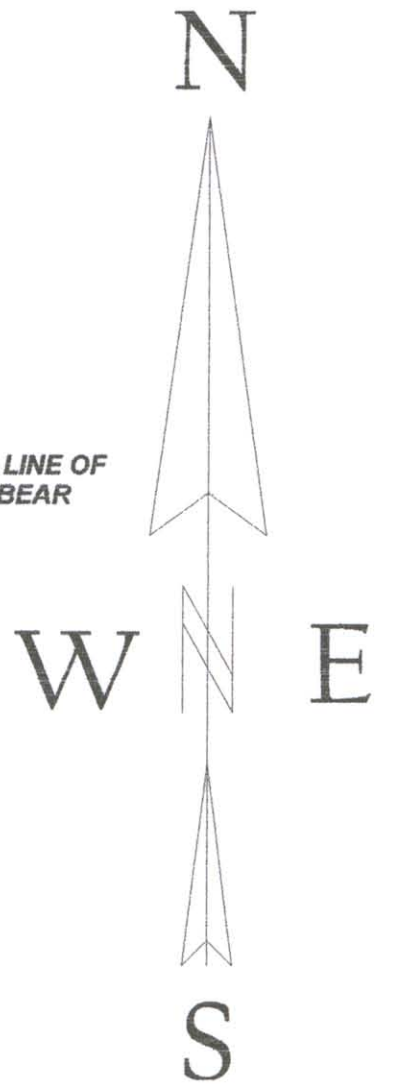
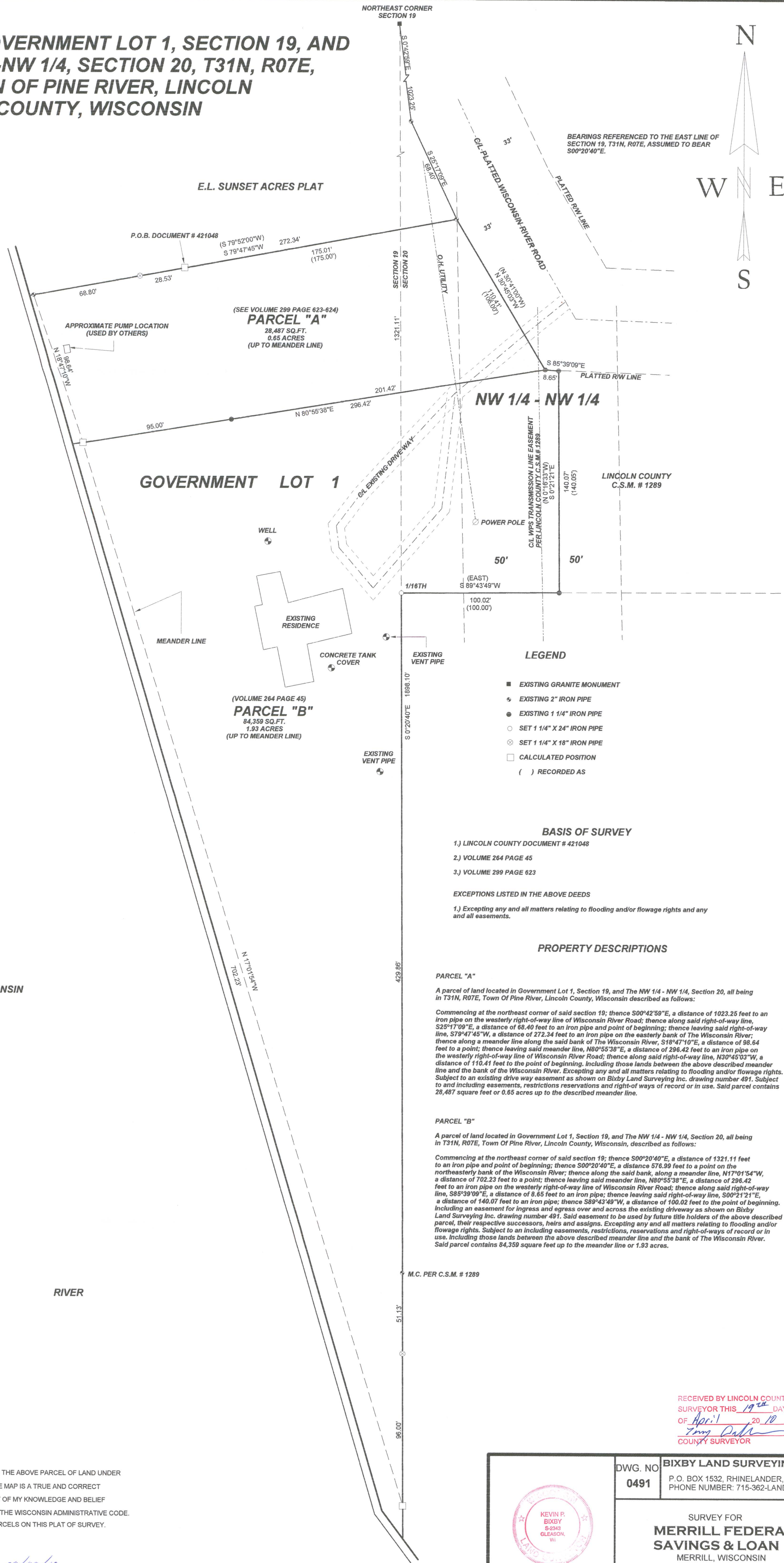


**LOCATED IN GOVERNMENT LOT 1, SECTION 19, AND
THE NW 1/4 - NW 1/4, SECTION 20, T31N, R07E,
TOWN OF PINE RIVER, LINCOLN
COUNTY, WISCONSIN**



BEARINGS REFERENCED TO THE EAST LINE OF SECTION 19, T31N, R07E, ASSUMED TO BEAR S00°20'40"E.

E.L. SUNSET ACRES PLAT



(SEE VOLUME 299 PAGE 623-624)
PARCEL "A"
28,487 SQ.FT.
0.65 ACRES
(UP TO MEANDER LINE)

GOVERNMENT LOT 1

(VOLUME 264 PAGE 45)
PARCEL "B"
84,359 SQ.FT.
1.93 ACRES
(UP TO MEANDER LINE)

NW 1/4 - NW 1/4

LINCOLN COUNTY
C.S.M. # 1289

LEGEND

- EXISTING GRANITE MONUMENT
- ⊕ EXISTING 2" IRON PIPE
- EXISTING 1 1/4" IRON PIPE
- SET 1 1/4" X 24" IRON PIPE
- ⊗ SET 1 1/4" X 18" IRON PIPE
- CALCULATED POSITION
- () RECORDED AS

BASIS OF SURVEY

- 1.) LINCOLN COUNTY DOCUMENT # 421048
- 2.) VOLUME 264 PAGE 45
- 3.) VOLUME 299 PAGE 623

EXCEPTIONS LISTED IN THE ABOVE DEEDS

- 1.) Excepting any and all matters relating to flooding and/or flowage rights and any and all easements.

PROPERTY DESCRIPTIONS

PARCEL "A"

A parcel of land located in Government Lot 1, Section 19, and The NW 1/4 - NW 1/4, Section 20, all being in T31N, R07E, Town Of Pine River, Lincoln County, Wisconsin described as follows:

Commencing at the northeast corner of said section 19; thence S00°42'59"E, a distance of 1023.25 feet to an iron pipe on the westerly right-of-way line of Wisconsin River Road; thence along said right-of-way line, S25°17'09"E, a distance of 68.40 feet to an iron pipe and point of beginning; thence leaving said right-of-way line, S79°47'45"W, a distance of 272.34 feet to an iron pipe on the easterly bank of The Wisconsin River; thence along a meander line along the said bank of The Wisconsin River, S18°47'10"E, a distance of 98.64 feet to a point; thence leaving said meander line, N80°55'38"E, a distance of 296.42 feet to an iron pipe on the westerly right-of-way line of Wisconsin River Road; thence along said right-of-way line, N30°45'03"W, a distance of 110.41 feet to the point of beginning. Including those lands between the above described meander line and the bank of the Wisconsin River. Excepting any and all matters relating to flooding and/or flowage rights. Subject to an existing drive way easement as shown on Bixby Land Surveying Inc. drawing number 491. Subject to and including easements, restrictions reservations and right-of-ways of record or in use. Said parcel contains 28,487 square feet or 0.65 acres up to the described meander line.

PARCEL "B"

A parcel of land located in Government Lot 1, Section 19, and The NW 1/4 - NW 1/4, Section 20, all being in T31N, R07E, Town Of Pine River, Lincoln County, Wisconsin, described as follows:

Commencing at the northeast corner of said section 19; thence S00°20'40"E, a distance of 1321.11 feet to an iron pipe and point of beginning; thence S00°20'40"E, a distance of 576.99 feet to a point on the northeasterly bank of the Wisconsin River; thence along the said bank, along a meander line, N17°01'54"W, a distance of 702.23 feet to a point; thence leaving said meander line, N80°55'38"E, a distance of 296.42 feet to an iron pipe on the westerly right-of-way line of Wisconsin River Road; thence along said right-of-way line, S85°39'09"E, a distance of 8.65 feet to an iron pipe; thence leaving said right-of-way line, S00°21'21"E, a distance of 140.07 feet to an iron pipe; thence S89°43'49"W, a distance of 100.02 feet to the point of beginning. Including an easement for ingress and egress over and across the existing driveway as shown on Bixby Land Surveying Inc. drawing number 491. Said easement to be used by future title holders of the above described parcel, their respective successors, heirs and assigns. Excepting any and all matters relating to flooding and/or flowage rights. Subject to an including easements, restrictions, reservations and right-of-ways of record or in use, including those lands between the above described meander line and the bank of The Wisconsin River. Said parcel contains 84,359 square feet up to the meander line or 1.93 acres.

WISCONSIN

RIVER

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 19th DAY
OF April 20 10
Kevin P. Bixby
COUNTY SURVEYOR

I, KEVIN P. BIXBY, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PARCEL OF LAND UNDER THE DIRECTION OF MARK ZULLINGER AND THAT THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE COMPLIED WITH THE PROVISIONS OF AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE. THAT I HAVE PROVIDED A DESCRIPTION OF THE ABOVE PARCELS ON THIS PLAT OF SURVEY.

Kevin P. Bixby
KEVIN P. BIXBY R.L.S. 2343
DATE 03/23/10

	DWG. NO 0491	BIXBY LAND SURVEYING, INC. P.O. BOX 1532, RHINELANDER, WI. 54501 PHONE NUMBER: 715-362-LAND
	SURVEY FOR MERRILL FEDERAL SAVINGS & LOAN MERRILL, WISCONSIN	
SCALE: 1"=30' DATE: 03/22/10 DWN. BY: K.B.		

L478A