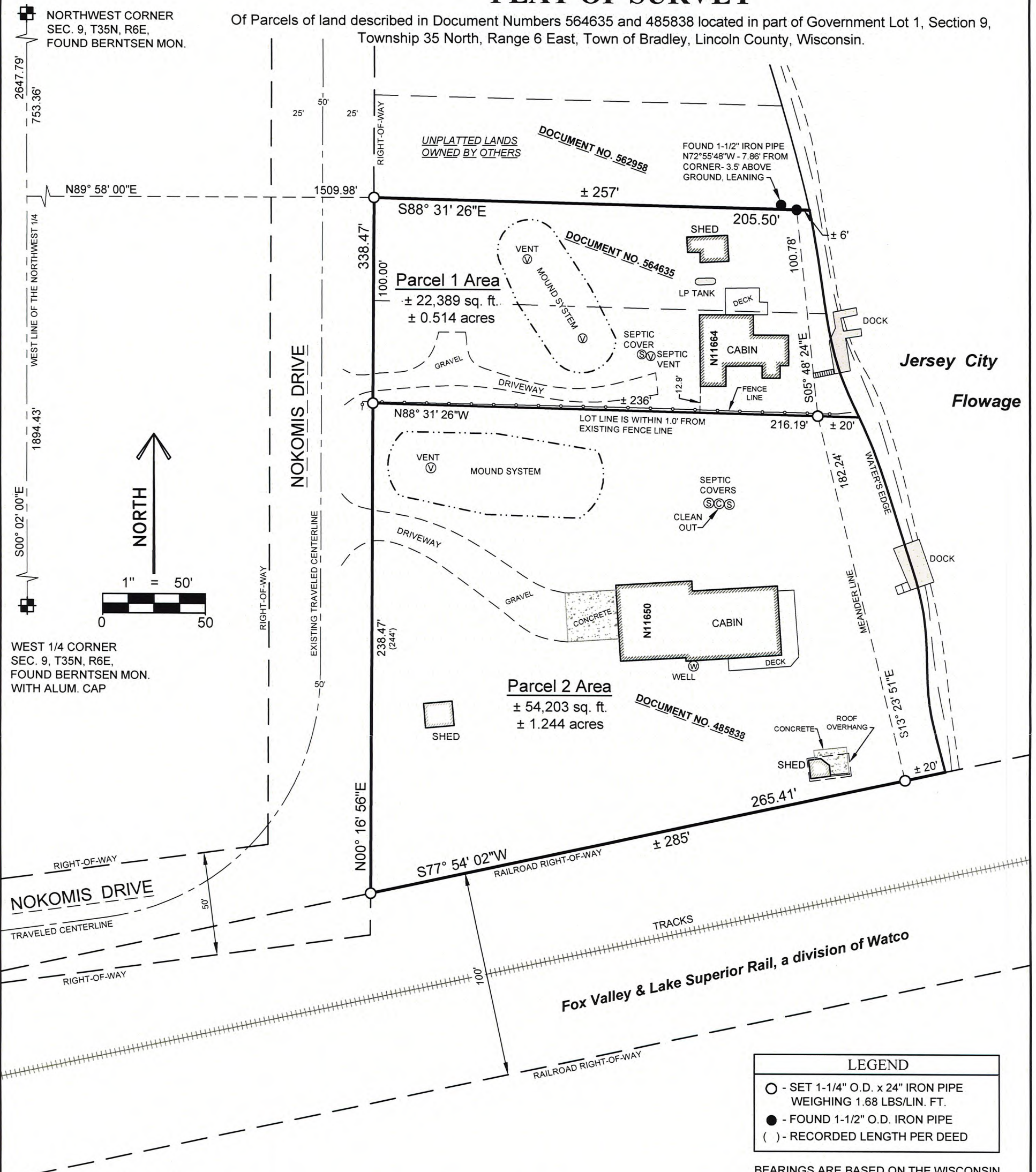


PLAT OF SURVEY

Of Parcels of land described in Document Numbers 564635 and 485838 located in part of Government Lot 1, Section 9, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin.



NORTHWEST CORNER
SEC. 9, T35N, R6E,
FOUND BERNTSEN MON.

WEST 1/4 CORNER
SEC. 9, T35N, R6E,
FOUND BERNTSEN MON.
WITH ALUM. CAP



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
●	FOUND 1-1/2" O.D. IRON PIPE
()	RECORDED LENGTH PER DEED

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, LINCOLN COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 00°02'00" EAST.

SURVEYOR'S CERTIFICATE:

I, Christopher L. Fieri, Professional Land Surveyor S-2954, do hereby certify to the best of my knowledge and belief, that at the direction of Gregg and Barbara Salutz, Owners of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said land and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 12th day of AUGUST 2024

Christopher L. Fieri
Riverside Land Surveying, LLC
Christopher L. Fieri
WI P.L.S. S-2954



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 28th DAY OF August 2024
Jerry Dahn
COUNTY SURVEYOR

SHEET
1 OF 2

PLAT OF SURVEY FOR
GREGG & BARBARA SALUTZ, SECTION 9, T35N,
R6E, TOWN OF BRADLEY,
LINCOLN COUNTY

REVISION:
SURVEYED BY: CLF / ATS
DRAWN BY: MFL
CHECKED BY: CLF
FIELD WORK: JULY 31, 2024
DRAFT DATE: AUG. 8, 2024



5310 WILLOW STREET, WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PROJECT No.
4417

S929 A

PLAT OF SURVEY

Of Parcels of land described in Document Numbers 564635 and 485838 located in part of Government Lot 1, Section 9, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin.

LEGAL DESCRIPTION

Of Parcels of land described in Document Numbers 564635 and 485838 located in part of Government Lot 1, Section 9, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 9; Thence South 00°02'00" East along the West line of said Northwest 1/4, 753.36 feet; Thence North 89°58'00" East, 1509.98 feet to the East right-of-way line of Nokomis Drive and the North line of said Parcel of land described in Document Numbers 564635 which is the point of beginning; Thence South 88°31'26" East along said North line, 205.50 feet to a point located 6 feet, more or less, from the water's edge of the Jersey City Flowage, said point also being the point of beginning of a meander line along the West shore of said Jersey City Flowage; Thence South 05°48'24" East along said meander line, 100.78 feet; Thence South 13°23'51" East along said meander line, 182.24 feet to a point on the North railroad right-of-way line of the Fox Valley & Lake Superior Rail, said point located 20 feet, more or less, from the water's edge of the Jersey City Flowage and the end of the meander line along the West shore of said Jersey City Flowage; Thence South 77°54'02" West along said North railroad right-of-way line, 265.41 feet to said East right-of-way line of Nokomis Drive; Thence North 00°16'56" East along said East right-of-way line, 338.47 feet to the point of beginning.

That the above described parcel of land contains 76,592 square feet or 1.758 acres, more or less including those lands lying between the above described meander line and the water's edge of said Jersey City Flowage and the lot lines extended to the water's edge;

That said parcel is subject to all easements, restrictions and right-of-ways of record.

LEGAL DESCRIPTION OF PARCEL 1

Of a Parcel of land described in Document Number 564635 located in part of Government Lot 1, Section 9, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 9; Thence South 00°02'00" East along the West line of said Northwest 1/4, 753.36 feet; Thence North 89°58'00" East, 1509.98 feet to the East right-of-way line of Nokomis Drive and the North line of said Parcel of land described in Document Numbers 564635 which is the point of beginning; Thence South 88°31'26" East along said North line, 205.50 feet to a point located 6 feet, more or less, from the water's edge of the Jersey City Flowage, said point also being the point of beginning of a meander line along the West shore of said Jersey City Flowage; Thence South 05°48'24" East along said meander line, 100.78 feet, to a point on the South line of said Parcel of land described in Document Number 564635, said point located 20 feet, more or less, from the water's edge of the Jersey City Flowage and the end of the meander line along the West shore of said Jersey City Flowage; Thence North 88°31'26" West along said South line, 216.19 feet to said East right-of-way line of Nokomis Drive; Thence North 00°16'56" East along said East right-of-way line, 100.00 feet to the point of beginning.

That the above described parcel of land contains 22,389 square feet or 0.514 acres, more or less including those lands lying between the above described meander line and the water's edge of said Jersey City Flowage and the lot lines extended to the water's edge;

That said parcel is subject to all easements, restrictions and right-of-ways of record.

LEGAL DESCRIPTION OF PARCEL 2

Of a Parcel of land described in Document Number 485838 located in part of Government Lot 1, Section 9, Township 35 North, Range 6 East, Town of Bradley, Lincoln County, Wisconsin, described as follows:


Commencing at the Northwest corner of said Section 9; Thence South 00°02'00" East along the West line of said Northwest 1/4, 753.36 feet; Thence North 89°58'00" East, 1509.98 feet to the East right-of-way line of Nokomis Drive; Thence South 00°16'56" West along said East right-of-way line, 100.00 feet to the North line of said Parcel of land described in Document Number 485838 to the point of beginning; Thence South 88°31'26" East along said North line, 216.19 feet to a point located 20 feet, more or less, from the water's edge of the Jersey City Flowage, said point also being the point of beginning of a meander line along the West shore of said Jersey City Flowage; Thence South 13°23'51" East along said meander line, 182.24 feet to a point on the North railroad right-of-way line of the Fox Valley & Lake Superior Rail, said point located 20 feet, more or less, from the water's edge of the Jersey City Flowage and the end of the meander line along the West shore of said Jersey City Flowage; Thence South 77°54'02" West along said North railroad right-of-way line, 265.41 feet to said East right-of-way line of Nokomis Drive; Thence North 00°16'56" East along said East right-of-way line, 238.47 feet to the point of beginning.

That the above described parcel of land contains 54,203 square feet or 1.244 acres, more or less including those lands lying between the above described meander line and the water's edge of said Jersey City Flowage and the lot lines extended to the water's edge;

That said parcel is subject to all easements, restrictions and right-of-ways of record.

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 28TH DAY
OF August 20 24
Tony Dal...
COUNTY SURVEYOR



SHEET 2 OF 2	PLAT OF SURVEY FOR GREGG & BARBARA SALUTZ, SECTION 9, T35N, R6E, TOWN OF BRADLEY, LINCOLN COUNTY	REVISION: SURVEYED BY: CLF / ATS DRAWN BY: MFL CHECKED BY: CLF FIELD WORK: JULY 31, 2024 DRAFT DATE: AUG. 8, 2024	 RIVERSIDE LAND SURVEYING LLC	5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	PROJECT No. 4417
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S929B