

LOCATED IN LOTS 4 & 5 BLOCK 1, SHADY POINT  
SUBDIVISION, SECTION 31, T37N, R9E, TOWN  
OF PINE LAKE, ONEIDA COUNTY,  
WISCONSIN



- LEGEND
- FOUND 1" IRON PIPE
  - FOUND 1 1/4" IRON PIPE
  - SET 1" X 24" IRON PIPE
  - ▲ SET 1" X 12" IRON PIPE
  - ⚡ SET 60 D SPIKE
  - ⊠ VENT PIPE
  - ( ) RECORDED AS

PROPERTY DESCRIPTION

**PARCEL "A"**  
A parcel of land located in lot 4, block 1, Shady Point Subdivision described as follows: Commencing at the southwest corner of said lot 4, thence N19°48'49"E a distance of 156.05 feet to an iron pipe and point of beginning, thence N27°43'50"E, a distance of 24.24 feet to an iron pipe, thence N50°46'17"E, a distance of 47.23 feet to an iron pipe, thence S33°29'54"E, a distance of 10.86 feet to a spike, thence S51°52'00"W, a distance of 68.63 feet to the point of beginning. Said parcel contains 597 square feet. Subject to easements, restrictions, reservations and rights-of-way of record or in use. Said parcel of land to be attached to those lands lying to the south and not to be sold separately unless approved by Oneida County planning and zoning.

**PARCEL "B"**  
A parcel of land located in lots 4 and 5, block 1, Shady Point Subdivision described as follows: Commencing at the southwest corner of said lot 4, thence N38°10'23"W, a distance of 45.48 feet to an iron pipe and point of beginning, thence N30°37'08"W, a distance of 37.72 feet to an iron pipe, thence N51°52'00"E, a distance of 240.51 feet to an iron pipe on the westerly shore of Boom Lake, thence along the said shore of Boom Lake and a meander line S79°05'36"E, a distance of 104.73 feet to an iron pipe, thence leaving said shore and said meander line S50°48'40"W, a distance of 88.07 feet to an iron pipe, thence S34°44'06"W, a distance of 45.74 feet to an iron pipe, thence S52°23'17"W, a distance of 117.68 feet to an iron pipe, thence N87°22'43"W, a distance of 85.35 feet to the point of beginning. Said parcel contains 23,291 square feet 0.53 acres. Including those lands lying between the above described meander line and the ordinary high water mark of Boom Lake. Subject to easements, restrictions, reservations, and rights-of-way of record or in use.

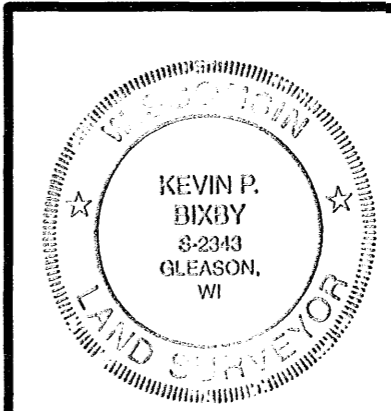
**PARCEL "C"**  
A parcel of land located in lots 4 and 5, block 1 of Shady Point Subdivision described as follows: Commencing at the southwest corner of said lot 4, and p.o.b; thence N38°10'23"W, a distance of 45.48 feet to an iron pipe, thence S87°22'43"E, a distance of 85.35 feet to an iron pipe, thence N52°23'17"E, a distance of 117.68 feet to an iron pipe, thence N34°44'06"E, a distance of 45.74 feet to an iron pipe, thence N50°48'40"E, a distance of 88.07 feet to and iron pipe on the westerly shore of Boom Lake, thence along said shore and along a meander line S69°32'14"E, a distance of 108.91 feet to a spike, thence S51°57'13"W, a distance of 85.61 feet to a spike, thence S00°21'10"W, a distance of 87.25 feet to an iron pipe, thence leaving said shore and said meander line S57°29'07"W, a distance of 386.59 feet to an iron pipe, thence N14°01'31"E, a distance of 194.78 feet to the point of beginning. Said parcel contains 55,889 square feet or 1.28 acres including those lands between the above described meander line and the ordinary high water mark of Boom Lake. Subject to easements, restrictions, reservations, and rights-of-way of record or in use.

NOTE: VOLUME 502 PAGE 412 HAS FLOWAGE EXCEPTIONS NOTED AS VOLUME 1 PAGE 20 AND VOLUME 95 PAGE 419. PARCEL "A" TO BE ATTACHED TO THE LANDS LYING TO THE SOUTH AND NOT TO BE SOLD SEPARATELY UNLESS APPROVED BY ONEIDA COUNTY PLANNING AND ZONING OFFICE.

SURVEYOR'S CERTIFICATE

I, KEVIN P. BIXBY, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PARCEL OF LAND UNDER THE DIRECTION OF ELMER LEGREY 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.

*Kevin P. Bixby*  
KEVIN P. BIXBY R.L.S. 2343  
02/09/04  
DATE



DWG. NO. <b>0218</b>	<b>BIXBY LAND SURVEYING, INC.</b> RHINELANDER, WISCONSIN
SURVEY FOR <b>ELMER LEGREY</b> TOWN OF PINE LAKE, WISCONSIN	
SCALE: 1" = 30'	DATE: 11/13/03 DWN. BY: W.L.M.

B5541  
FEB 18 2004  
ONEIDA CO. SURVEYOR'S OFFICE