRYLAND WI 54830

TOWN OF DAIRYLAND

PARCEL(S): DA-010-00550-00

PROPERTY ADDRESS

1465 E TOWN ROAD TT

LEGAL DESCRIPTION:

PT SW SE, E-447' 10-43-15DESC 279 DP 422

SECTION	TOWN	RANGE
10	43 N	15 W

FOR

RESORT
CAMPGROUND

CONDITIONS: The following minimum requirements must be met for all land uses:

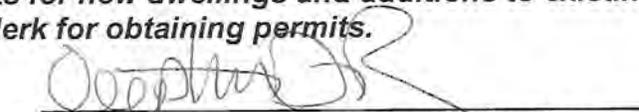
- 63 ft from the centerline of the town road or 30 ft from the right-of-way line, whichever is greater.
- Building height shall not exceed 35 feet.
- 10 feet minimum setback from one side lotline, for a minimum total of 40 feet setback from both side lotlines.
- No building or any part thereof shall be within 100 feet of the ordinary high water mark of the lake / river / stream.
- 2 feet from the well.
- 5 feet from the septic tank/holding tank.
- 10 feet from the drainfield.

Radigan Flowage (Class 2 Lake)

11-09-2011 - Douglas County Zoning Committee approved permit for resort and campground. Conditions associated with this permit are listed on Page 2.

Note: Permits issued to date associated with this project as follows: 23304, 23505, 23864, 23969, 24186, 584212, 584295

This is not a building permit. Check with your Town Chairman for information concerning township building requirements or permits for any structure. The Wisconsin Uniform Dwelling Code requires that all towns issue building permits for new dwellings and additions to existing dwellings. Please contact the appropriate town clerk for obtaining permits.



ZONING AUTHORITY

DOUGLAS COUNTY, WISCONSIN

Planning, Zoning and Land Information Offices
1313 Belknap Street, Room 206
Superior, WI 54880

Planning, Zoning, Permits 715-395-1380
Land Information, GIS 715-395-1570
FAX 715-395-7643
www.douglascountywi.org

CONDITIONS OF PERMIT: 23968

ISSUED: 10-07-2014

Tax Parcel I.D. Number: DA-010-00550-00

Proposed Use: 1) Resort 2) Campground

CONDITIONS:

11-09-2011 - Douglas County Zoning Committee approved permit for resort and campground. The approval came with a number of conditions as follows:

- 1 Approval by Wisconsin DNR and the White Commission
- 2 Obtain a DNR wetland filling and grading permit
- 3 Obtain a DNR stormwater permit
- 4 No structures may lie within the mapped floodplain unless they conform with WI Administrative Code NR 116 and Douglas County Floodplain Ordinance 8.3 WI Administrative Code NR 116 and Douglas County Floodplain Ordinance 8.3 allow campgrounds in a floodplain with conditions.
- 5 Obtain a State Sanitary System permit through Douglas County Planning and Zoning
- 6 Obtain plan review approval for the lodge through the WI Department of Safety and Professional Services Commercial Building Inspector
- 7 Obtain plan review approval for the cabins, in accordance with the WI One-and-Two Family Uniform Building Code, through the Town Building Inspector
- 8 Obtain a campground license through the Douglas County Environmental Health Department
- 9 The Zoning Committee will review the progress of the project annually

Note: Site plan for lodge, cabins, tent camping areas, mobile trailer pads & sanitary system on file with application.

This page is intended to be a part of above numbered permit and should be included in any copies or other duplication of this permit.

a)

DOUGLAS COUNTY PLANNING & ZONING OFFICE
1313 BELKNAP STREET, ROOM 206
SUPERIOR, WI 54880
715 - 395-1380
715 - 395-7643 FAX

Suzanne Correll

PETITION FOR AMENDMENT
TO DOUGLAS COUNTY
ZONING ORDINANCE

7142 S. More B Ln
Lake Nebagamon, WI 54849
Petitioner(s).

Petition No. 2016-08

TO THE DOUGLAS COUNTY BOARD OF SUPERVISORS AND ZONING COMMITTEE:

The Petitioner(s) hereby petitions you pursuant to Wis. Stat. § 59.69(5)(e)1, to amend the Zoning District Map of the Douglas County Zoning Ordinance by reclassifying the property as shown and stated below, from the F-1 Forestry District to the R-2 Residential District, as follows:

1. The property proposed to be rezoned has a legal description of Lot 1 and Outlot 1,
CSM #1278, Vol 9, pgs 201-202, 35-47-12

If applicable, said property is in Section 35, Township 47 North,
Range 12 West, Town of Hawthorne.

2. The property has the tax parcel number HA-014-00923-01 - Lot 1 - 10.76 Ac
HA-014-00923-02 - Outlot 1 - 9.23 Ac

3. The lot or parcel size is: length, by width, at 19.99 acres.
The area to be rezoned is: length, by width, at 19.99 acres.

4. The property is owned by Suzanne Correll, whose
telephone number(s) is/are 218-390-4459, and whose mailing
address(es) is/are 69164 S 18th St Rd, Lake Nebagamon
WI 54849

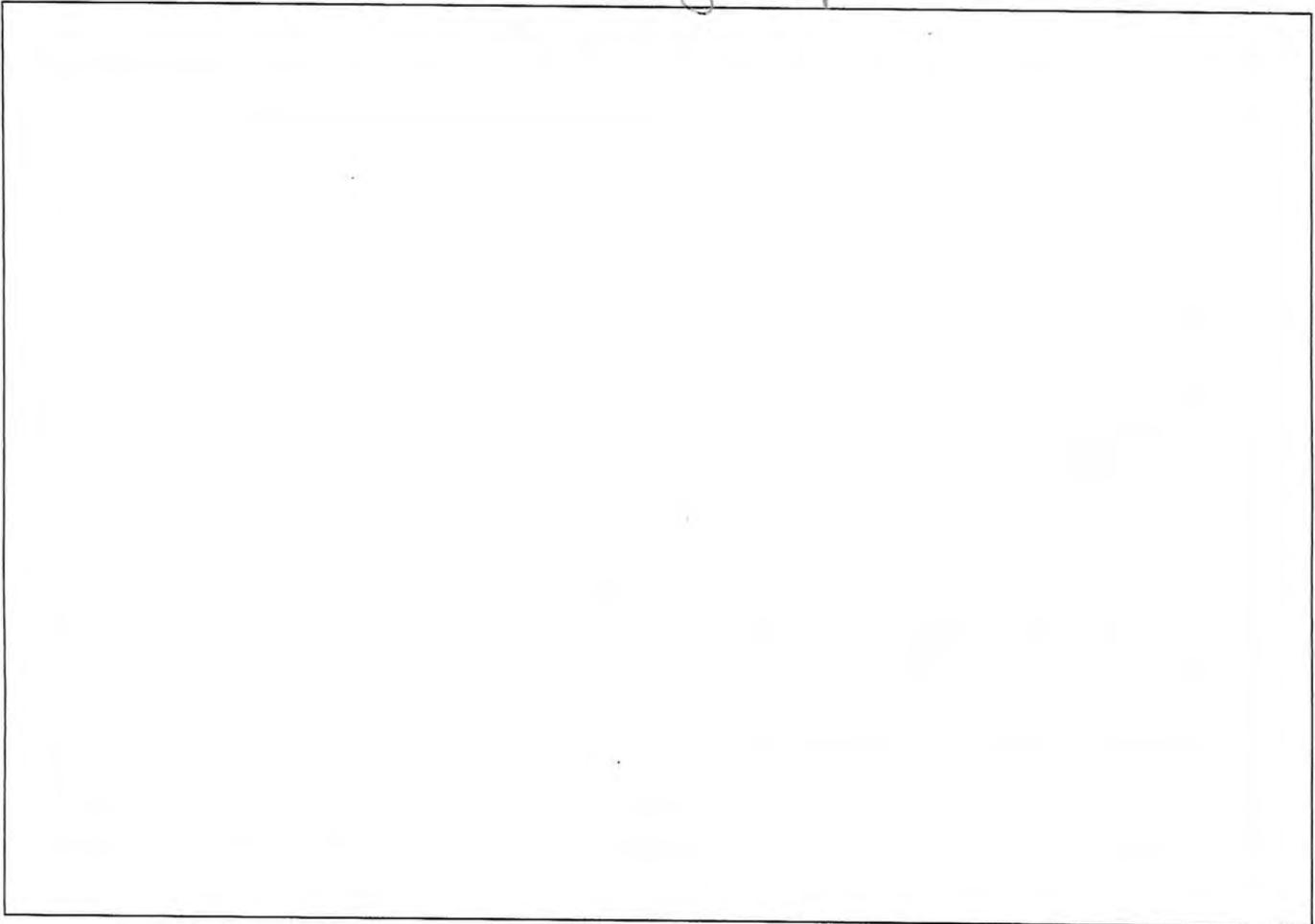
5. Petitioner(s) requests this amendment for a proposed property use of residential

6. In making this Petition, Petitioner(s) gives permission for an inspection of the above-stated site by the Douglas County Office of Zoning Administration and/or Zoning Committee, and will allow photographs to be taken of the same if necessary.

7. Contact the town clerk to place this application on the Town Board agenda prior to scheduled Zoning Committee hearing as required by Sec. 59.69 (5) (e) 3 Wis. Stats.

8. A dimensional diagram of the property is as shown below:

See attached Certified Survey map



Dated: Sept. 27, 2016

Dated: _____

Stowell

Petitioner 218-390-4459

Petitioner _____

Date Received: 10-05-2016

Receipt No.: 11834

Date Paid: 10-05-2016

Vendor No.: 1553811

Amount Paid: 275-

Z.C. Decision: _____ County Board Decision: _____

Date of Zoning Committee Hearing: 11-09-16

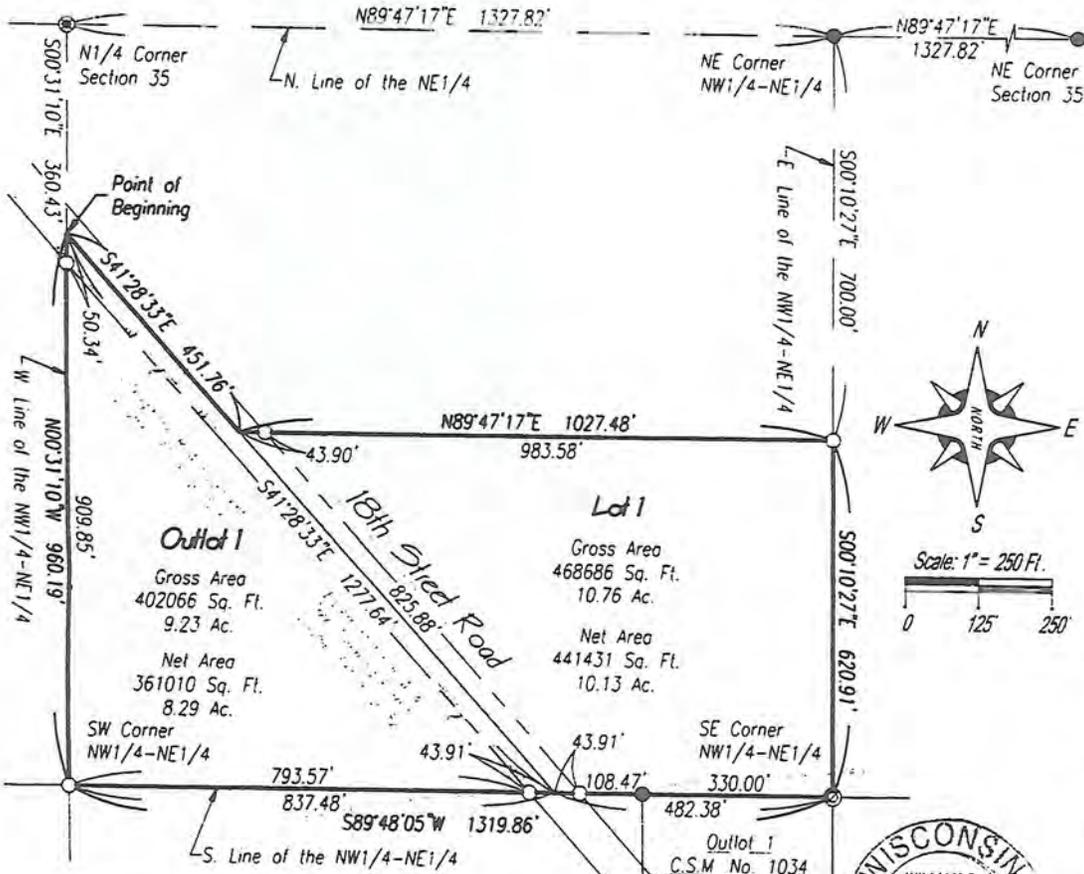
Date of County Board Meeting: 11-17-16

Cornerstone Surveying and Mapping, inc.
 6637 South Woodland Trail
 Lake Nebagamon, WI 54849
 715-374-2331 218-393-9726

883917

Certified Survey Map No. 1278

Located in part of the Northwest Quarter of the Northeast Quarter
 Section 35, Township 47 North, Range 12 West
 Town of Hawthorne, Douglas County, Wisconsin



Volume 9 Pages 201 - 202



William G. Anderson
 9/9/16

Legend

- ⊙ Denotes 1-1/2" iron pipe found
- Denotes 1" iron pipe found.
- ⊙ Denotes 3/4" iron pipe found.
- Denotes 3/4" rebar found.
- ⊙ Denotes railroad spike found.
- Denotes 3/4" diameter x 24" long rebar set, weighing 1.5 lbs./ft.

The north line of the NE1/4 bears N89°47'17"E and is referenced to the Douglas County Coordinate System.

