

MAP OF SURVEY

A PARCEL OF LAND LOCATED IN THE NW-SE OF SECTION 4, T. 43 N., R. 7 W., IN THE TOWN OF CABLE, BAYFIELD COUNTY, WISCONSIN

Initial

JRN

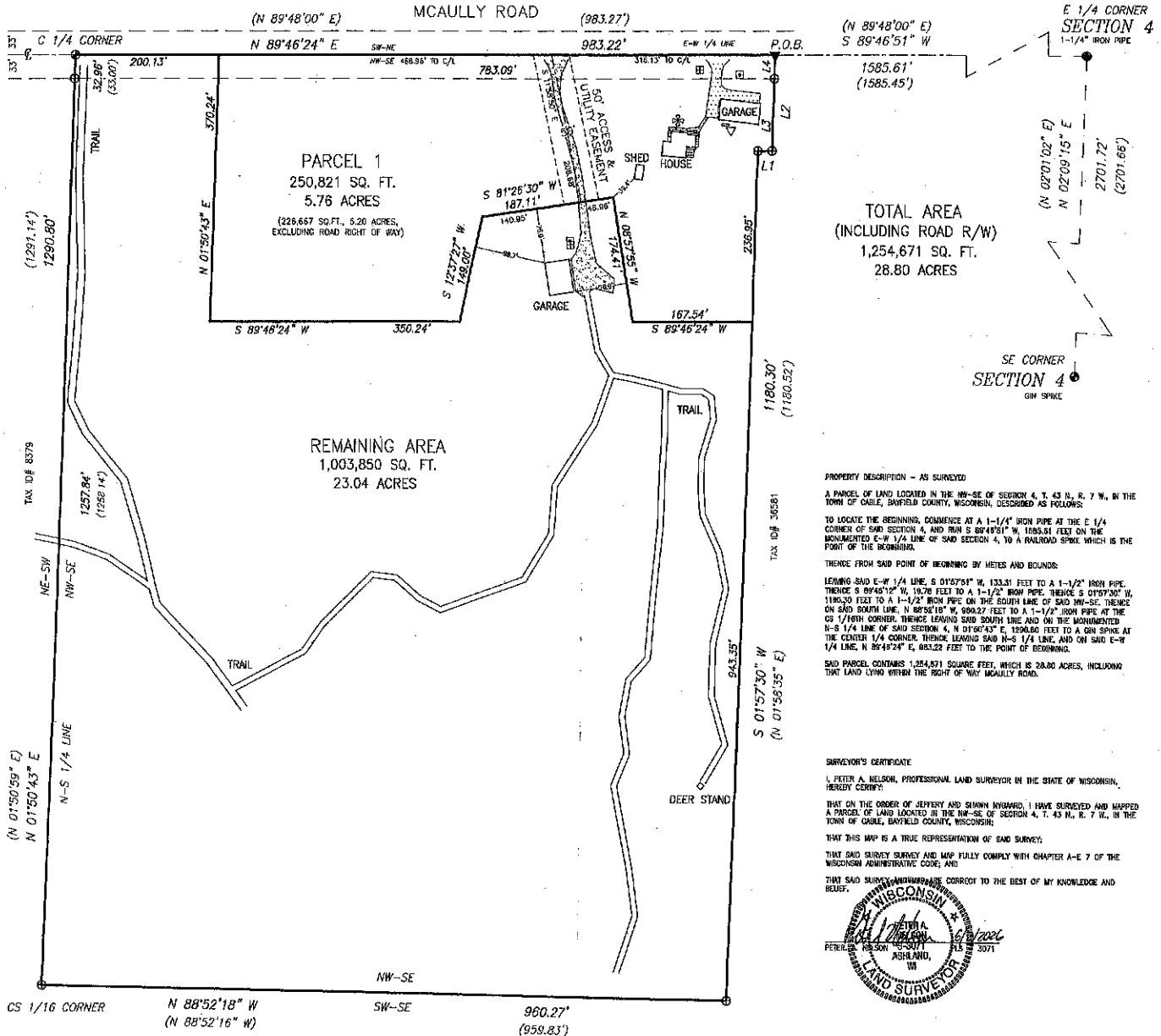
Initial

SMN

LINE	BEARING	DISTANCE
L1	S 89°46'12" W	10.78'
L2	S 01°57'51" W	133.31'
L3	S 01°57'51" W	100.31'
L4	S 01°57'51" W	133.31'
L1 REC	N 89°46'00" E	20.00'
L2 REC	N 01°58'36" E	133.00'
L3 REC	N 01°58'36" E	100.00'
L4 REC	N 01°58'36" E	33.00'

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 4, BEING N 02°09'15" E

TAX ID# 8363



PROPERTY DESCRIPTION - AS SURVEYED

A PARCEL OF LAND LOCATED IN THE NW-SE OF SECTION 4, T. 43 N., R. 7 W., IN THE TOWN OF CABLE, BAYFIELD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

TO LOCATE THE BEGINNING, COMMENCE AT A 1-1/2" IRON PIPE AT THE E 1/4 CORNER OF SAID SECTION 4, AND RUN S 89°46'51" W, 1585.61 FEET ON THE MONUMENTED E-W 1/4 LINE OF SAID SECTION 4, TO A RAILROAD SPIKE WHICH IS THE POINT OF THE BEGINNING.

THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS:

LEAVING SAID E-W 1/4 LINE, S 01°57'51" W, 133.31 FEET TO A 1-1/2" IRON PIPE, THENCE S 89°46'12" W, 10.78 FEET TO A 1-1/2" IRON PIPE, THENCE S 01°57'51" W, 100.31 FEET TO A 1-1/2" IRON PIPE ON THE SOUTH LINE OF SAID NW-SE, THENCE ON SAID SOUTH LINE, N 89°46'12" W, 508.27 FEET TO A 1-1/2" IRON PIPE AT THE CS 1/16TH CORNER, THENCE LEAVING SAID SOUTH LINE AND ON THE MONUMENTED N-S 1/4 LINE OF SAID SECTION 4, N 01°57'51" E, 1296.60 FEET TO A GIN SPIKE AT THE CENTER 1/4 CORNER, THENCE LEAVING SAID N-S 1/4 LINE AND ON SAID E-W 1/4 LINE, N 89°46'24" E, 983.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,254,671 SQUARE FEET, WHICH IS 28.80 ACRES, INCLUDING THAT LAND LYING WITHIN THE RIGHT OF WAY MCAULLY ROAD.

SURVEYOR'S CERTIFICATE

I, PETER A. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:

THAT ON THE ORDER OF JEFFERY R. NYGAARD, I HAVE SURVEYED AND MAPPED A PARCEL OF LAND LOCATED IN THE NW-SE OF SECTION 4, T. 43 N., R. 7 W., IN THE TOWN OF CABLE, BAYFIELD COUNTY, WISCONSIN;

THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY;

THAT SAID SURVEY SURVEY AND MAP FULLY COMPLY WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE; AND

THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



WARRANT AGREEMENT

WE, JEFFERY R. NYGAARD AND PETER A. NELSON, HEREBY AGREE TO WAIVE WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E 7.03(2) AND 7.06(3).

Jeffery R. Nygaard
JEFFERY R. NYGAARD (OWNER)

Peter A. Nelson
PETER A. NELSON (PLS - 3071)

SCALE: 1 INCH = 100 FEET



PIPE DIMENSIONS ARE OUTSIDE DIAMETER

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND MONUMENT, GIN SPIKE
- ▼ FOUND MONUMENT, RAILROAD SPIKE
- ⊕ FOUND MONUMENT, 1-1/2" IRON PIPE
- () RECORDED INFORMATION
- CONCRETE
- DECK
- GRAVEL
- BLACKTOP
- WELL
- SEPTIC VENT
- UTILITY PEDESTAL
- METER PEDESTAL
- LP TANK

CLIENT: NYGAARD

JOB NO.: N25/169
SCALE: 1 INCH = 100 FEET
DATE DRAFTED: 4/17/2026
FIELD WORK COMPLETED: 10/31/25
NB. 449 PG. 57

DRAFTED BY: L. SERVINSKY
FILE: N:\43N7W\SEC4
PACSOFT: (PSDATA)\N25_169.PRW
AUTOCAD: \ACAD\N25_169_NYGAARD.dwg

NELSON SURVEYING INCORPORATED
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101 W. MAIN STREET
SUITE 100
ASHLAND, WISCONSIN 54806
(715) 682-2692
WWW.NELSONSURVEYING.COM

MAP NO. 5808 (3)

PROPERTY DESCRIPTION - PARCEL 1

A PARCEL OF LAND LOCATED IN THE NW-SE OF SECTION 4, T. 43 N., R. 7 W., IN THE TOWN OF CABLE, BAYFIELD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

TO LOCATE THE BEGINNING, COMMENCE AT A 1-1/4" IRON PIPE AT THE E 1/4 CORNER OF SAID SECTION 4, AND RUN S 89°46'51" W, 1585.61 FEET ON THE MONUMENTED E-W 1/4 LINE OF SAID SECTION 4, TO A RAILROAD SPIKE WHICH IS THE POINT OF THE BEGINNING.

THENCE FROM SAID POINT OF BEGINNING BY METES AND BOUNDS:

LEAVING SAID E-W 1/4 LINE, S 01°57'51" W, 133.31 FEET TO A 1-1/2" IRON PIPE. THENCE S 89°46'12" W, 19.78 FEET TO A 1-1/2" IRON PIPE. THENCE S 01°57'30" W, 236.95 FEET. THENCE S 89°46'24" W, 167.54 FEET. THENCE N 08°57'55" W, 174.41 FEET. THENCE S 81°26'30" W, 187.11 FEET. THENCE S 12°37'27" W, 149.00 FEET. THENCE S 89°46'24" W, 350.24 FEET. THENCE N 01°50'43" E, 370.24 FEET TO THE MONUMENTED E-W 1/4 LINE OF SAID SECTION 4. THENCE ON SAID E-W 1/4 LINE, N 89°46'24" E, 783.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 250,821 SQUARE FEET, WHICH IS 5.76 ACRES, INCLUDING THAT LAND LYING WITHIN THE RIGHT OF WAY OF MCAULLY ROAD.