

02749

Map No. 12-44

Part of Lots 1 and 2 in the recorded Plat of Breessie Shores, except that parcel of land described in Volume 447 Records, pages 431 and 432.

More accurately described as being part of Lots 1 and 2 in the Plat of Breessie Shores, located in Government Lot 3, Section 15 and Government Lot 7, Section 16, Township 39 North, Range 5 East, Town of Minocqua, Oneida County, Wisconsin, shown on Map No. 12-44 by Wilderness Surveying, Inc., dated April 27, 2012, more particularly described as follows:

Commencing at the quarter corner common to Sections 15 and 16, marked by a capped aluminum monument; thence North 00 degrees 36 minutes 36 seconds East for a distance of 948.79 feet along the line common to Sections 15 and 16 to place of beginning, being the Meander Corner, marked by a capped aluminum monument near the southerly shore of Franklin Lake.

Thence meandering along the lake South 62 degrees 06 minutes 38 seconds East for a distance of 224.48 feet to an iron pipe on the easterly line of Lot 1 in the Plat of Breessie Shores; thence South 00 degrees 33 minutes 29 seconds West for a distance of 45.82 feet along the easterly line of the Plat of Breessie Shores to that corner common to Lots 1 and 2, marked by an iron pipe; thence continuing South 00 degrees 33 minutes 29 seconds West for a distance of 100.48 feet along the easterly line of the Plat of Breessie Shores to that corner common to Lots 2 and 21, marked by an iron pipe; thence North 89 degrees 14 minutes 36 seconds West for a distance of 140.51 feet along that line common to Lots 2 and 21 to an iron pipe at the southeasterly corner of that parcel of land described in Volume 447 Records, pages 431 and 432, marked by an iron pipe; thence North 00 degrees 35 minutes 23 seconds East for a distance of 42.13 feet along the easterly line of said parcel of land described in Volume 447 Records, pages 431 and 432 to an iron pipe; thence North 66 degrees 35 minutes 39 seconds West for a distance of 265.73 feet along the northerly line of that parcel of land described in Volume 447 Records, pages 431 and 432 to an iron pipe near the easterly shore of Franklin Lake; thence meandering along the lake North 74 degrees 08 minutes 36 seconds East for a distance of 48.75 feet; North 19 degrees 15 minutes 45 seconds East for a distance of 127.42 feet and South 71 degrees 59 minutes 52 seconds East for a distance of 103.05 feet to the place of beginning.

The above lateral lot lines extend to Franklin Lake and include all land between the meander line and the ordinary high water mark.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.47 acres, more or less.

Part of  
Lots 1 & 2  
in the plat of

BREESSIE SHORES

part of

GOV'T. LOT 3  
SECTION 15

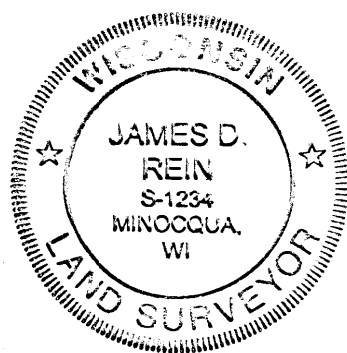
and part of

GOV'T. LOT 7  
SECTION 16, T39N, R5E

Town of Minocqua  
Oneida County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, James D. Rein, Registered Land Surveyor No. S-1234, hereby certify that I have surveyed the property shown hereon; that this map represents an accurate survey of said property to the best of my knowledge and belief; that I have performed this survey by order of Keith Wiedersheim; and that I have complied with the requirements of Wisconsin Administrative Code A-E 7.



WILDERNESS  
SURVEYING,  
INC.

Registered Land Surveyor No. S-1234  
Dated this 27th day of April, 2012

FRANKLIN

LAKE

Water Elevation: 1571.1' (April 18, 2012)

Meander Corner  
Set 2" dia. x 30" long  
Oneida County capped  
aluminum monument in  
place of a 1.75" dia. iron  
pipe found in place.

Volume 447, Records  
pages 431-432

10' wide ingress/egress  
easement as recorded  
in Volume 744 on  
pages 514-516.

Lot -1-  
Oneida County Certified  
Survey Map No. 2355

18' wide ingress/egress  
easement as recorded in Volume  
447 on pages 431-432.

POSSIBLE  
ENCROACHMENT  
by adjacent part of driveway  
not within easements

ROAD

PLATTED

ROAD

ROAD

PLATTED

FRANKLIN

LAKE

ROAD

Bearings Oneida County Grid,  
referenced to the west line of  
Gov't. Lot 5, Section 15,  
bearing N 00°36'36"E

Scale: 1" = 30'  
0' 15' 30' 60'

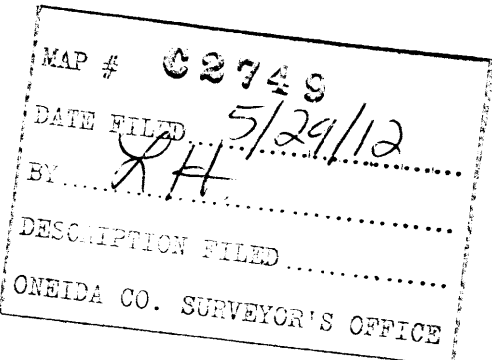
NOTE: See Affidavit recorded in  
Volume 447 on page 428.

LEGEND

- = 0.8" dia. iron pipe found in place.
  - = 1.5" dia. iron pipe found in place.
  - = 1.6" dia. iron pipe found in place.
  - = 1.75" dia. iron pipe found in place.
  - = 2.0" dia. iron pipe found in place.
  - △ = Computed position, not monumented
  - ( ) = Bearing and distance of record
  - ⚡ = power pole
- Monument sizes are outside diameter dimension  
Other corner monuments are as noted.

Parcel Area:  
≈64,390 sq. ft.  
±1.47 acres

2.4" dia. capped  
aluminum monument  
previously found in place.



WILDERNESS SURVEYING, INC.

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Map Number: 12-44  
File Number: S-15-395 / 8-16-395  
Drafted by: J. Dick

Revisions: