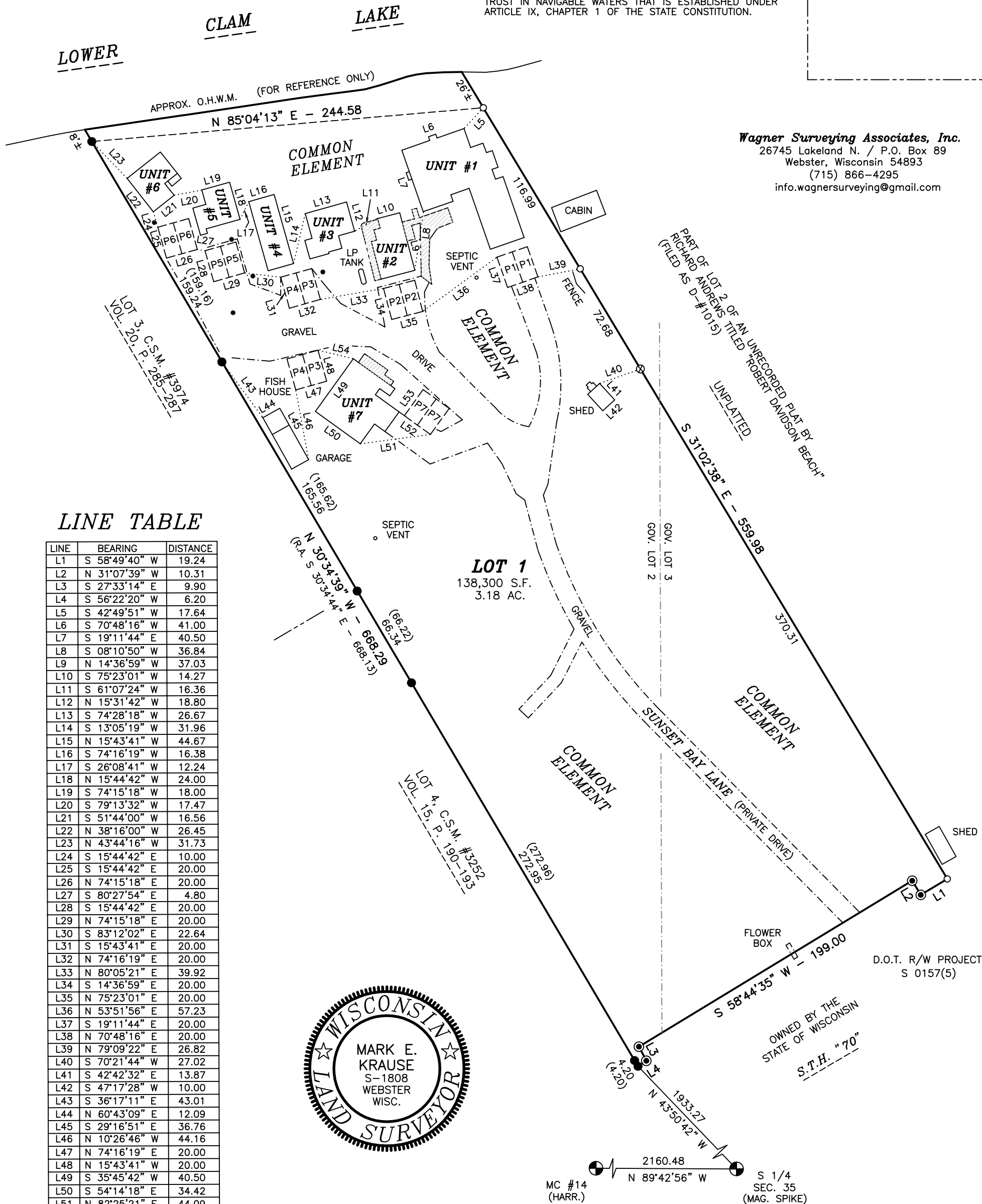


SUNSET BAY CONDOMINIUM

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #5464, VOLUME 31, PAGES 152-153, DOCUMENT #490342 LOCATED IN GOVERNMENT LOTS 2 & 3 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 16 WEST, TOWN OF MEENON, BURNETT COUNTY, WISCONSIN.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, CHAPTER 1 OF THE STATE CONSTITUTION.



Wagner Surveying Associates, Inc.
26745 Lakeland N. / P.O. Box 89
Webster, Wisconsin 54893
(715) 866-4295
info.wagnersurveying@gmail.com

BEARINGS BASED ON A LINE BETWEEN THE S 1/4 OF SEC. 35 AND MC #14 ASSIGNED N 89°42'56" W.

SURVEYOR'S CERTIFICATE

I, MARK E. KRAUSE, WISCONSIN PROFESSIONAL LAND SURVEYOR #1808, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MICHAEL TIERNAN FLOOD THAT I HAVE SURVEYED AND MAPPED THE "SUNSET BAY CONDOMINIUM" AS DESCRIBED AND DEPICTED HEREON, AND THAT THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE EXTERIOR BOUNDARIES THEREOF:

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #5464, VOLUME 31, PAGES 152-153, DOCUMENT #490342, LOCATED IN GOVERNMENT LOTS 2 & 3 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 16 WEST, TOWN OF MEENON, BURNETT COUNTY, WISCONSIN;

THIS PARCEL CONTAINS 138,300 SQUARE FEET (3.18 ACRES) AND INCLUDES THOSE LANDS LYING BETWEEN THE MEANDER LINE AND THE SHORELINE OF "LOWER CLAM LAKE" AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE SCALED AND DIMENSIONAL REPRESENTATION OF THE BOUNDARY, BUILDINGS, IMPROVEMENTS, AND ENCROACHMENTS;

THAT IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT;

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 703.11 OF THE WISCONSIN STATUTES IN SURVEYING AND MAPPING THE CONDOMINIUM.

DATED THIS ----- DAY OF -----, 2025.

MARK E. KRAUSE PLS #1808

LEGEND

- COUNTY MONUMENT FOUND AS NOTED
- R/W POST (CEMENT) FOUND
- 1 1/4"(O.D.) IRON PIPE FOUND
- 5 1/2" STEEL FENCE POST SET(1.44lbs/ft)
- 3/4" IRON ROD FOUND
- SEPTIC TANK
- (R.A.) RECORDED AS
- P1 L.C.E. PARKING SPOT (10'X 20')
- CONCRETE WALKWAYS (COMMON ELEMENT)

SCALE 1" = 60'

60 0 60 ft.
FIELD WORK COMPLETED ON 2/24/2025