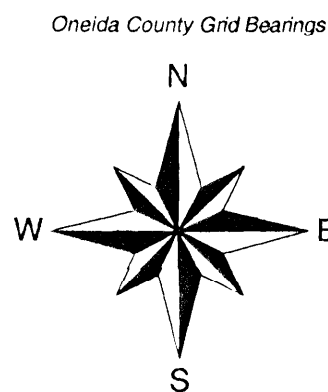


Kawaguesaga

Lake



Legend

- | | |
|---|-------------------------|
| ○ 1" x 18" iron pipe set weighing 1.13lbs/ft. | — Wood fence line |
| △ Computed position | — Woven wire fence line |
| □ 5" sq. concrete mon. found | — Buried electric line |
| △ Computed position | — Gas line |
| ● 5/8" dia. iron rod found | — Overhead utility line |
| ● 3/4" dia. iron pipe found | — Irrigation line |
| ● 1" dia. iron pipe found | — Bituminous surface |
| ● 1-1/2" dia. iron pipe found | — Gravel surface |
| ⊙ Wall | — Concrete surface |
| ⊙ Septic | — Landscaping |
| ⊙ Sanitary manhole | |
| ⊙ Air conditioner | |
| ⊙ Telephone pedestal | |
| ⊙ Cable pedestal | |
| ⊙ Electrical box/pedestal | |
| ⊙ Electric Meter | |
| ⊙ Gas Meter | |
| ⊙ Telephone Meter | |
| ⊙ Utility pole | |
| () Bearing or distance of record | |

Existing Legal Description per Title Policy

A part of Government Lot 6 described as follows: Beginning on the West shore of Kawaguesaga Lake at the Northeastly corner of the Horace Wood's property which point is marked by an iron stake; and witnessed by a track spike in a 14 inch Oak tree bearing South 2 1/2° West 54.3 feet and a track spike in an 11 inch Norway Pine North 82° West 19.5 feet; thence south 61° 15' West along the Northwestly line of said Wood's property a distance of 167.4 feet to an iron pipe near well; witnessed by a track spike in a 19 inch Norway Pine North 25° 30' West, 8 feet and continuing along the same line 94 feet additional or a total distance of 261.4 feet to an iron pipe witnessed by a track spike in 24 inch Norway Pine North 27° 30' West, 13 feet, and a track spike in a 22 inch Norway Pine South 64° East 10.4 feet; thence North 19° 30' West a distance of 121.8 feet to an iron pipe and continuing along same line an additional distance of 169 feet or a total distance of 290.8 feet to an iron pipe witnessed by a track spike in 24 inch Norway Pine South 41° 30' East 10.9 feet, and a track spike in a 24 inch Norway Pine South 83° West 23.1 feet; thence North 55° 30' East, a distance of 184.8 feet to an iron stake witnessed by a track spike in a 12 inch Oak North 74° West 9.7 feet and a track spike in 8 inch Oak South 20° East 7.8 feet and continuing along the same line about 6 feet to the lake shore; thence southeasterly along said shore 300 feet, more or less, to a point on the Northwestly line of Horace Wood's property; thence South 61° 15' West along said Northwestly line about six feet to the POINT OF BEGINNING; all in Section 15, Township 39 North of Range 6 East. EXCEPT that part conveyed in Volume 775 Records, page 536. Being in Oneida County, Wisconsin.

New Legal Description

A parcel of land being part of Government Lot 6, Section 15, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 15 marked by an Oneida County aluminum monument; thence N41°01'01"E for a distance of 2893.67 feet to an iron pipe on the easterly line of Nitschke's Northern Resort Condominium, the PLACE OF BEGINNING. Thence along said easterly line N58°03'20"E for a distance of 184.95 feet to an iron pipe on the westerly shoreline of Minocqua Lake; thence meandering along said shoreline as follows: S26°34'50"E for a distance of 100.00 feet; S49°52'46"E for a distance of 72.00 feet; S07°31'24"E for a distance of 72.00 feet and S45°05'20"E for a distance of 72.00 feet to an iron pipe on the northwesterly line of that parcel of land described in Document No. 739736; thence along said northwesterly line S63°34'44"W for a distance of 166.93 feet to an iron pipe at the northeast corner of that parcel of land described in Volume 775, page 536; thence along the northerly line of said parcel as follows: N85°11'45"W for a distance of 14.65 feet to an iron rod and S60°06'09"W for a distance of 81.57 feet to an iron pipe on the easterly line of Nitschke's Northern Resort Condominium; thence along said easterly line N17°01'12"W for a distance of 288.65 feet to PLACE OF BEGINNING, the sidelines of the above-described parcel extend to the shoreline of Minocqua Lake to include the lands lying between the meander line and said shoreline.

Together with and subject to any easements, restrictions and reservations of record or of use.

Nitschke's Northern
Resort Condominium

Doc. No. 557729

Computer No. MI-2219-3

68,313 sq. ft. ±

1.57 acres ±

Nitschke's Northern
Resort Condominium

Doc. No. 739736

Bearskin Lake

House LLC.

(Vol. 344, Pg. 388)

Doc. No. 708046

Golden Years

Holdings LLC.

(Vol. 394, Pg. 424)

This road is shown as an easment road on a survey by Lloyd Scott dated 10/23/1972 (OCS Map No. A234); a survey by James Rein dated 11/27/1987 (OCS Map No. C583) and Nitschke's Northern Resort Condominium.

30' wide utility easement for the benefit of the Lakeland Sanitary District per Vol. 594, pg. 731.

Certification:

To Nymphias, LLC., Vilas Title Services, Inc. and First American Title Company.

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 8, 11b, 13, 16, 17, 18, 20a and 21 of Table A thereof. The field work was completed on 09/25/2014.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereon.

This survey is based on information contained in the commitment for title insurance issued by Vilas Title Services, LLC., Commitment Number Amended VTS-38580 dated September 5, 2014 at 8:00 A.M.

General Notes:

1. The current owner of the property is Anthony D. Pettinato, Jr. and Bonnie D. Pettinato Revocable Trust.
2. The current Zoning District for the property is Multiple Family per Oneida County.
3. The shore of Minocqua Lake is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
4. The current Flood Zone Classification for the property is Zone X (area determined to be outside the 0.2% annual chance floodplain) & Zone A (No base Flood Elevations determined) per FIRM map number 55085C0305C revised May 16, 2013.
5. Public utilities were requested to be located across the entire site through Diggers Hotline. The following utility companies were notified: Lakeland Sanitary District, Charter Communications, Frontier Communications, and Wisconsin Public Service. Diggers Hotline does not mark private utilities. Private utilities on this site were not located. There appears to be underground cable and telephone lines that were not marked as part of the diggers hotline locate request.

MAP # 02835
DATE FILED 1-27-15
BY JB
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

5230 Highway 70 West
Eagle River, WI 54521
Phone 715 473 2370
1573 Highway 51 North
Arbor Vitae, WI 54568
Phone 715 556 9485
www.mainesandassociates.com



PREPARED FOR:
Nymphias, LLC.

ALTA/ACSM Land Title Survey
Part of Government Lot 6,
Section 15, T 39 N, R 6 E
Town of Minocqua,
Oneida County, Wisconsin

REVISIONS:	DATE

JOB #: 2014134
DRAWN BY: JWD
DATE: 10/02/2014

SHEET 1 OF 1