



Part of  
**LOTS 7, 8 & 9**  
in the Unrecorded Doolittle Plat  
Being part of  
**GOV'T. LOT 2**  
**SECTION 10, T39N, R5E**  
Town of Minocqua  
Oneida County, Wisconsin

**LEGAL DESCRIPTION - 0.74-ACRE PARCEL**

A parcel of land in Government Lot 2, Section 10, Township 39 North, Range 5 East, Town of Minocqua, Oneida County, Wisconsin, known as Lot 9 of the Unrecorded Doolittle Plat, being that parcel of land previously recorded in Volume 112 of Deeds, page 92, except that part described in Volume 272 Deeds, page 557, more accurately described as follows:

Commencing at the Quarter Corner to Sections 3 and 10, marked by a brass tablet in a 10"-diameter concrete monument; thence N89°16'00"E, 824.41 feet along the north line of Section 10; thence S16°41'52"E, 68.65 feet to the place of beginning at southeast corner of Outlot 1 of Certified Survey Map #2404, marked by a 1 1/4" iron pipe on the west boundary of the recorded plat of Rustic Retreat Condominium.

Thence continuing S16°41'52"E, 68.65 feet along the west boundary of the recorded plat of Rustic Retreat Condominium to a 1" iron pipe at the northeast corner of that parcel of land recorded in Volume 112 Deeds, page 156; thence S89°16'00"W, 479.28 feet along the north line of said parcel of land recorded in Volume 112 Deeds, page 156, to a 1" iron pipe on the east right-of-way line of State Highway "70"; thence N32°08'04"W, 77.32 feet along said right-of-way line to a point in a 16-inch Red Oak on a line 66 feet south of and parallel to the north line of Section 10, witnessed by a 1" iron pipe bearing S89°16'00"W, 2.00 feet; thence leaving said right-of-way line N89°16'00"E, 500.68 feet along said line 66 feet south of and parallel to the north line of Section 10 to the place of beginning.

Said parcel of land has an area of 0.74 acres

Together with a nonexclusive easement for a private road 16 feet in width lying west of and abutting the west line of the former Walsh Resort property recorded in Volume 22 of Deeds, page 535, running from Rustic Retreat Drive, a private road to the former Walsh Resort property and now a private road within the recorded plat of Rustic Retreat Condominium, southeasterly along the west line of said former Walsh Resort property, now Rustic Retreat Condominium, to Shishebogama Lake, and the right to maintain and use forever a boat landing on Shishebogama Lake within 20 feet of the south end of said west line of the former Walsh Resort property, which easement is recorded and more particularly described in Volume 112 of Deeds, page 92.

Subject to an easement 66 feet in width for the existing right-of-way for Hartman Road, a town road, crossing the approximate middle of the parcel herein described, and to any other easements, reservations, or rights-of-way of record.

**LEGAL DESCRIPTION - 1.48-ACRE AND 0.02-ACRE PARCELS**

Two parcels of land in Government Lot 2, Section 10, Township 39 North, Range 5 East, Town of Minocqua, Oneida County, Wisconsin, known as Lots 7 and 8 of the Unrecorded Doolittle Plat, previously recorded in Volume 112 of Deeds, page 156, except that part described in Volume 272 Deeds, page 564, more accurately described as follows:

Commencing at the Quarter Corner to Sections 3 and 10, marked by a brass tablet in a 10"-diameter concrete monument; thence N89°16'00"E, 824.41 feet along the north line of Section 10; thence S16°41'52"E, 137.30 feet to the place of beginning, marked by a 1" iron pipe on the west boundary of the recorded plat of Rustic Retreat Condominium.

Thence continuing S16°41'52"E, 137.30 feet along the west boundary of the recorded plat of Rustic Retreat Condominium to a 1" iron pipe at the northeast corner of that parcel of land recorded in Volume 112 of Deeds, page 157; thence S89°16'00"W, 495.04 feet along the north line of said parcel of land recorded in Volume 112 of Deeds, page 157, to a 1" iron pipe on the east right-of-way line of State Highway "70"; thence continuing S89°16'00"W, 289.33 feet along the north line of said parcel of land recorded in Volume 112 of Deeds, page 157, and across State Highway "70" to a 1" iron pipe on the west right-of-way line of State Highway "70"; thence continuing S89°16'00"W, 10.00 feet along the north line of said parcel of land recorded in Volume 112 of Deeds, page 157, to a 1" iron pipe near the shore of Sunday Lake; thence meandering along the lake: N23°11'41"W, 40.00 feet; and N3°44'01"W, 30.00 feet to a 1" iron pipe on the west right-of-way line of State Highway "70"; thence leaving the lake and along said right-of-way line: southeasterly 10.02 feet along the arc of a curve concave southwesterly with a radius of 5644.60 feet, the chord of which bears S32°11'07"E, 10.02 feet to a 1" iron pipe; S32°08'04"E, 23.30 feet to a 1" iron pipe; and southerly 40.65 feet along the arc of a curve concave easterly with a radius of 257.37 feet, the chord of which bears S15°00'37"E, 40.61 feet to a previously mentioned 1" iron pipe on the north line of that parcel of land recorded in Volume 112 of Deeds, page 157; thence retracing N89°16'00"E, 289.33 feet along the north line of said parcel of land recorded in Volume 112 of Deeds, page 157, to a previously mentioned 1" iron pipe on the east right-of-way line of State Highway "70"; thence N10°11'41"W, 133.82 feet along said right-of-way line to a 1" iron pipe on the south line of that parcel of land recorded in Volume 112 of Deeds, page 92; thence N89°16'00"E, 479.28 feet along the south line of said parcel of land recorded in Volume 112 of Deeds, page 92 to the place of beginning.

The above lateral lot lines extend to Sunday Lake.

Said parcels of land have a combined area of 1.50 acres.

Together with a nonexclusive easement for a private road 16 feet in width lying west of and abutting the west line of the former Walsh Resort property recorded in Volume 22 of Deeds, page 535, running from Rustic Retreat Drive, a private road to the former Walsh Resort property and now a private road within the recorded plat of Rustic Retreat Condominium, southeasterly along the west line of said former Walsh Resort property, now Rustic Retreat Condominium, to Shishebogama Lake, and the right to maintain and use forever a boat landing on Shishebogama Lake within 20 feet of the south end of said west line of the former Walsh Resort property, which easement is recorded and more particularly described in Volume 112 of Deeds, page 156.

Subject to an easement 66 feet in width for the existing right-of-way for Hartman Road, a town road, crossing the approximate middle of the parcel herein described.

Subject to an easement for an existing utility line crossing the easterly portion of the parcel herein described, which easement is recorded in Volume 119 Miscellaneous, page 422, and to any other easements, reservations, or rights-of-way of record.

NOTE: This survey is based on title information contained in First American Title Insurance Co. ALTA Commitment No. TP5559C, effective June 21, 2010, issued by Northern Title & Abstract Corp. of Rhinelander, WI. There may be easements, servitudes, zoning ordinances or other encumbrances that are not included in this title information and therefore not shown on this survey. Client is advised to consult a title attorney to discover all of the legal encumbrances attached to this property.

**Foltz and Associates, Inc.**

Surveyors Engineers  
8812 Highway 51 North, Minocqua, Wisconsin 54548  
(715) 356-9485 fax (715) 356-1841

C. Winkler

2-18-395