

ALTA/NSPS LAND TITLE SURVEY

LOT 1

of

Oneida County Certified Survey Map No. 2415

recorded in

Volume 9 Certified Survey Maps, page 2415

and

UNPLATTED LANDS

Being part of the

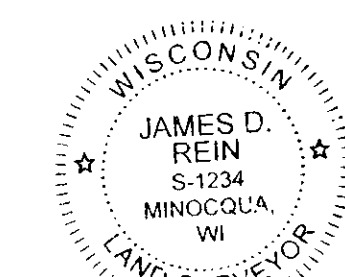
NW 1/4 of the NW 1/4 SECTION 35, T39N, R6E

Town of Minocqua
Oneida County, Wisconsin

To Bridgeport South Realty Advisors, Inc. and First American Title Insurance Company;

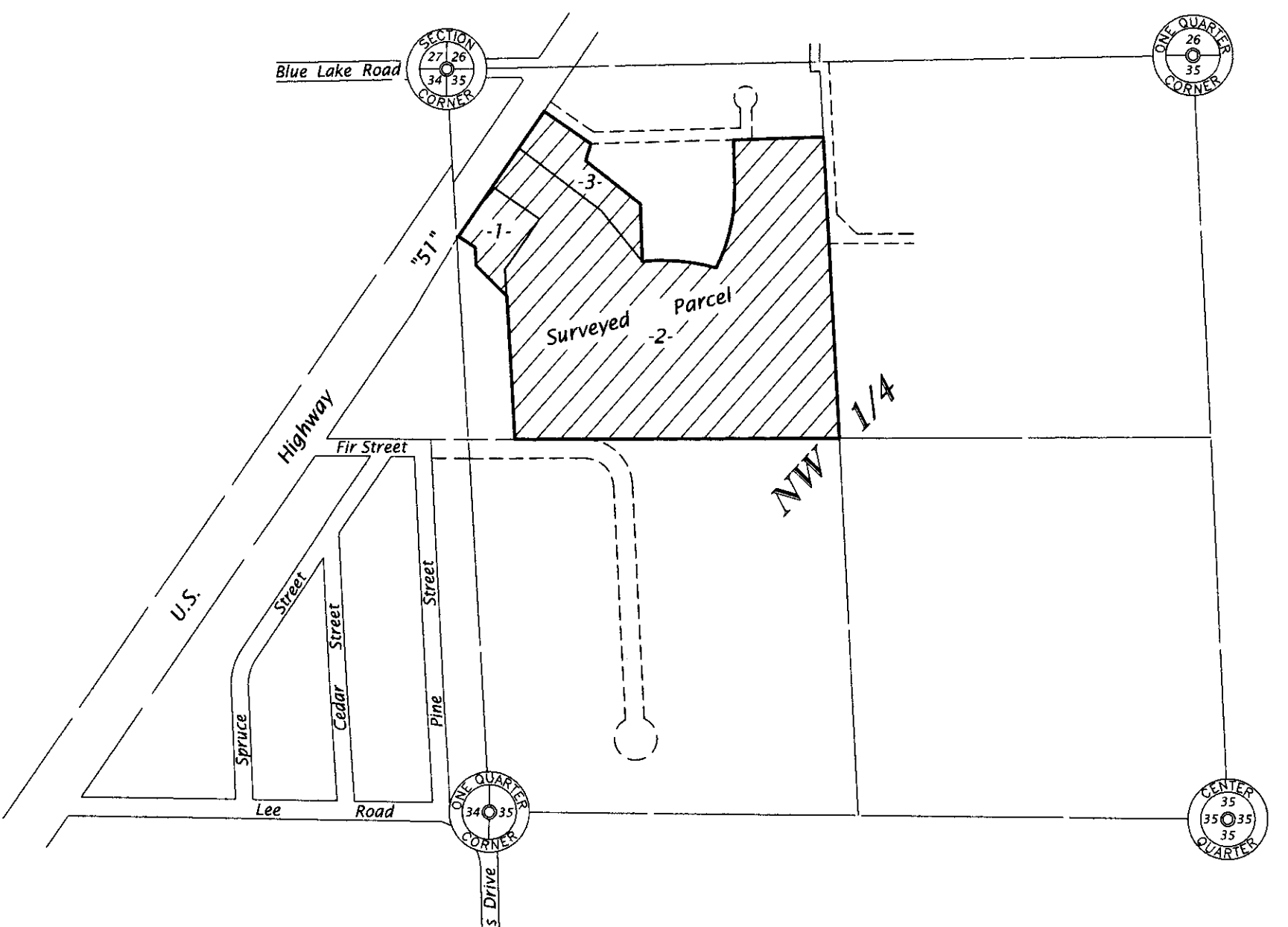
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 thru 7(a), 8, 11, 13, 14 and 16 thru 20 of Table A, thereof. The field work was completed on June 20, 2016.

WILDERNESS SURVEYING, INC.

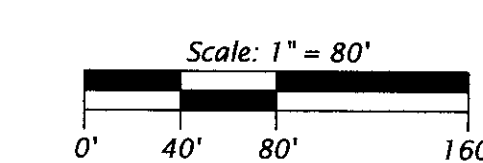


James D. Rein
Professional Land Surveyor No. S-1234
Dated this 22nd day of June, 2016

- SURVEYOR'S NOTES:**
- 1) This ALTA/NSPS Land Title Survey was requested and performed in conjunction with First American Title Insurance Company Commitment No. 405827P, effective date May 24, 2016, (Parcel -1-), Commitment No. 405837P, effective May 24, 2016, (Parcel -2-) and Commitment No. 405847P, effective May 24, 2016, (Parcel -3-).
 - 2) Flood zone classification for the surveyed parcels is Zone X, per Flood Insurance Rate Map No. 5508C0305C, Panel 0305C.
 - 3) Total gross land area of surveyed parcels = 24.37 acres.
 - 4) Underground utilities shown hereon were located by identifying markers placed on the ground by Wisconsin Public Service (WPS), Charter Communications and Frontier Communications. Ticket No. 20162401874, No. 20162401905 and No. 20162401922.
 - NOTE: Source information will be combined with observed evidence of utilities pursuant to Section 5.01 to develop a view of the underground utilities.
 - 5) No wetland delineation markers were observed on the surveyed parcels.
 - 6) New legal descriptions were prepared for parcels #2 & #3 to comply with Chapter A-E 7.04, Wis. Admin. Code.
 - 7) All building locations shown hereon are to scale.
 - 8) Bench Mark is top of 1.25" dia. iron pipe - elevation = 1645.57'
 - 9) Elevations are based on WI DOT brass disc in 18" dia. concrete monument (7U56) elevation = 1632.01' NAVD 88.
 - 10) The contour lines shown hereon are based on Oneida County acquired LIDAR datasets. This data is intended to be used for information purposes and should not be considered authoritative for engineering, legal, surveying, and other site-specific purposes. Contour interval = 2 feet.
 - 11) First floor elevations:
 - ① = 1647.28'
 - ② = 1649.62'
 - ③ = 1648.18'
 - ④ = 1648.0' (dirt)
 - ⑤ = 1648.18'
 - ⑥ = 1647.26'
 - ⑦ = 1646.5' (dirt)
 - 12) The "non-exclusive easement" granted to Parcel #2 in Document Number 626071 as shown on Certified Survey Map recorded in Volume 2 CSM, page 475 only extends to the northwesterly corner of the benefited parcel.



- Vicinity Sketch -
Section 35, T39N, R6E
Scale: 1" = 500'



LEGEND

- ⊙ = 1.6" dia. iron pipe found in place
- ⊙ = 1.5" dia. iron pipe found in place
- ⊙ = 1.25" dia. iron pipe found in place
- ⊙ = 1.0" dia. iron pipe found in place
- ⊙ = 0.75" dia. iron rod found in place
- ⊙ = iron pipe set, 1.0" dia. x 24" long
- Δ = computed position, not monumented
- () = previously recorded bearing and distance
- ⊙ = telephone pedestal
- ⊙ = septic tank
- ⊙ = septic vent
- ⊙ = utility pole
- ⊙ = overhead electric line
- ⊙ = yard light

Monument sizes are outside diameter dimensions.
Other corner monuments are as noted.

MAP # **C 2891** ✓
DATE: 6/22/16
BY: HBS
DSC:
ONEIDA CO. SURVEYOR'S OFFICE

Sheet 1 of 2 Sheets

WILDERNESS SURVEYING, INC.
Post Office Box 1111 - 8793 Earls Court
Minocqua, Wisconsin 54548-1111
Telephone: (715) 356-5100 • www.wildernesssurveying.com

Map Number: 16 - 87
File Number: 4 - 35 - 396
Drafted by: C. Winkler



ALTA/NSPS LAND TITLE SURVEY
LOT 1
of
Oneida County Certified Survey Map No. 2415
recorded in
Volume 9 Certified Survey Maps, page 2415
and
UNPLATTED LANDS
Being part of the
NW 1/4 of the NW 1/4
SECTION 35, T39N, R6E
Town of Minocqua
Oneida County, Wisconsin

RECORD DESCRIPTION:

PARCEL #1 (MI 2511-8)

Lot 1 of Vol. 9 Certified Survey Maps, page 2415 recorded September 6, 2000 in Document No. S22009 and being part of the NW ¼ of the NW ¼, Section 35, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.

PARCEL #2 (MI 2511)

A parcel of land in the NW ¼ of the NW ¼, Section 35, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35, marked by an iron rod, witnessed by a 12" Norway Pine bearing N38°W, 39.2 feet; thence N86°03'22"E, 445.15 feet along the North line of Section 35 to an iron pipe on the Southeasterly right of way line of U.S. Highway "51"; thence S31°29'31"W, 341.54 feet along the Southeasterly right of way line of U.S. Highway "51" to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence S55°47'29"E, 362.84 feet to 1" iron pipe; thence S42°11'43"E, 227.11 feet to a ¾" iron rod at the Southwest corner of Lot 2 of that Certified Survey Map recorded in Volume 2 of Survey Maps on page 475; thence along the boundary of said Lot 2 of that Certified Survey Map recorded in Volume 2 of Survey Maps on page 475, 261.46 feet along the arc of a curve concave Southerly with a radius of 713.36 feet, the chord of which bears S87°50'00"E, 260.00 feet to a ¾" iron rod; thence 296.04 feet along the arch of a curve concave Westerly with a radius of 595.16 feet, the chord of which bears N9°45'11"E, 293.00 feet to a ¾" iron rod; and thence N4°29'49"W, 160.00 feet to a ¾" iron rod; thence leaving the boundary of said Lot 2 of that Certified Survey Map recorded in Volume 2 of Survey Maps on page 475, N85°30'11"E, 314.17 feet along the Southerly right of way line of a 40.00 foot wide private road and along the Southerly boundary of that parcel of land described in Volume 360 of Deeds, page 322 to an iron pipe on the East line of the NW ¼ of the NW ¼; thence S5°59'11"E, 1050.60 feet to the Southeast corner of the NW ¼ of the NW ¼, a one-sixteenth corner, marked by an iron pipe; thence S86°50'54"W, 1133.37 feet along the South line of the NW ¼ of the NW ¼ to the Southeast corner of that parcel of land described in Volume 196 deeds, page 259, marked by an iron pipe; thence N6°21'25"W, 595.79 feet along the Easterly boundary of that parcel of land described in Volume 196 Deeds, page 259, to an iron pipe; thence N31°29'31"E, 212.38 feet along the Southeasterly boundary of that parcel of land described in Volume 370 Records, page 259, to an iron pipe; thence N58°30'29"W, 200.00 feet along the Northeasterly boundary of that parcel of land described in Volume 370 Records, page 259 and along the Southwesterly boundary of the parcel of land described in Volume 370 Records, page 249 to an iron pipe on the Southeasterly right of way line of U.S. Highway "51"; thence N31°29'31"E, 162.60 feet along the Southeasterly right of way line of U.S. Highway "51" to the PLACE OF BEGINNING.

The Grantor hereby grants to Grantee a non-exclusive easement over the 40' wide private road as shown on the Certified Survey Map and recorded in the Oneida County Register of Deeds Office in Volume 2 of Certified Survey Maps, page 475. The easement shall be perpetual easement for the benefit of the Grantee and his heirs, successors and assigns and the easement shall be for the purposes of ingress and egress to U.S. Highway 51.

PARCEL #3 (MI 2511-6)

A parcel of land in the NW ¼ of the NW ¼, Section 35, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin more particularly described as follows:

Commencing at the section corner common to Sections 26, 27, 34 and 35, marked by an iron rod, witnessed by a 12" Norway Pine bearing N38°W, 39.2 feet; thence N86°03'22"E, 445.15 feet along the North line of Section 35 to an iron pipe on the Southeasterly right of way line of U.S. Highway "51", thence S31°29'31"W, 186.54 feet along said right of way line to the PLACE OF BEGINNING, marked by an iron pipe at the westerly most corner of the parcel of land recorded as a Certified Survey Map in Volume 2 of Survey Maps on page 475. Thence along the Westerly boundary of said parcel of land recorded as a Certified Survey Map in Volume 2 of Survey Maps on page 475, S58°15'49"E, 199.98 feet to a ¾" iron rod, S13°25'00"W, 62.00 feet to a ¾" iron rod; S55°00'00"E, 243.00 feet to a ¾" iron rod and S4°50'17"E, 200.26 feet to a ¾" iron rod; thence leaving the Westerly boundary of said parcel of land recorded as a Certified Survey Map in Volume 2 of Survey Maps on page 475, N42°11'43"W, 227.11 feet to a 1" iron pipe; thence N55°47'29"W, 362.84 feet to a 1" iron pipe on the Southeasterly right of way line of U.S. Highway "51"; thence N31°39'31"E, 155.0 feet along the Southeasterly right of way of U.S. Highway "51" to the PLACE OF BEGINNING.

NEW DESCRIPTION:

PARCEL #2 (Map No. 16-87)

A parcel of land in the Northwest Quarter of the Northwest Quarter, Section 35, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, being "Parcel #2" shown on Map No. 16-87 by Wilderness Surveying, Inc., dated June 22, 2016, more particularly described as follows:

Commencing at the corner common to Sections 26, 27, 34 and 35, marked by a masonry nail within the right of way of Blue Lake Road; thence N88°38'44"E for a distance of 446.87 feet along the north line of Section 35 to the easterly right of way line of U.S. Highway "51"; thence S34°11'05"W for a distance of 342.51 feet along the easterly right of way line of U.S. Highway "51" to the place of beginning at the westerly most corner of that parcel of land described in Document Number 691339, witnessed by an iron pipe bearing N53°13'32"W for a distance of 0.81 feet.

Thence along the southwesterly line of that parcel of land described in Document Number 691339, S53°13'32"E for a distance of 362.12 feet to an iron rod; and S39°23'11"E for a distance of 226.70 feet to an iron rod at the southwesterly corner of Lot 2 of Certified Survey Map Number 475, recorded in Volume 2 Certified Survey Maps, page 475; thence along a curve to the right, having a radius of 713.36 feet and an arc length of 261.23 feet being subtended by a chord of S85°11'04"E for a distance of 259.78 feet along the south line of Lot 2 of said Certified Survey Map Number 475 to the southeasterly corner thereof, marked by an iron rod; thence along the easterly line of Lot 2 of said Certified Survey Map Number 475, along a curve to the left, having a radius of 595.16 feet and an arc length of 295.89 feet being subtended by a chord of N12°23'55"E for a distance of 292.85 feet to an iron rod; and N01°51'01"W for a distance of 159.90 feet to an iron rod on the southerly right of way line of Fairchild Lane, a private road, and on the south line of that parcel of land described in Document Number 523032; thence along the southerly right of way line of Fairchild Lane and along the south line of that parcel of land described in Document Number 523032 and along the south line of that parcel of land described in Document Number 664023 N87°53'54"E for a distance of 314.69 feet to an iron pipe on the east line of the Northwest Quarter of the Northwest Quarter; thence S03°25'13"E for a distance of 1050.60 feet along the east line of the Northwest Quarter of the Northwest Quarter to the northwest sixteenth corner, marked by an iron pipe; thence S89°25'03"W for a distance of 1133.89 feet along the south line of the Northwest Quarter of the Northwest Quarter to an iron pipe at the southeast corner of Lot 2 of Certified Survey Map Number 2415, recorded in Volume 9 Certified Survey Maps, page 2415; thence N03°44'41"W for a distance of 595.63 feet along the easterly line of said Certified Survey Map Number 2415 to an iron pipe on the easterly line of Lot 1 of said Certified Survey Map Number 2415; thence along the easterly and northerly line of Lot 1 of said Certified Survey Map Number 2415, N34°05'45"E for a distance of 212.40 feet to an iron pipe; and N55°53'12"W for a distance of 199.67 feet to the easterly right of way line of U.S. Highway "51", witnessed by an iron pipe bearing N55°53'12"W for a distance of 0.49'; thence N34°11'05"E for a distance of 162.55 feet along the easterly right of way line of U. S. Highway "51" to the place of beginning.

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

Said property contains 21.66 acres.

PARCEL #3 (Map No. 16-87)

A parcel of land in the Northwest Quarter of the Northwest Quarter, Section 35, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, being "Parcel #3" shown on Map No. 16-87 by Wilderness Surveying, Inc., dated June 22, 2016, more particularly described as follows:

Commencing at the corner common to Sections 26, 27, 34 and 35, marked by a masonry nail within the right of way of Blue Lake Road; thence N88°38'44"E for a distance of 446.87 feet along the north line of Section 35 to the easterly right of way line of U.S. Highway "51"; thence S34°11'05"W for a distance of 187.83 feet along the easterly right of way line of U.S. Highway "51" to the place of beginning on the southerly right of way line of Fairchild Lane, a private road, at the westerly most corner of Lot 2 of Certified Survey Map Number 3359, recorded in Volume 14 Certified Survey Maps, page 3359, witnessed by an iron pipe bearing N55°42'04"W, 0.93 feet.

Thence S55°42'04"E for a distance of 198.71 feet along the southerly line of Lot 2 of said Certified Survey Map Number 3359 and along the southerly right of way line of Fairchild Lane to an iron rod at the northwesterly corner of Lot 1 of Certified Survey Map Number 475, recorded in Volume 2 Survey Maps, page 475; thence along the westerly line of said Certified Survey Map Number 475, S15°58'25"W for a distance of 61.98 feet to an iron rod; S52°20'20"E for a distance of 242.86 feet to an iron rod; and S02°11'24"E for a distance of 200.17 feet to an iron rod at the southwesterly corner of Lot 2 of said Certified Survey Map Number 475 being on the northerly line of that parcel of land described in Document Number 626071; thence along the northerly line of that parcel of land described in Document Number 626071, N39°23'11"W for a distance of 226.70 feet to an iron rod; and N53°13'32"W for a distance of 362.12 feet to the easterly right of way line of U.S. Highway "51", witnessed by an iron pipe bearing N53°13'32"W for a distance of 0.81 feet; thence N34°11'05"E for a distance of 154.68 feet along the easterly right of way line of U.S. Highway "51" to the place of beginning.

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

Said property contains 1.56 acres.

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

PARCEL #1 -

10. Rights of the public and private rights of others entitled thereto in and to the use of the portion of the premises that may be within the boundaries of any highway, public road, street, alley or other public way.

PARCEL #2 -

10. Rights of the public and private rights of others entitled thereto in and to the use of the portion of the premises that may be within the boundaries of any highway, public road, street, alley or other public way.

11. Utility Easement granted to General Telephone Company of Wisconsin, by an instrument dated August 4, 1986, and recorded in the office of the Register of Deeds for Oneida County, Wisconsin on August 20, 1986, in Volume 547 of Records, on Page(s) 436, as Document No. 351440.

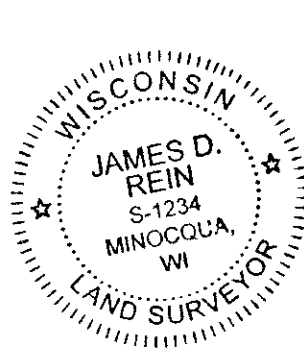
12. Terms, conditions, and location of the easement insure herein, as recorded in Document No. 626071.

PARCEL #3 -

10. Rights of the public and private rights of others entitled thereto in and to the use of the portion of the premises that may be within the boundaries of any highway, public road, street, alley or other public way.

11. Utility Easement granted to General Telephone Company of Wisconsin, by an instrument dated August 4, 1986, and recorded in the office of the Register of Deeds for Oneida County, Wisconsin on August 20, 1986, in Volume 547 of Records, on Page(s) 436, as Document No. 351440.

12. Septic System Restriction recorded in Vol. 778 Records, page 414.



WILDERNESS
SURVEYING,
INC.
[Signature]
Professional Land Surveyor No. S-1234
Dated this 22nd day of June, 2016

MAP #	C 2 8 9 1
DATE	6/22/16
BY	HS
DE	
ONEIDA CO. SURVEYOR'S OFFICE	

WILDERNESS SURVEYING, INC.
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Map Number: 16 - 87
File Number: 4 - 35 - 396
Drafted by: C. Winkler

Revisions: