

Plat of Survey

Part of Government Lot 10 of Section 10, T.37N., R.5E.,
Town of Little Rice, Oneida County, Wisconsin

Notes

- The North and South lines of "This Parcel" were flagged at the time of survey.
- The deed recorded in Volume 280 of Oneida County Records on Page 369 includes "the right of ingress and egress on a road that travels Easterly from the town road to the Tomahawk River." The deed does not give the location or dimensions of said easement. After searching the area we assumed that the existing trail shown hereon to be the road described above as it is the only visible river access to "This Parcel" and according to testimony by the owner, John Rita, was in place in 1966 when he purchased the property and has been used continuously for the 41 years since that time. The owner is advised to seek the advice of legal counsel regarding his rights in this area and regarding the existing dock shown..
- The right-of-way of Willow Dam Road was established at 33 feet each side of the centerline of the existing traveled-way per statute.
- Point "B" was prorated in using V.M. Maine's survey for Wisconsin Valley Improvement Company dated August, 1938 (O.C.L.I.O. Map Number C948) between Point "A" and the South 1/4 corner of Section 10. The pipe at Point "A" was set in 1986 per Certified Survey Map Number 1189 next to a found 6" by 6" Cedar post set by Maine in 1938.
- Areas "A" and "B" are areas of the existing yard that are being possessed by the owner of "This Parcel" that fall outside of the record deed description and may be evidence of unwritten title rights due to long standing use. The owner is advised to seek the advice of legal counsel regarding his rights in these areas.
- A Survey of "This Parcel" by V. M. Maine dated August, 1938 found on pages 28A and 32 of Abstract of Title Number 2743 dated 10/26/1961 by Northern Title and Abstract Company. A copy of this map was provided to the Oneida County Land Information Office as it was not previously filed as a public record.

Legal Description

Part of Government Lot 10 of Section 10, Town 37 North, Range 5 East, Town of Little Rice, Oneida County, Wisconsin, previously described in Volume 280 of Oneida County Records on Page 369, being more particularly described as follows:

COMMENCING at a found Oneida County Aluminum Monument at the South one-quarter corner of said Section 10; thence, along the North - South one-quarter line of said Section 10, North 02°49'09" West, 1721.76 feet to a point; thence South 86°22'27" East, 62.05 feet to a set 3/4" by 24" iron rebar lying on the Easterly right-of-way line of Willow Dam Road, being the Southwest corner of the Parcel described in Volume 280 of Oneida County Records on Page 369 and the POINT OF BEGINNING; thence, along said Easterly right-of-way line, North 04°07'59" East, 54.91 feet to a set 3/4" by 24" iron rebar marking the Northwest corner of said Parcel; thence, along the North line of said Parcel, South 84°18'57" East, 380.19 feet to a set 7/8" by 30" iron rebar marking the beginning of a meander line of the Tomahawk River, said point lying North 84°18'57" West, 46 feet, more or less, from the shore of the Tomahawk River; thence, along said meander line, South 03°37'33" West, 41.25 feet to a set 7/8" by 30" iron rebar lying on the South line of aforesaid Parcel and marking the end of said meander line, said point lying North 86°22'27" West, 9 feet, more or less, from the shore of the Tomahawk River; thence, along said South line, North 86°22'27" West, 380.43 feet to the POINT OF BEGINNING, including all of the land lying between the above-described meander line and the thread of the Tomahawk River, between the side lot lines extended, and all riparian rights thereto.

The above-described parcel contains 19,404 square feet or 0.45 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

TOGETHER WITH " the right of ingress and egress on a road that travels Easterly from the town road to the Tomahawk River."

BEING SUBJECT TO the rights of the public, held in trust by the State of Wisconsin, below the ordinary high water mark of the Tomahawk River.

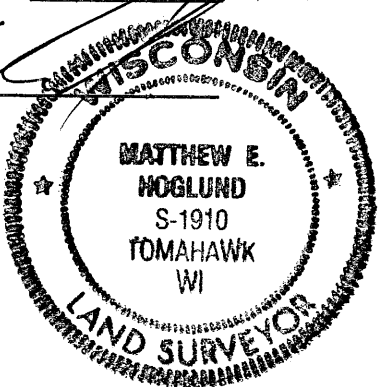
The above-described parcel is shown on the map hereon and by this reference is made a part hereof.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7.

Dated this: 15th day of January 2008

Nicolet Surveyors, Inc.
By: Matthew E. Heglund
R.L.S. S-1910



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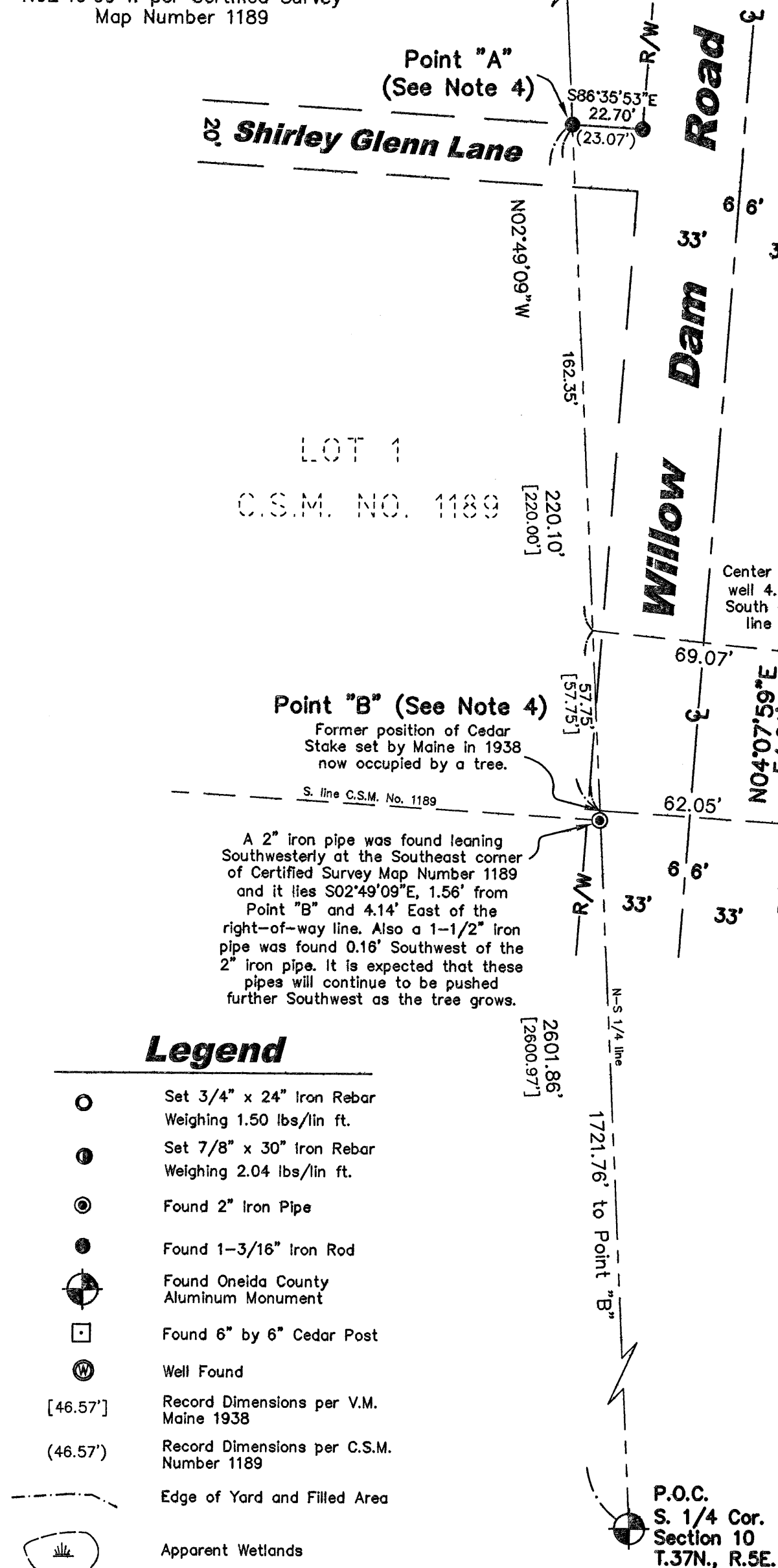
NICOLET SURVEYORS, INC.

56 S. BROWN STREET, RHINELANDER, WI 54501
715-362-2808 715-362-4114 (FAX)

Drawn By: JWD Date: January 15, 2008 Client: John Rita
Checked By: MEH Scale: As shown Project: 2030 High Street
FB. 42, PG. 18-20 Project # 817 Blue Island, IL 60406

Site Address: 4972 Willow Dam Road

All bearings are referenced to the North-South one-quarter line of Section 10 recorded as bearing N02°49'09"W per Certified Survey Map Number 1189



V.M. MAINE
O.C.L.I.O. MAP C948
VOL 722 PG 649
VOL 280 PG 369
WISCONSIN VALLEY
IMPROVEMENT CO. LANDS
P.O.S. AUGUST 1938

We found a rotted 6" by 6" Cedar post with two bearing trees per V.M. Maine, August 1938 (Plat of Survey - O.C.L.I.O. Map No. C948) We replaced it with a set 7/8" by 30" Iron Rebar