

Existing Legal Descriptions

PARCEL 1:
A parcel of land in the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4), Section Twelve (12), Township Forty (40) North, Range Five (5) East, Town of Lac du Flambeau, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said NW 1/4 of the SW 1/4, a 1/16th corner, thence Westerly along the South line of said NW 1/4 to the Northeasterly right-of-way line of the Chicago and Northwestern Railroad; thence Northwesterly along said right-of-way line to a point where the South right-of-way line of West Bolton Lake Lane intersects said railroad right-of-way; thence Easterly along the South right-of-way line of West Bolton Lake Lane to the East line of the NW 1/4 of the SW 1/4, Section 12; thence South along the East line of said NW 1/4 of the SW 1/4 to the South line of the NW 1/4 of the SW 1/4, Section 12, being the 1/16th corner and the point of beginning of this description.

PARCEL 2:
A parcel of land being a part of Government Lot Six (6), Government Lot Seven (7), and part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin, more particularly described as follows: Beginning at the Northwest corner of the recorded plat of Warrior Woods, in said Government Lot 7, a one-eighth corner, marked by an iron pipe, witnessed by a 14 inch Oak bearing S 72° W, 41.20 feet and by a 7 inch Oak bearing N 17° W, 8.00 feet; thence S 86° 03' W, (solar bearing) 558.90 feet along the South line of said SW 1/4 of the NE 1/4, to a point; thence N 02° 26' E, 1417.80 feet to a point on the North line of said SW 1/4 of the NE 1/4 on the Southerly right of way line of Wishow Lake Lane; thence N 87° 04' E, 551.90 feet along the North line of said SW 1/4 of the NE 1/4 and along the Southerly right of way line of Wishow Lake Lane to the Northwest corner of said Government Lot 6, a one sixteenth corner; thence continuing N 87° 04' E, 1316.35 feet to the Northeast corner of said Government Lot 6, a one-eighth corner, marked by an iron pipe, witnessed by an erroneous iron pipe bearing N 79° 15' W, 10.10 feet; thence S 33° 16' W, 612.80 feet to an iron pipe near the Northerly shore of Warrior Lake; thence continuing S 33° 16' W, 23.00 feet, more or less, to the Northerly shore of Warrior Lake; thence Westerly, Southwesterly, Southerly and Southwesterly, 1595.00, more or less along the shore of Warrior Lake to the Northerly line of said plat of Warrior Woods; thence N 62° 02' W, 22.00 feet, more or less along the Northerly line of the plat of Warrior Woods to an iron pipe; thence continuing along the Northerly line of the Plat of Warrior Woods, N 62° 02' W, 301.04 feet to an iron pipe; thence continuing along the Northerly line of the plat of Warrior Woods, S 86° 03' W, 66.42 feet to the place of beginning. The above lateral lot lines extend to the lake including all riparian rights thereto.

EXCEPTING THEREFROM a strip of land 66.00 feet in width for the purpose of a town road in said SW 1/4 of the NE 1/4 and in said Government Lot 6, the centerline of which is more particularly described as follows: Commencing at the Northwest corner of said plat of Warrior Woods, a one-eighth corner, marked by an iron pipe, witnessed by a 14 inch Oak bearing S 72° W, 41.20 feet and by a 7 inch Oak bearing N 17° W, 8.00 feet; thence N 86° 03' E (solar bearing), 33.21 feet along the North line of the plat of Warrior Woods to the place of beginning of said centerline; thence N 02° 26' E, 5.80 feet; N 02° 25' W, 219.00 feet; N 63° 57' W, 171.00 feet; N 39° 57' W, 120.80 feet; N 15° 59' W, 295.10 feet; N 06° 44' E, 321.90 feet; N 00° 22' E, 507.90 feet and N 12° 20' W, 112.00 feet, more or less to the Southerly right of way line of Wishow Lake Lane and there terminating.

EXCEPTING THEREFROM that part described in Volume 418 of Records on page 35.
ALSO EXCEPTING THEREFROM that part used for road and/or highway purposes.

AND FURTHER EXCEPTING THEREFROM Certified Survey Map No. 3270, recorded in Volume 11 of Certified Survey Maps on page 264, Certified Survey Map No. 3271, recorded in Volume 11 of Certified Survey Maps on page 268, Certified Survey Map No. 3272, recorded in Volume 11 of Certified Survey Maps on page 268, Certified Survey Map No. 3273, recorded in Volume 11 of Certified Survey Maps on page 270 and Certified Survey Map No. 3274, recorded in Volume 11 of Certified Survey Maps on page 272.

PARCEL 3:
Lot One (1) of Certified Survey Map No. 3270, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 264, being part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 4:
Lot Two (2) of Certified Survey Map No. 3270, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 264, being part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 5:
Lot Three (3) of Certified Survey Map No. 3271, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 266, being part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 6:
Lot Four (4) of Certified Survey Map No. 3271, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 266, being part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 7:
Lot Five (5) of Certified Survey Map No. 3271, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 266, being part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 8:
Lot Six (6) of Certified Survey Map No. 3271, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 266, being part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 9:
Lot Nine (9) of Certified Survey Map No. 3272, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 268, being part of Government Lot 6, and part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 10:
Lot Eleven (11) of Certified Survey Map No. 3273, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 270, being part of Government Lot 6, and part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

TOGETHER with a 30.00-foot-wide road easement as shown in Volume 11 of Certified Surveys on page 270.

PARCEL 11:
Lot Twelve (12) of Certified Survey Map No. 3274, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 272, being part of Government Lot 6, and part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 12:
Lot Thirteen (13) of Certified Survey Map No. 3274, recorded in the Vilas County Register of Deeds office on October 27, 1999, in Volume 11 of Certified Survey Maps on page 272, being part of Government Lot 6, and part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4), Section Eighteen (18), Township Forty (40) North, Range Six (6) East, Town of Lac du Flambeau, Vilas County, Wisconsin.

PARCEL 13:
Lot Nine (9) of the Soyck Subdivision, according to the recorded Plat thereof, in the Town of Lake Tomahawk, Oneida County, Wisconsin.

Items Corresponding to Schedule B Section 2

- 1-8. Standard Exceptions (Not a survey related issue).
9. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the herein described premises. (Parcel 1: Railroad right-of-way shown on Sheet 2.)
10. Easement granted by an instrument recorded as Document No. 180787. (Parcel 1: The easement is shown on Sheet 2.)
11. Rights of the public in that portion of the land described in Schedule A as may lie below the ordinary highwater mark, and in the waters of and airspace over Warrior Lake. (Parcels 2, 10, 11, 12: The ordinary high-water mark of Warrior Lake is shown on Sheet 3.)
12. Easement as shown on Certified Survey Map No. 3271. (Parcels 5, 6, 7, 8: The utility easement is shown on Sheet 3.)
13. Private Drive Note as shown on Certified Survey Map No. 3272. (Parcel 9: The private drive known as Katies Lane is shown on Sheet 3. See Note on sheet 3 for additional information.)
14. Road Easement as shown on Certified Survey Map No. 3273. (Parcel 10: The road easement is shown on Sheet 3.)
15. Easement and Private Drive Note as shown on Certified Survey Map No. 3274. (Parcels 11, 12: The easements and private drive known as Katies Lane is shown on Sheet 3.)
16. Utility Easement granted by an instrument recorded as Document No. 282023. (Parcel 2: The easement location is to vague to be properly mapped. The location of the easement is to lie within the private easement roads running across the property.)
17. Covenants, conditions, restrictions and easements contained in Perpetual Easement Agreement recorded as Document No. 302569. (Parcels 2, 9-12: Easements are shown on Sheet 3.)
18. Covenants, conditions and restrictions contained in Restrictive Covenant recorded as Document No. 358911. (Parcels 3-12: Not a survey related issue.)
19. Access to and from the land appears to be by easement(s) and private road(s). Therefore, unless a satisfactory easement for ingress to and egress from the land is provided wherein a right of access is assured to the satisfaction of the Company, a future conveyance of any portion of the land may contain an exception for possible lack of a right of access, which exception will remove any assurance otherwise afforded by the insuring provisions of the policy. (Parcels 2-12: Not a survey related issue.)
20. Covenants, conditions, restrictions, easements, and other matters as shown on the recorded plat. (Parcel 13: Survey related issues are shown on Sheet 4.)
21. Easement granted by an instrument recorded as Document No. 185791. (Parcel 13: The easement description is to vague to be mapped.)
22. Covenants, conditions, restrictions and other provisions contained in an instrument recorded as Document No. 308634. (Parcel 13: Not a survey related issue.)
23. Provisions, easements and easements as contained in resolution creating/establishing the Horsehead Lake Protection and Rehabilitation District #1 filed in the Office of the Register of Deeds for Oneida County, Wisconsin on September 5, 1982, in Miscellaneous Records, Resolution 1982, #2. (Parcel 13: Not a survey related issue.)
24. Covenants, conditions and restrictions contained in Declaration of Restrictions and Restrictive Covenants recorded as Document No. 512037. (Parcel 13: Not a survey related issue.)
25. Terms and conditions of Conditional Use Permit recorded as Document No. 529336. (Parcel 13: Not a survey related issue.)

ALTA/NSPS Land Title Survey

Part of the
NW 1/4 of the SW 1/4
Section 12, T 40 N, R 5 E
Town of Lac du Flambeau, Vilas County, Wisconsin

and

Lots 1 and 2 of Certified Survey Map No. 3270, Lots 3, 4, 5, and 6 of Certified Survey Map No. 3271, Lot 9 of Certified Survey Map No. 3272, Lot 11 of Certified Survey Map No. 3273, Lots 12 and 13 of Certified Survey Map No. 3274 and other unplatted lands all being part of Government Lots 6 and 7 and the SW 1/4 of the NE 1/4 Section 18, T 40 N, R 6 E
Town of Lac du Flambeau, Vilas County, Wisconsin

and

Lot 9 of the Soyck Subdivision
being part of Government Lot 4
Section 14, T 38 N, R 7 E
Town of Lake Tomahawk, Oneida County, Wisconsin

General Notes

- This survey is based on information contained in the commitment for title insurance issued by Land Title Services, Inc. an agent for First American Title Insurance Company, Commitment No. 22401423Z with a Commitment date of May 13, 2022 at 7:00 A.M.
- The current owners of the properties are Lakeshore Assisted Living, LLC.
- The shoreline of Warrior Lake was located on June 8, 2022. The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title. (Parcels 2, 10, 11 and 12).
- There were no designated parking stalls observed, except for one handicap spot next to the building for Parcel 13.
- Flood Zone Classification:

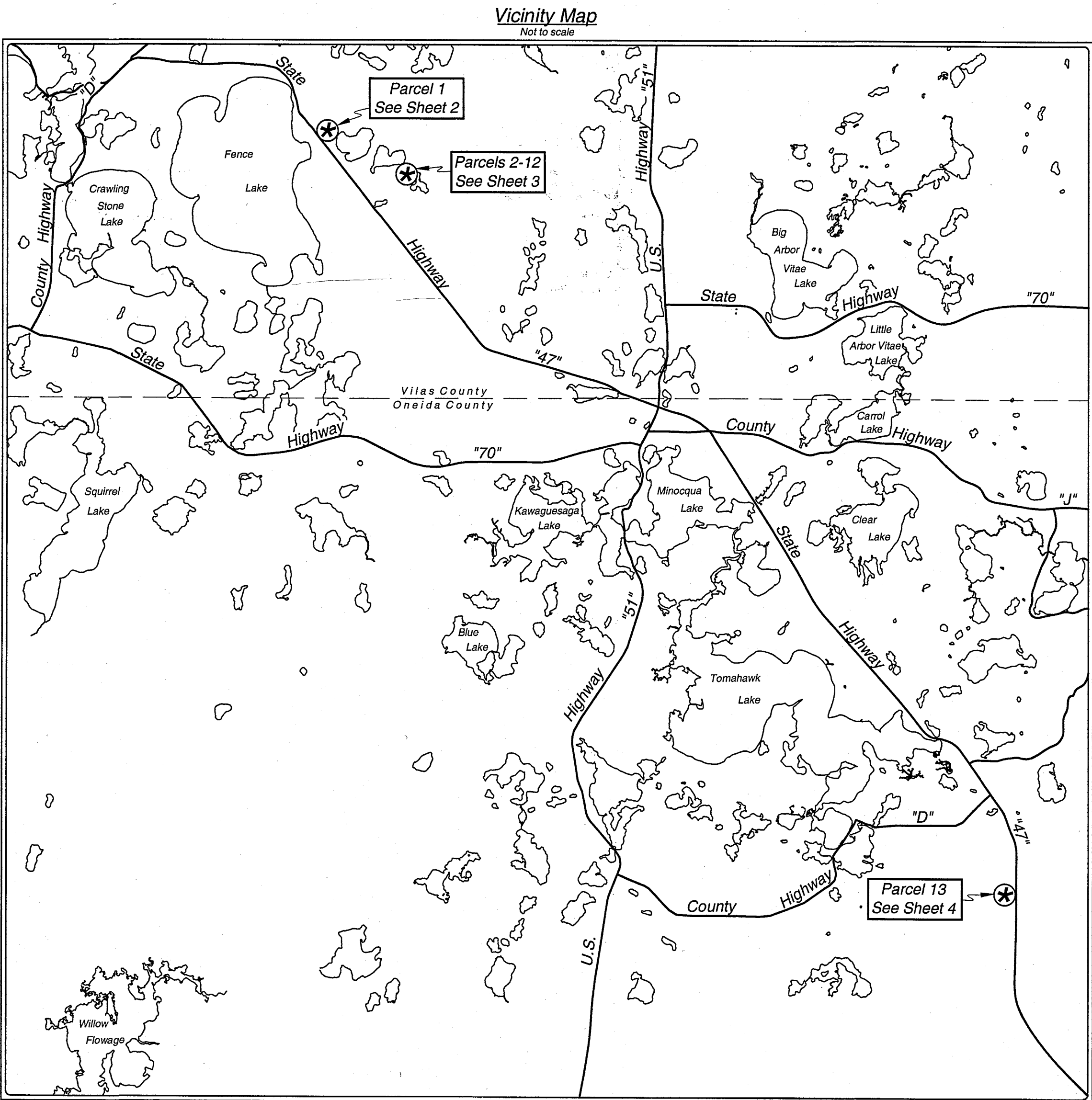
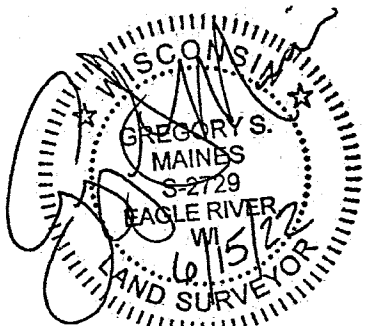
Parcels 1 - 12: These parcels are located within an area having a designation of Zone X (area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 55085C0339C and 55085C0340C both with a date of identification of 06/05/2012 in Vilas County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which the premises is situated.

Parcels 13: This parcel is located within an area having a designation of Zone X (area determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 55085C0339C and 55085C0340C both with a date of identification of 05/16/2013 in Oneida County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which the premises is situated.

Certification

To: Land Title Services, Inc. an agent for First American Title Insurance Company, and Best Choice House Buyers LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, and 19 of Table A thereof. The fieldwork was completed on June 14, 2022.



DATE	06-15-2022
BY	JWD
FOR	EDWARDS & KRAMER CO. SURVEYOR'S OFFICE
#	67020

PREPARED FOR:

Best Choice House Buyers LLC

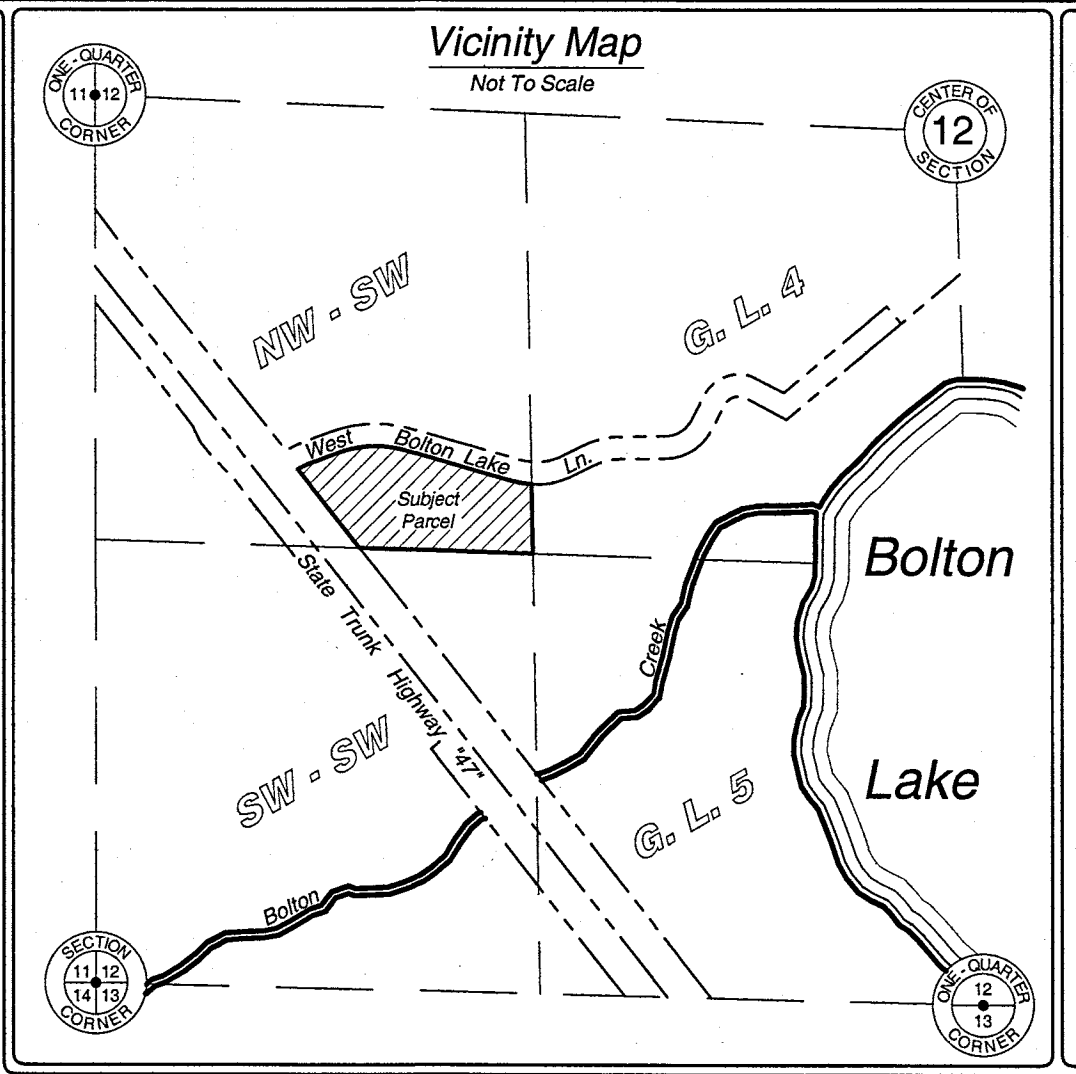
ALTA/NSPS Land Title Survey

REVISIONS:

#	DATE	BY

JOB #: 2022141
DRAWN BY: JWD
DATE: 06/15/2022

SHEET 1 OF 4

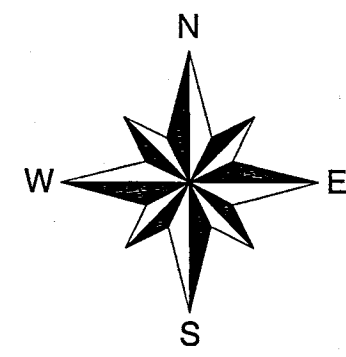


MAINES & ASSOCIATES
Land Surveyors

Best Choice House Buyers LLC

Part of the
NW 1/4 of the SW 1/4

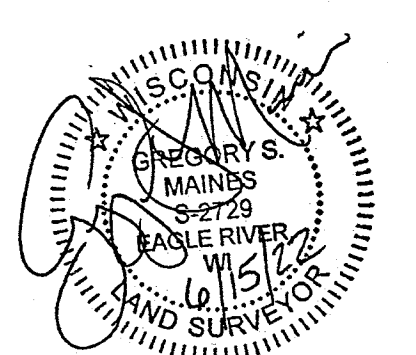
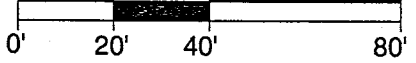
Part of the
NW 1/4 of the SW 1/4
Section 12, T 40 N, R 5
Town of Lac du Flambeau
Vilas County, Wisconsin



Legend

- 1" dia. iron pipe set
- ⊗ 1" dia. iron pipe found
- ⊗ 1-1/2" dia. iron pipe found
- 1-3/4" dia. iron pipe found
- 2-1/2" dia. iron pipe found
- () Bearing or distance of record
- LP tank
- ⊗ Well
- ⊗ Septic
- ⊗ Utility pole
- ⊗ Telephone pedestal
- ⊗ Electric meter
- ⊗ Air Conditioner

Scale 1" = 40'



MAP # C3049
DATE FILED 08-04-2012
BY MF
DESCRIPTION : FILED
ONEIDA CO. SURVEYOR'S OFFICE

Curve #	Length	Radius	Chord Bearing	Chord Length	Delta Angle
C1	57.97'	405.15'	N65°39'17"E	57.92'	08°11'51"
C2	201.71'	321.42'	N87°43'56"E	198.42'	35°57'26"
C3	55.43'	247.48'	S80°42'20"E	55.31'	12°49'57"
C4	36.12'	181.48'	S79°59'28"E	36.06'	11°24'13"
C5	243.13'	387.42'	S84°43'56"W	239.16'	35°57'26"
C6	78.77'	471.15'	S84°57'50"W	78.68'	09°34'45"

[illegible]

2022141

BY: C.J.H.

06/15/2022

HEET 2 OF 4

Doc. No. 792834

Lot 9
Doc. No. 768055
Computer No. LT-1116
Total Area
2.48 acres
(Parcel 13)

Soyck

Subdivision

Flicker

Road

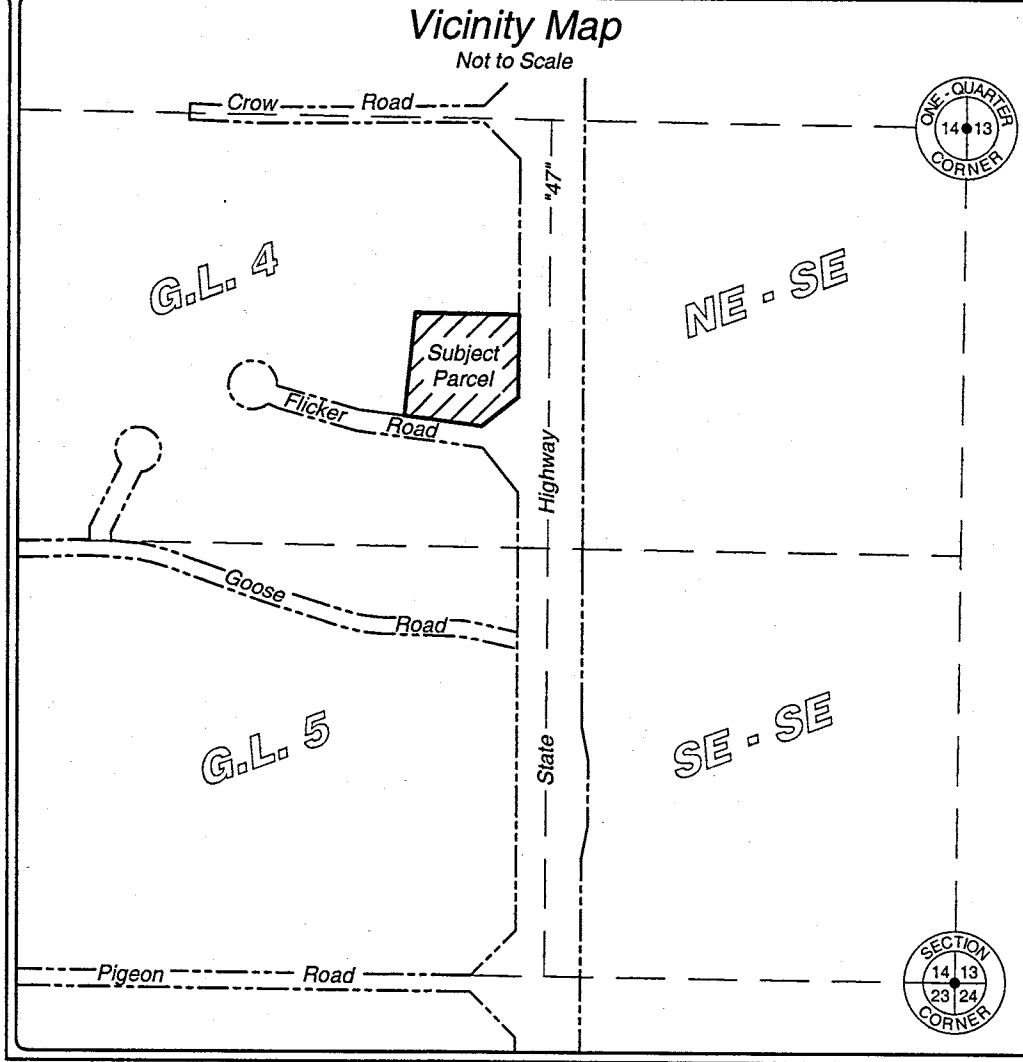
"47"

Highway

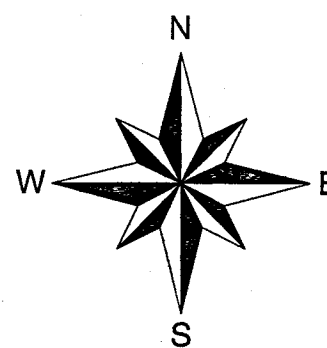
State

Vicinity Map

Not to Scale

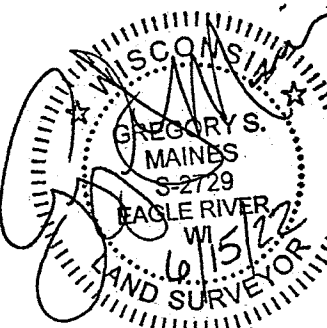


Oneida County Grid Bearings:
Referenced to the north line Lot 9 of Soyck
Subdivision as bearing S89°08'20"E



- 3/4" dia. iron rod found
- ⊗ 1" dia. iron pipe found
- ⊙ Well
- ⊙ Septic
- ⊙ Decorative light
- ⊙ Utility pole
- ⊙ Electric meter
- ⊙ Telephone pedestal
- ⊙ Communication vault
- ⊙ Generator
- ⊙ Electrical pedestal
- ⊙ Bearing or distance of record
- ⊙ Handicap parking stall
- ⊙ No access to State Highway
- ⊙ "47" as shown on the plat of Soyck Subdivision

Scale 1" = 30'



MAP # 3049
DATE FILED 08-04-2022
BY M F
DE/C. REPROD. FILED
ONEIDA CO. SURVEYOR'S OFFICE

PREPARED FOR:

Best Choice House Buyers LLC

ALT/ANSPS Land Title Survey
Lot 9 of the Soyck Subdivision
being part of Government Lot 4
Section 14, T 38 N, R 7 E
Town of Lake Tomahawk
Oneida County, Wisconsin

REVISIONS:

#	BY	DATE

JOB #: 2022141
DRAWN BY: JWD
DATE: 06/15/2022

SHEET 4 OF 4

Ator Vile, WI 54588
Phone 715.356.9485
Eagle River, WI 54521
Phone 715.479.2570
www.mainesandassociates.com

MAINES & ASSOCIATES
Land Surveyors