

PLAT OF SURVEY

GOVERNMENT LOT 6, SECTION 23, TOWNSHIP 34 NORTH, RANGE 06 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN, FOURTH PRINCIPAL MERIDIAN

LEGAL DESCRIPTION

COMMENCING AT THE EAST 1/4 CORNER, BRING THE NORTHEAST CORNER OF GOVERNMENT LOT 6, SECTION 23, TOWN 34 NORTH, RANGE 06 EAST, TOWN OF BRADLEY, LINCOLN COUNTY, WISCONSIN MARKED BY A SURVEY NAIL IN THE CENTER OF STATE ROAD 107; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 6, N 89°28'22" W, 33.00 FEET TO A SET 1 1/4" x 18" IRON PIPE ON THE WEST RIGHT OF WAY OF SAID STATE ROAD 107 AND THE POINT OF BEGINNING.

THENCE ALONG SAID WEST RIGHT OF WAY, S 00°37'09" E, 875.49 FEET TO A SET 1 1/4" x 18" IRON PIPE, THENCE LEAVING SAID RIGHT OF WAY, N 90°00'00" W, 110.13 FEET TO A SET 1 1/4" x 18" IRON PIPE ON THE EAST RIGHT OF WAY OF THE RAILROAD; THENCE ALONG SAID EAST RIGHT OF WAY S 24°43'04" E, 269.70 FEET TO A RAILROAD SPIKE SET AT THE INTERSECTION OF SAID EAST RAILROAD RIGHT OF WAY AND THE SAID WEST RIGHT OF WAY OF STATE ROAD 107; THENCE ALONG SAID WEST RIGHT OF WAY OF STATE ROAD 107, S 00°37'09" E, 201.98 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 6, 23-34-06; THENCE ALONG SAID SOUTH LINE N 89°37'18" W, 2210.37 FEET TO A SET 1 1/4" x 18" IRON PIPE ON THE EAST SHORE OF THE WISCONSIN RIVER AND THE BEGINNING OF A MEANDER LINE ALONG SAID SHORE; THENCE ALONG SAID MEANDER LINE N 46°26'48" E, 1179.93 FEET; THENCE CONTINUING ALONG SAID MEANDER LINE, N 28°15'09" E, 572.88 FEET TO A SET 1 1/4" x 18" IRON PIPE ON THE EAST SHORE OF THE WISCONSIN RIVER AND THE TERMINUS OF SAID MEANDER LINE INTERSECTING THE NORTH LINE OF SAID GOVERNMENT LOT 6; THENCE ALONG SAID NORTH LINE OF GOVERNMENT LOT 6, S 89°28'22" E, 1069.75 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RIGHTS OF WAY, BOTH RECORDED OR UNRECORDED.

SUBJECT TO FLOWAGE RIGHTS AND RAILROAD RIGHT OF WAY

SAID PARCEL INCLUDES ALL LANDS BETWEEN THE MEANDER LINES AND THE EAST WATER'S EDGE OF THE WISCONSIN RIVER. THE NORTH AND SOUTH LINES OF GOVERNMENT LOT 6 EXTEND TO THE EAST WATER'S EDGE OF THE WISCONSIN RIVER.

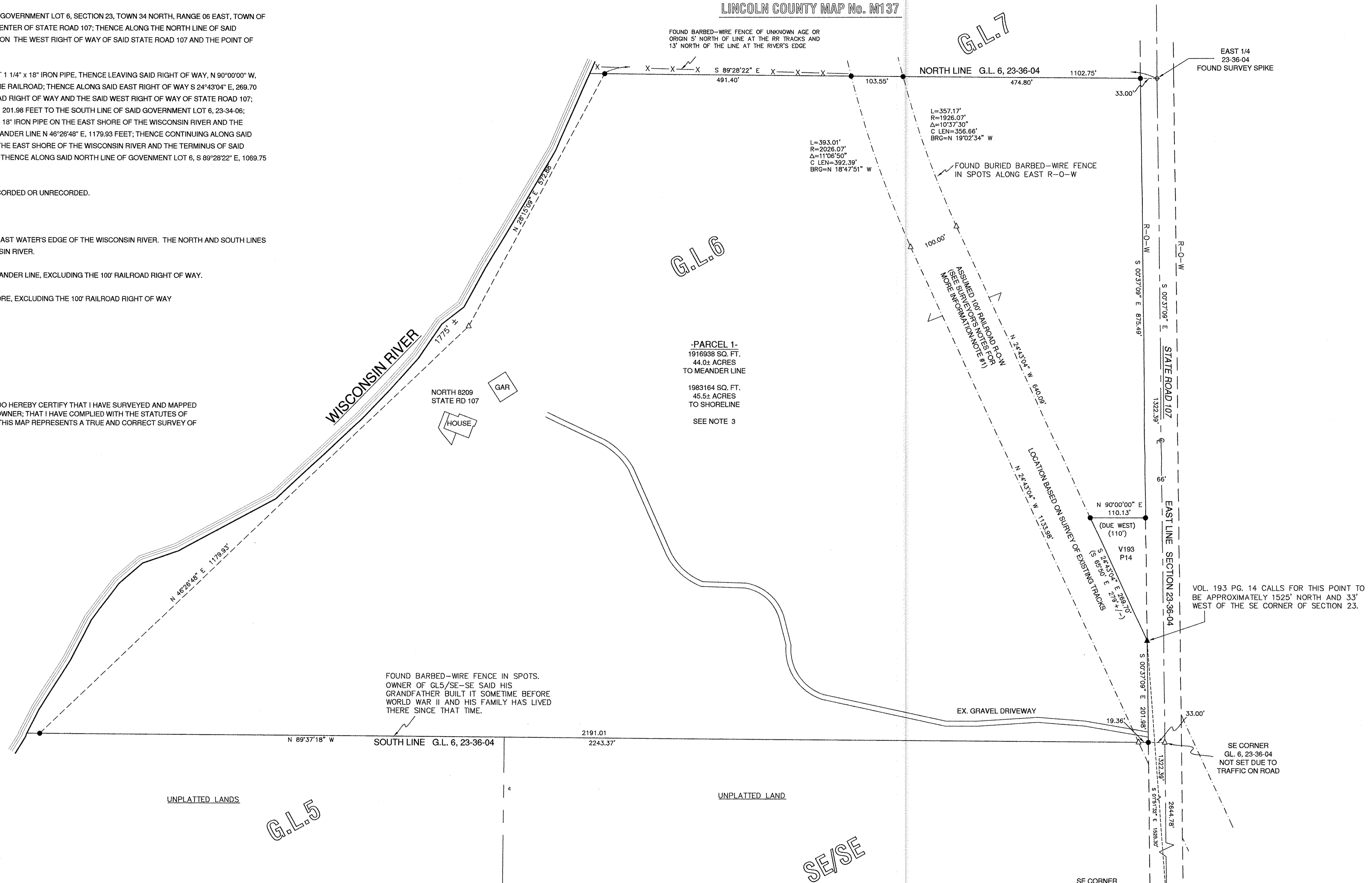
PARCEL CONTAINS 1916938 SQ. FT. OR 44.0 ACRES, MORE OR LESS TO THE MEANDER LINE, EXCLUDING THE 100' RAILROAD RIGHT OF WAY.

PARCEL CONTAINS 1983164 SQ. FT. OR 45.5 ACRES, MORE OR LESS TO THE SHORE, EXCLUDING THE 100' RAILROAD RIGHT OF WAY

SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN REGISTERED LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PROPERTY SHOWN HEREON, UNDER THE ORDER OF MARCIA CHERNEY, OWNER; THAT I HAVE COMPLIED WITH THE STATUTES OF WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E; AND THAT, IN MY OPINION, THIS MAP REPRESENTS A TRUE AND CORRECT SURVEY OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Anthony R. Jones *6/16/09*
 ANTHONY R. JONES, R.L.S. No. S-2508 DATE

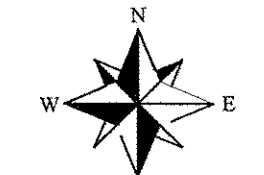


SURVEYOR'S NOTES

- SEARCH OF ABSTRACT DATING TO ORIGINAL PATENT SHOWED NO DEED FOR RAILROAD RIGHT OF WAY. RESEARCH IN LINCOLN COUNTY REGISTER OF DEEDS ALSO REVEALED NO DEED. INFORMATION GATHERED FROM THE LINCOLN COUNTY TREASURER SHOWED THAT THERE MAY BE AN UNRECORDED DEED FOR A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY. SURVEY MAPS TO THE NORTH SHOW A 100 FOOT RIGHT-OF-WAY. A BARBED WIRE FENCE WAS FOUND IN POOR CONDITION 50 FEET FROM THE CENTER OF THE TRACKS ALONG THE EAST RIGHT OF WAY OF THE TRACKS.
- OWNER MAY WISH TO SEEK A LEGAL OPINION AS TO THE STATUS OF ACCESS TO STATE ROAD 107 OVER THE RIGHT-OF-WAY OF THE RAILROAD.
- AREAS SHOWN ON THIS MAP REPRESENT THE TOTAL LOT SIZE WITH RAILROAD AND HIGHWAY RIGHT OF WAY REMOVED.

LEGEND

- SET 1 1/4" x 18" IRON PIPE
- ▲ SET RAILROAD SPIKE
- △ CALCULATED POINT



NORTH BASED ON THE EAST LINE OF SECTION 23, T34N, R06E, AS SHOWN ON SECTION SUBDIVISION BY KIM PRITZLAFF, S-1259 ON 11/25/98 RECORDED AS: S 00°37'09" E

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 9TH DAY OF September 20, 09
Janey Walker
 COUNTY SURVEYOR

PLAT OF SURVEY		
DRAWN ARJ	DATE 06/09/09	MARCIA CHERNEY N8209 HWY 107
APPROVED	DATE	A.R. JONES SURVEYING RHINELANDER, WI
SCALE 1" = 100'	SHEET 1/1	PROJECT NO. 2009-103