

NORTHWOODS SUNSET BAY CONDOMINIUMS

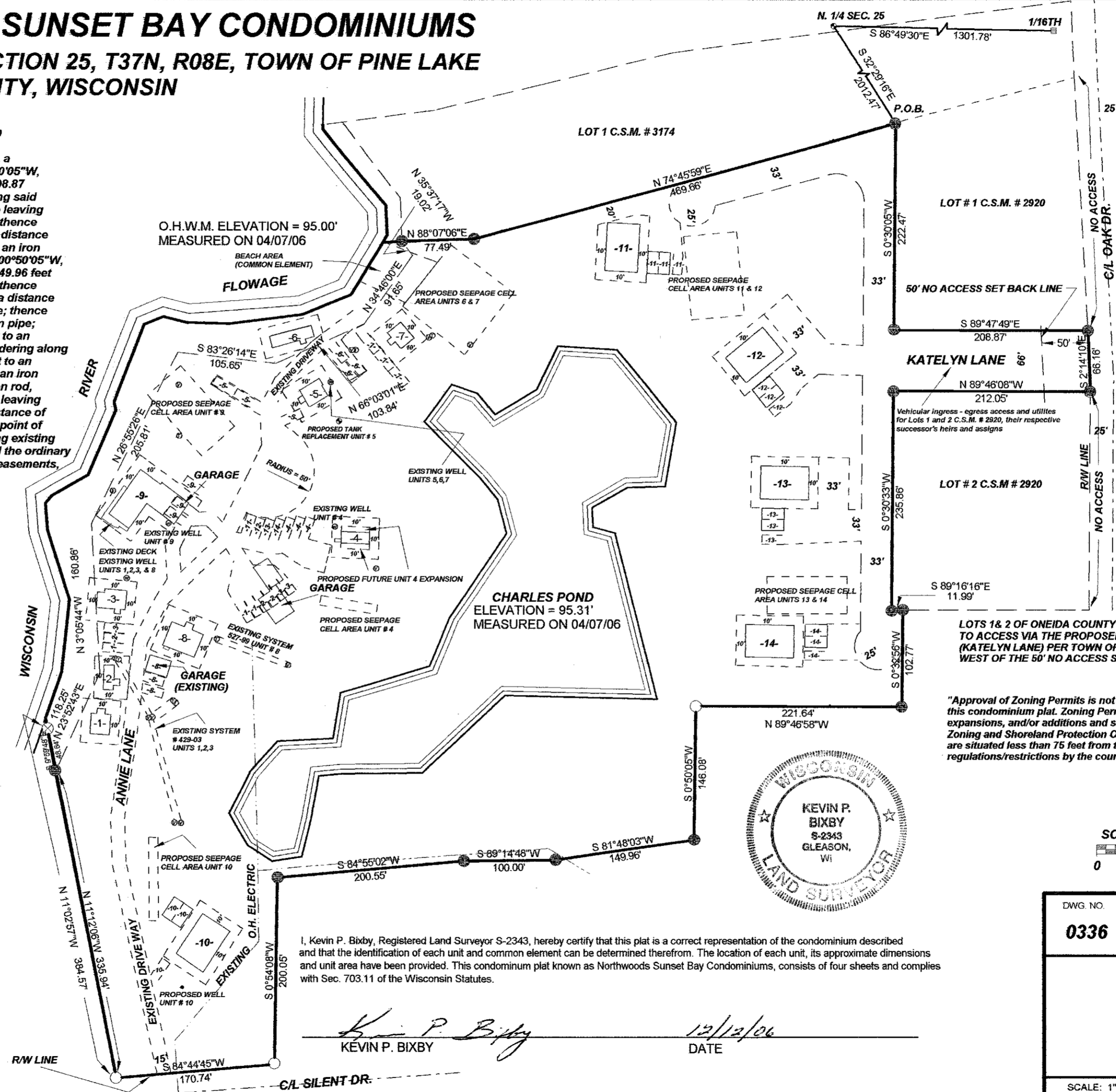
LOCATED IN THE SW 1/4-NE 1/4, SECTION 25, T37N, R08E, TOWN OF PINE LAKE
ONEIDA COUNTY, WISCONSIN

PROPERTY DESCRIPTION

A parcel of land located in the SW 1/4 - NE 1/4, Section 25, T37N, R08E, Town of Pine Lake, Oneida County, Wisconsin described as follows:
Commencing at the North 1/4 corner of said section 25; thence S32°29'16"E, a distance of 2012.47 feet to an iron rod and point of beginning; thence S00°30'05"W, a distance of 222.47 feet to an iron rod; thence S89°47'49"E, a distance of 208.87 feet to an iron rod on the westerly right-of-way line of Oak Drive; thence along said right-of-way line, S02°14'10"E, a distance of 66.16 feet to an iron rod; thence leaving said right-of-way line, N89°46'08"W, a distance of 212.05 feet to an iron rod; thence S00°30'33"W, a distance of 235.86 feet to an iron rod; thence S89°16'16"E, a distance of 11.99 feet to an iron rod; thence S00°32'56"W, a distance of 102.77 feet to an iron rod; thence N89°46'58"W, a distance of 221.64 feet to an iron pipe; thence S00°50'05"W, a distance of 146.08 feet to an iron rod; thence S81°48'03"W, a distance of 149.96 feet to an iron rod; thence S89°14'48"W, a distance of 100.00 feet to an iron rod; thence S84°55'02"W, a distance of 200.55 feet to an iron rod; thence S00°54'08"W, a distance of 200.05 feet to an iron pipe on the northerly right-of-way line of Silent Drive; thence along said right-of-way line, S84°44'45"W, a distance of 170.74 feet to an iron pipe; thence leaving said right-of-way line, N11°12'06"W, a distance of 335.94 feet to an iron rod on the easterly shore of the Wisconsin River Flowage; thence meandering along said shore, N23°52'43"E, 118.25 feet to an iron rod, N03°05'44"W, 160.86 feet to an iron rod, N26°55'26"E, 205.81 feet to an iron rod, S83°26'14"E, 105.65 feet to an iron rod, N66°03'01"E, 103.84 feet to an iron rod, N34°46'00"E, 91.65 feet to an iron rod, N35°37'17"W, 19.02 feet to an iron rod and end of said meander line; thence leaving meander line and shore of The Wisconsin River Flowage, N88°07'06"E, a distance of 77.49 feet to an iron rod; thence N74°45'59"E, distance of 469.66 feet to the point of beginning. Said parcel contains 13.46 acres up to meander line and including existing pond. Including those lands between the above described meander line and the ordinary high water mark of The Wisconsin River Flowage. Subject to and including easements, restrictions, reservations, and right-of-ways of record or in use.

NOTE: UNITS 1-9 ARE EXISTING & UNITS 10-14 ARE PROPOSED.

UNIT NUMBER	AREA
1	516 SQ.FT.
2	320 SQ.FT.
3	649 SQ.FT.
4	360 SQ.FT.
5	506 SQ.FT.
6	576 SQ.FT.
7	432 SQ.FT.
8	984 SQ.FT.
9	2401 SQ.FT.
10-14	1104 SQ.FT.



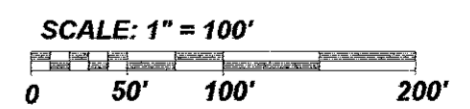
LEGEND

- WELL
 - VENT PIPE
 - SEPTIC TANK
 - PROPOSED UNIT, LCE, GARAGE, GUEST PARKING
 - UNIT # 0
 - GUEST PARKING
 - PROPOSED 24' X 24' GARAGE
 - EXISTING 2 1/4" LP.
 - CALCULATED POSITION
 - EXISTING 3/4" IRON ROD
 - EXISTING 1" IRON PIPE
 - EXISTING 2" IRON PIPE
- NOTE: MEANDER COR'S ARE 3/4" IRON RODS

LOTS 1 & 2 OF ONEIDA COUNTY C.S.M. NUMBER 2920 ARE TO ACCESS VIA THE PROPOSED 66' WIDE ACCESS ONLY (KATELYN LANE) PER TOWN OF PINE LAKE REQUEST AND WEST OF THE 50' NO ACCESS SET BACK LINE AS SHOWN.

"Approval of Zoning Permits is not implied nor guaranteed with approval of this condominium plat. Zoning Permits may be required for any improvements, expansions, and/or additions and shall comply with the current Oneida County Zoning and Shoreland Protection Ordinance. Structures depicted on the plat that are situated less than 75 feet from the OHWM may be subject to stricter zoning regulations/restrictions by the county and/or town.

SHEET 1 OF 4 SHEETS



I, Kevin P. Bixby, Registered Land Surveyor S-2343, hereby certify that this plat is a correct representation of the condominium described and that the identification of each unit and common element can be determined therefrom. The location of each unit, its approximate dimensions and unit area have been provided. This condominium plat known as Northwoods Sunset Bay Condominiums, consists of four sheets and complies with Sec. 703.11 of the Wisconsin Statutes.

Kevin P. Bixby
KEVIN P. BIXBY
DATE 12/12/06

DWG. NO. **0336**
BIXBY LAND SURVEYING, INC.
P.O. BOX 1532, RHINELANDER, WI. 54501
WEB PAGE: www.bixbylandsurveying.com
PHONE NUMBER: 715-362-LAND

SURVEY FOR
RICH MYERS
GILBERTS, IL.

SCALE: 1" = 100' DATE: 03/23/06 DWN. BY: C.B.