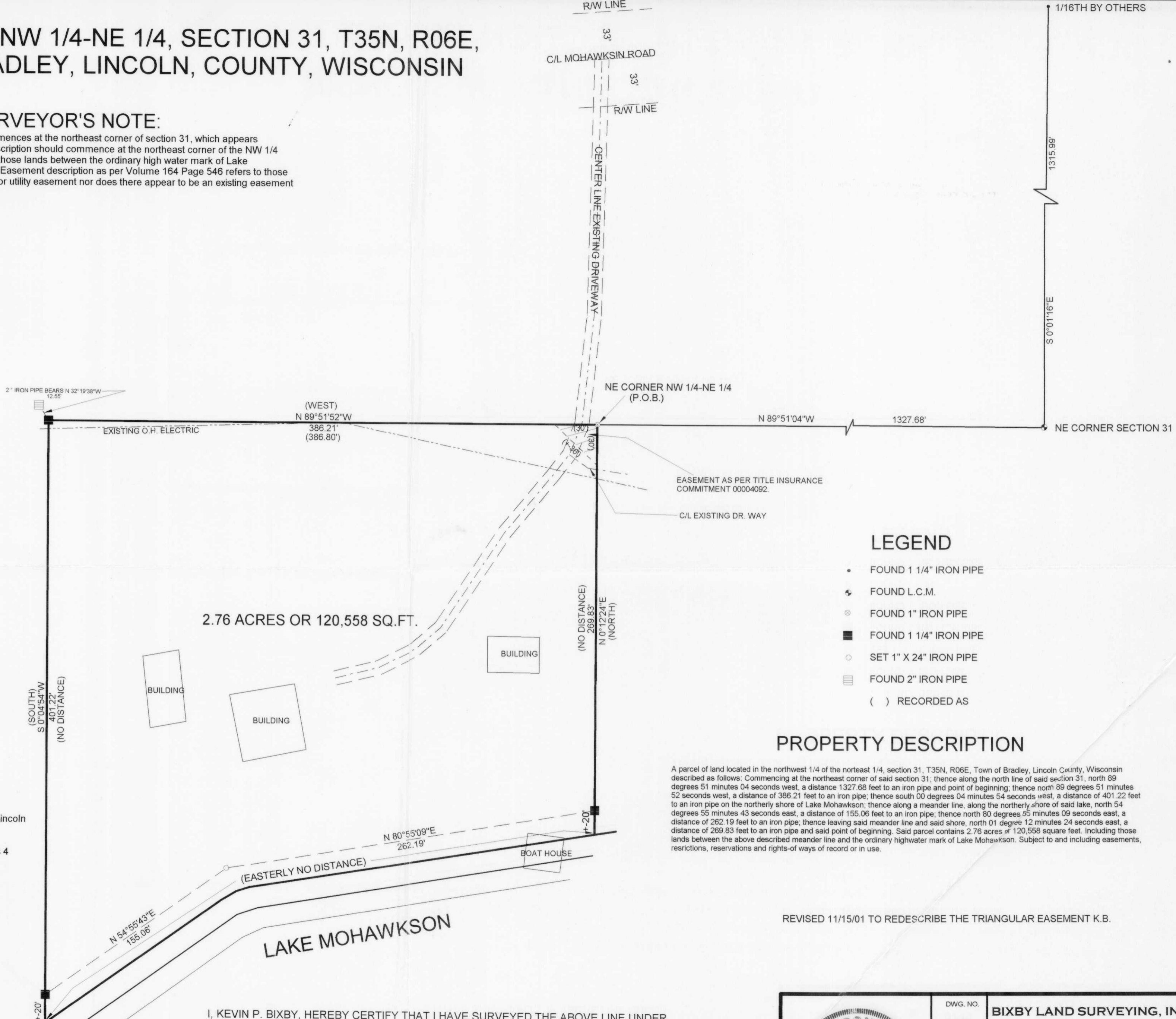


LOCATED IN THE NW 1/4-NE 1/4, SECTION 31, T35N, R06E,  
TOWN OF BRADLEY, LINCOLN, COUNTY, WISCONSIN

SURVEYOR'S NOTE:

The triangular easement description commences at the northeast corner of section 31, which appears to be a typographical error as the said description should commence at the northeast corner of the NW 1/4 NE 1/4. Acreage shown does not include those lands between the ordinary high water mark of Lake Mohawkson and the above meander line. Easement description as per Volume 164 Page 546 refers to those lands not overflowed. No width specified for utility easement nor does there appear to be an existing easement of record for the above parcel access.

BEARINGS REFERENCED TO THE NORTH LINE SECTION 31, T35N, R06E,  
ASSUMED TO BEAR N89°51'04"W.



M454A

LEGEND

- FOUND 1 1/4" IRON PIPE
- ◄ FOUND L.C.M.
- ⊗ FOUND 1" IRON PIPE
- FOUND 1 1/4" IRON PIPE
- SET 1" X 24" IRON PIPE
- ▨ FOUND 2" IRON PIPE
- ( ) RECORDED AS

PROPERTY DESCRIPTION

A parcel of land located in the northwest 1/4 of the northeast 1/4, section 31, T35N, R06E, Town of Bradley, Lincoln County, Wisconsin described as follows: Commencing at the northeast corner of said section 31; thence along the north line of said section 31, north 89 degrees 51 minutes 04 seconds west, a distance of 1327.68 feet to an iron pipe and point of beginning; thence north 89 degrees 51 minutes 52 seconds west, a distance of 386.21 feet to an iron pipe; thence south 00 degrees 04 minutes 54 seconds west, a distance of 401.22 feet to an iron pipe on the northerly shore of Lake Mohawkson; thence along a meander line, along the northerly shore of said lake, north 54 degrees 55 minutes 43 seconds east, a distance of 155.06 feet to an iron pipe; thence north 80 degrees 55 minutes 09 seconds east, a distance of 262.19 feet to an iron pipe; thence leaving said meander line and said shore, north 01 degree 12 minutes 24 seconds east, a distance of 269.83 feet to an iron pipe and said point of beginning. Said parcel contains 2.76 acres of 120,558 square feet. Including those lands between the above described meander line and the ordinary highwater mark of Lake Mohawkson. Subject to and including easements, restrictions, reservations and rights-of ways of record or in use.

REVISED 11/15/01 TO REDESCRIBE THE TRIANGULAR EASEMENT K.B.

NEW METES AND BOUNDS DESCRIPTION FOR TRIANGULAR EASEMENT:

An easment located in the NW 1/4-NE-1/4, section 31 T35N, R06E, Town of Bradley, Lincoln County, Wisconsin described as follows:

Commencing at the NE corner of said Section 31; thence North 89 degrees 51 minutes 4 seconds West, a distance of 1327.68 feet to an iron pipe and point of beginning; thence North 89 degrees 51 minutes 52 seconds West a distance of 30 feet to a point; thence Southeasterly plus or minus 36 feet to a point which is South 0 degrees 12 minutes 24 seconds West 30 feet from the said point of beginning; thence North 1 degree 12 minutes 24 seconds East a distance of 30 feet to an iron pipe and point of beginning.

*Kevin P. Bixby* 11/15/01  
KEVIN P. BIXBY DATE

RECEIVED AT LINCOLN COUNTY  
COURTHOUSE THIS 21<sup>ST</sup> DAY  
OF November 20 01  
*Tom Dallen*  
LAND INFORMATION OFFICE

I, KEVIN P. BIXBY, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE LINE UNDER THE DIRECTION OF CENTURY 21 OF TOMAHAWK 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 PARCEL ON THIS PLAT.

*Kevin P. Bixby* 11/15/01  
KEVIN P. BIXBY R.L.S. 2343 DATE

|  |  |   |
|--|--|---|
|  | DWG. NO.<br><b>0140</b>  | <b>BIXBY LAND SURVEYING, INC.</b><br>RHINELANDER, WISCONSIN |
|  | SURVEY FOR<br><b>MATHIAS J. BRUENDL JR. AND VIOLA M. BRUENDL</b><br>RHINELANDER, WISCONSIN |   |
| SCALE: 1" = 50'    DATE: 10/30/01    DWN. BY: K.B. |  |   |