

NW Corner
Sec. 4-35-6 N88°23'45"E

Legend

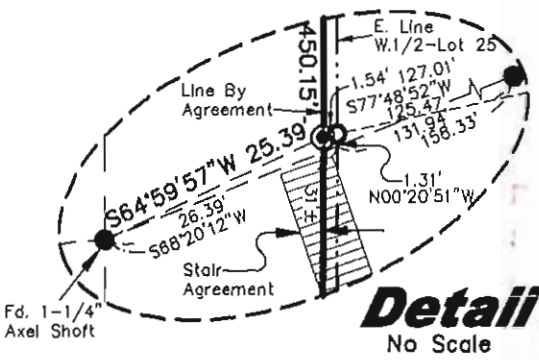
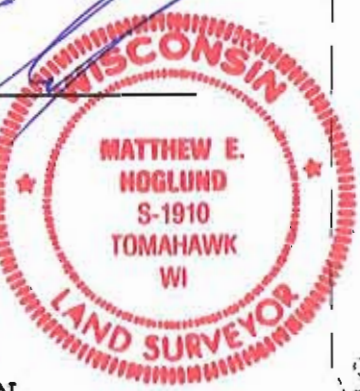
- Set 3/4" x 24" Iron Rebar Weighing 1.50 lbs/lin ft.
- ⊗ Set 7/8" by 30" Iron Rebar w/Yellow Morasse Cap
- ⊕ Found Berntsen Monument
- Found 3/4" Iron Pipe (Unless Otherwise Noted)
- ⊙ Found 1" Iron Pipe
- ⊗ Found 1-1/4" Iron Pipe
- △ Set 8" 60d Noll
- ▲ Set 12" Noll
- (46.57') Record Dimensions
- Mark on Bldg. ⊙ 75' OHWM Setback
- Dead Line
- - - 75' Setback from OHWM
- Platted Lot Line
- - - Existing Monument Line
- ⋯ Wisconsin Valley Improvement Co. Ownership-30' from OHWM

Surveyor's Certificate:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7.

Dated this: 22nd day of October, 2010.

Matthew E. Hoglund
Northstar Surveying LLC
By: Matthew E. Hoglund
R.L.S. S-1910
RECORDED BY LINCOLN COUNTY
FOR THIS 29th DAY
December 2011
Tom Dahl
COUNTY SURVEYOR



Plat of Survey

Lots 23, 24 and the West 1/2 of Lot 25, Block 1 of the Plat of Camp Rice Point, being part of the fractional NW 1/4 of the NW 1/4 of Section 4, T.35N., R.6E., Town Bradley, Lincoln County, Wisconsin.

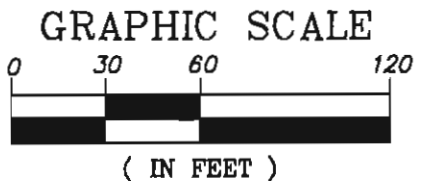
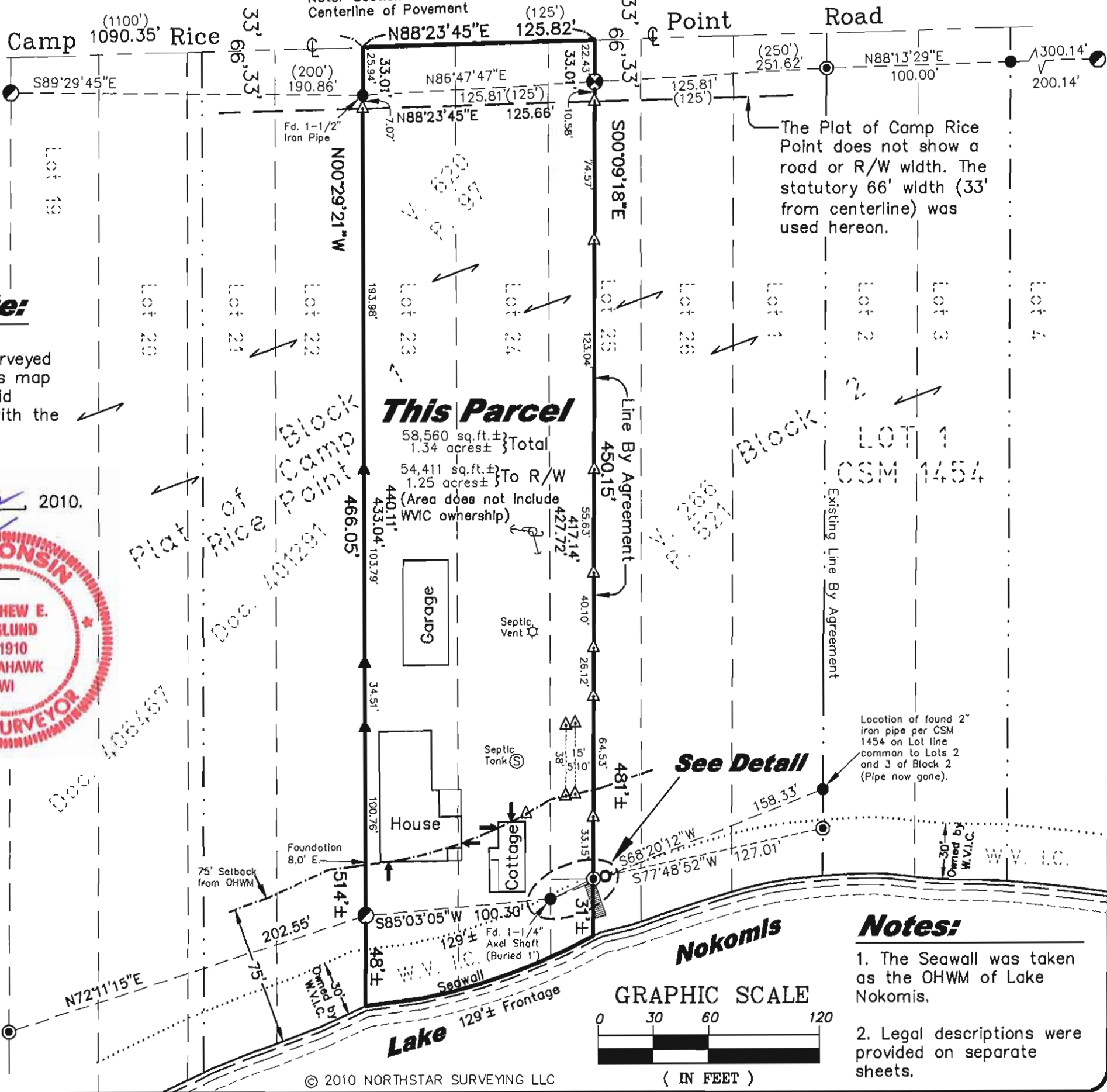
NORTHSTAR SURVEYING LLC
1615 SPRUCE AVENUE TOMAHAWK, WI 54487
715-891-1319
Drawn By: MEH Date: October 22, 2010 Client: Rick Tjugum
FB. 45, PG. 64 Project: 008-2010



Bearings are referenced to the North line of the NW 1/4 of Section 4 recorded as bearing N88°23'45"E on CSM No. 1454

Note: Lots have exclusive rights to the abutting 30' wide riparian strip owned by WVIC by license agreements.

Note: Section Line is also Centerline of Pavement



- ### Notes:
- The Seawall was taken as the OHWM of Lake Nokomis.
 - Legal descriptions were provided on separate sheets.

5456A

Exhibit "A"
Legal Description
Line by Agreement
Tjugum - Drenkler

A part of Lot 25, Block 1 of the Plat of Camp Rice Point, being a part of the fractional Northwest one-quarter of the Northwest one-quarter of Section 4, Town 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, being more particularly described as follows:

COMMENCING at a found Berntsen Aluminum Monument at the Northwest Corner of said Section 4; thence, along the North line of said Northwest one-quarter, North 88°23'45" East, 1216.17 feet to the the **POINT OF BEGINNING** of the Line by Agreement hereof; thence South 00°09'18" East, 22.43 feet to a set 7/8" by 30" rebar; thence South 00°09'18" East, 427.72 feet to a found 1" iron pipe; thence South 00°09'18" East, 31 feet, more or less, to the shore of Lake Nokomis, and the end of said Line by Agreement.

TOGETHER WITH AND BEING SUBJECT TO any and all easements or agreements, if any, of record and/or fact.

The above-described Line by Agreement is shown on the Plat of Survey by Northstar Surveying LLC, Matthew E. Hognlund, S-1910, dated October 22, 2010 attached hereto and by this reference made a part hereof.

S456B

Legal Description
Ricky L. and Sandra K. Tjugum

Lot 23, Lot 24 and a part of Lot 25, Block 1 of the Plat of Camp Rice Point, being a part of the fractional Northwest one-quarter of the Northwest one-quarter of Section 4, Town 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, being more particularly described as follows:

COMMENCING at a found Bemtsen Aluminum Monument at the Northwest Corner of said Section 4; thence, along the North line of said Northwest one-quarter, North 88°23'45" East, 1090.35 feet to the Northwest corner of said Lot 23 and the **POINT OF BEGINNING**; thence, continuing along said North line, North 88°23'45" East, 125.82 feet; thence South 00°09'18" East, 22.43 feet to a set 7/8" by 30" rebar; thence South 00°09'18" East, 427.72 feet to a found 1" iron pipe at the beginning of a meander line of Lake Nokomis, said point lying North 00°09'18" West, 31 feet, more or less, from the shore of said Lake; thence, along said meander line, South 64°59'57" West, 25.39 feet to a found 1-1/4" axel shaft lying on the line common to aforesaid Lots 24 and 25; thence, continuing along said meander line, South 85°03'05" West, 100.30 feet to a found 1-1/4" iron pipe lying on the West line of said Lot 23, marking the end of said meander line and lying North 00°29'21" West, 48 feet, more or less, from said shore; thence, along said West line, North 00°29'21" West, 440.11 feet to a found 1-1/4" iron pipe; thence, continuing along said West line, North 00°29'21" West, 25.94 feet to the **POINT OF BEGINNING**.

EXCEPTING therefrom the Southerly 30 feet thereof, as measured at right angles from the Ordinary High Water Mark of Lake Nokomis, owned by Wisconsin Valley Improvement Company.

Said Parcel contains containing 58,560 square feet or 1.34 acres, more or less.

BEING SUBJECT TO an easement for public road right-of-way purposes for Camp Rice Point Road over the North 33.00 feet thereof.

TOGETHER WITH AND BEING SUBJECT TO any and all easements or agreements, if any, of record and/or fact.

The above-described parcel is shown on the Plat of Survey by Northstar Surveying LLC, Matthew E. Hoglund, S-1910, dated October 22, 2010 attached hereto and by this reference made a part hereof.

5458C