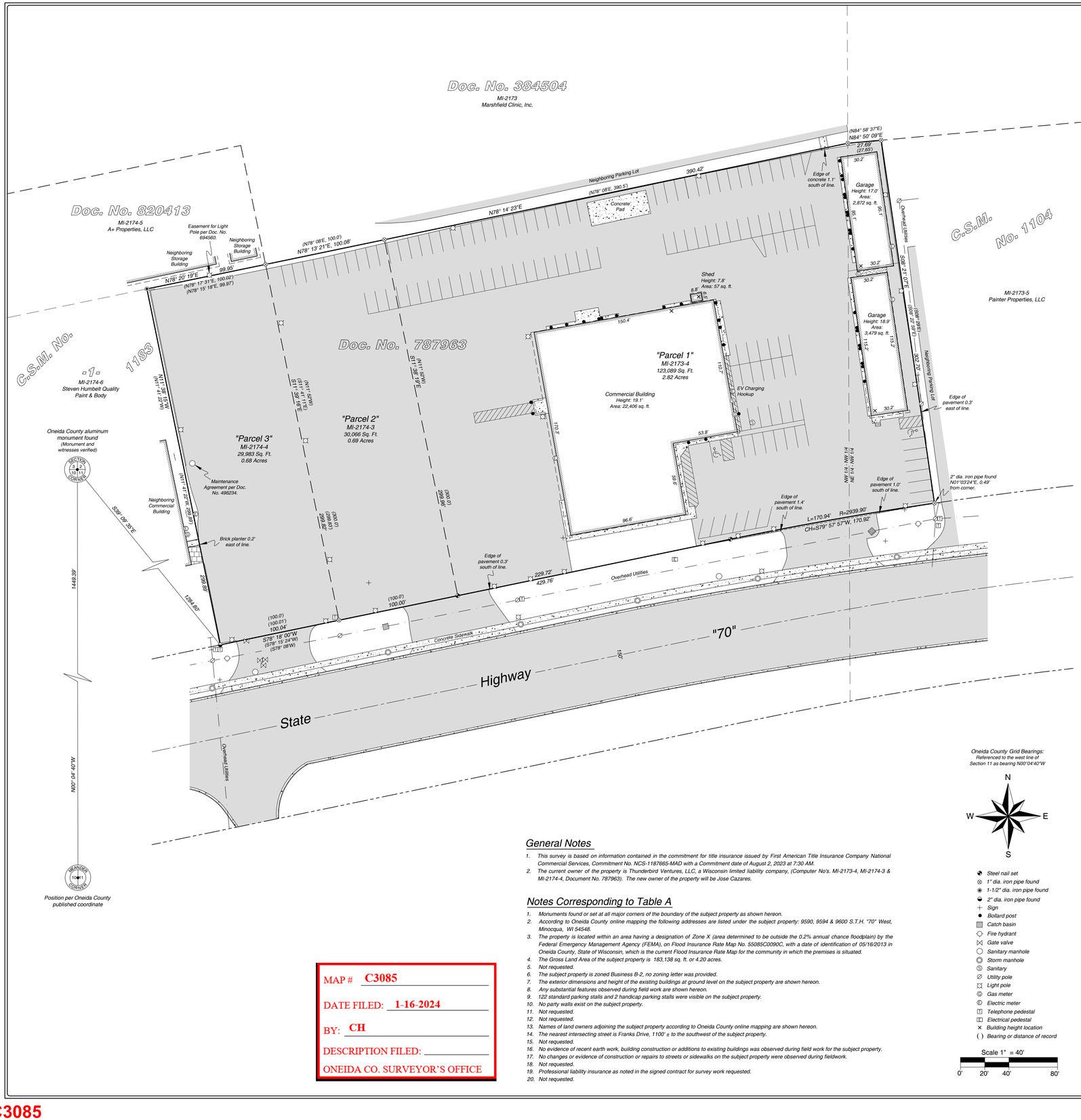
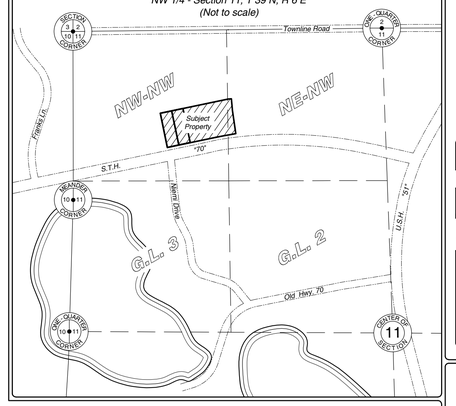
C3085



Vicinity Map

NW 1/4 - Section 11, T 39 N, R 6 E
(Not to scale)



MAINES & ASSOCIATES
Land Surveyors
Arbor Vitae, WI 54568
Phone 715.356.9465
Eagle River, WI 54521
Phone 715.479.2570
www.mainesandassociates.com

PREPARED FOR:
Jose Cazares

ALTA/NSPS Land Title Survey

Being part of Lot 2 of C.S.M. No. 1104 and unplatted lands in the NE 1/4 - NW 1/4 and NW 1/4 - NW 1/4 Section 11, T 39 N, R 6 E
Town of Minocqua,
Oneida County, Wisconsin

REVISIONS:

#	BY:	DATE

JOB #: 2023350
DRAWN BY: LWV
DATE: 10/18/2023

SHEET 1 OF 1

Certification

To: First American Title Insurance Company National Commercial Services and Jose Cazares.

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, 6(a), 6(b) 7(a), 7(b-1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on October 10, 2023.

Items Corresponding to Schedule B, Part II

1-11. *Standard exceptions (Not a survey related issue).*

12. *Covenants, conditions, restrictions and easements in the document recorded April 28, 1967 in Volume 286 of Deeds, Page 431 as Document No. 213441 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (Not a survey related issue).*

13. *Covenants, conditions, restrictions and easements in the document recorded March 23, 1970 in Volume 313 of Deeds, Page 328 as Document No. 229166 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (Not a survey related issue).*

14. *Holding Tank Agreement upon the terms, conditions and provisions contained therein:*
    - *Dated: June 28, 1985*
    - *Parties: Town of Minocqua and Frederick J. Morley & wife Diane K.*
    - *Recorded: September 05, 1985 in Volume 530, Page 667*
    - *Instrument No.: 343237 (Affects Parcel 3), (Not a survey related issue).*

15. *Maintenance Agreement upon the terms, conditions and provisions contained therein:*
    - *Dated: May 29, 1996*
    - *Parties: Frederick J. Morley, a married man and Steven V. Humblet and Brenda M. Humblet, husband and wife, as survivorship marital property*
    - *Recorded: May 29, 1996 in Volume 797, Page 707*
    - *Instrument No.: 456478 (Affects Parcel 2), (Not a survey related issue).*

16. *Maintenance Agreement upon the terms, conditions and provisions contained therein:*
    - *Dated: December __, 1998*
    - *Parties: Kawaga Equities Corp, a corporation and Steven V. Humblet and Brenda M. Humblet, husband and wife, as survivorship marital property*
    - *Recorded: January 18, 1999 in Volume 914, Page 355*
    - *Instrument No.: 496234 (Affects Parcel 2), (Not a survey related issue).*

17. *Agreement for Limited Term Easement Agreement upon the terms, conditions and provisions contained therein:*
    - *Dated: September 21, 2010*
    - *Parties: Circle B Saloon, Inc., a Wisconsin corporation and David L. Marston*
    - *Recorded: September 27, 2010*
    - *Instrument No.: 694560 (Affects Parcel 3), Easement for light pole shown hereon.*

18-22. *(Not a survey related issue).*

Existing Legal Description

PARCEL 1:

A PARCEL OF LAND IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE NORTHWEST ¼, BOTH IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, A ONE-EIGHTH CORNER, MARKED BY AN IRON PIPE; THENCE NORTH 2° 01' WEST 316.6 FEET ALONG THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ TO THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY "70"; THENCE NORTH 77° 57' WEST, 247.1 FEET; NORTH 81° 22' WEST, 351.3 FEET; NORTH 86° 45' WEST, 200.1 FEET; SOUTH 89° 59' WEST, 135.1 FEET; SOUTH 88° 01' WEST, 66.0 FEET; SOUTH 86° 24' WEST, 100.0 FEET; SOUTH 84° 27' WEST, 100.0 FEET AND SOUTH 82° 30' WEST, 100 FEET ALONG THE HIGHWAY RIGHT OF WAY TO THE PLACE OF BEGINNING, MARKED BY AN IRON PIPE, THENCE SOUTH 80° 33' WEST, 100.0 FEET; SOUTH 78° 51' WEST, 74.4 FEET AND SOUTH 78° 08' WEST, 225.6 FEET ALONG THE HIGHWAY TO AN IRON PIPE; THENCE NORTH 11° 52' WEST, 300.0 FEET TO AN IRON PIPE; THENCE NORTH 78° 08' EAST, 390.5 FEET TO AN IRON PIPE ON THE LINE BETWEEN THE NORTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE NORTHWEST ¼; THENCE SOUTH 0° 15' EAST, 105.6 FEET ALONG SAID LINE TO AN IRON PIPE; THENCE NORTH 80° 33' EAST 42.5 FEET TO AN IRON PIPE; THENCE SOUTH 8° 29' EAST, 200.0 FEET TO THE PLACE OF BEGINNING.

AND

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼, SECTION 11, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN, BEING A PART OF LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 4 OF SURVEY MAPS ON PAGE 1104 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, MARKED BY A CAPPED ALUMINUM MONUMENT; THENCE SOUTH 0° 06' 31" EAST FOR A DISTANCE OF 1164.19 FEET ALONG THE WEST LINE OF SECTION 11 TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "70", MARKED BY AN IRON PIPE; THENCE NORTH 78° 12' 25" EAST FOR A DISTANCE OF 527.26 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "70" TO AN IRON PIPE; THENCE NORTH 78° 16' 48" EAST FOR A DISTANCE OF 399.67 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "70" TO AN IRON PIPE; THENCE NORTH 11° 40' 51" WEST FOR A DISTANCE OF 299.90 FEET TO AN IRON PIPE; THENCE NORTH 78° 14' 41" EAST FOR A DISTANCE OF 99.97 FEET TO AN IRON PIPE; THENCE NORTH 78° 13' 40" EAST FOR A DISTANCE OF 390.54 FEET TO THE PLACE OF BEGINNING, MARKED BY AN IRON PIPE AT THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 414 OF RECORDS ON PAGE 24, THENCE NORTH 84° 58' 37" EAST FOR A DISTANCE OF 27.65 FEET ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 414 OF RECORDS ON PAGE 24 TO AN IRON PIPE; THENCE SOUTH 8° 22' 59" EAST FOR A DISTANCE OF 102.15 FEET TO AN IRON PIPE; THENCE SOUTH 80° 38' 16" WEST FOR A DISTANCE OF 42.56 FEET TO AN IRON PIPE; THENCE NORTH 0° 14' 15" WEST FOR A DISTANCE OF 105.56 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 11, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, A ONE-EIGHT CORNER, MARKED BY AN IRON PIPE; THENCE NORTH 2° 01' WEST, 316.6 FEET ALONG THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ TO THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY "70"; THENCE NORTH 77° 57' WEST, 247.1 FEET; NORTH 81° 22' WEST, 351.3 FEET; NORTH 86° 45' WEST 200.1 FEET; SOUTH 89° 59' WEST, 135.1 FEET; SOUTH 88° 01' WEST 66.0 FEET; SOUTH 86° 24' WEST, 100.0 FEET; SOUTH 84° 27' WEST 100.0 FEET; SOUTH 82° 30' WEST, 100.0 FEET; SOUTH 80° 33' WEST, 100.0 FEET; SOUTH 78° 51' WEST 74.4 FEET AND SOUTH 78° 08' WEST, 225.6 FEET ALONG THE HIGHWAY RIGHT OF WAY TO THE PLACE OF BEGINNING, MARKED BY AN IRON PIPE, THENCE CONTINUING SOUTH 78° 08' WEST, 100.0 FEET ALONG THE HIGHWAY RIGHT OF WAY TO AN IRON PIPE; THENCE NORTH 11° 52' WEST 300.0 FEET TO AN IRON PIPE; THENCE NORTH 78° 08' EAST 100.0 FEET TO AN IRON PIPE; THENCE SOUTH 11° 52' EAST 300.0 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 11, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, MARKED BY A CAPPED ALUMINUM MONUMENT; THENCE SOUTH 46° 56' 11" EAST, FOR A DISTANCE OF 1027.93 FEET TO THE PLACE OF BEGINNING, BEING AT AN INTERSECTION OF THE NORTHEAST CORNER OF LOT 1, SHOWN ON ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 1183, WITH THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 820 OF RECORDS, ON PAGES 589 THROUGH 591, MARKED BY AN IRON PIPE; THENCE NORTH 78° 17' 31" EAST, FOR A DISTANCE OF 100.02 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN VOLUME 820 OF RECORDS, ON PAGES 589 THROUGH 591 TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 585 OF RECORDS, ON PAGE 464, MARKED BY AN IRON PIPE; THENCE SOUTH 11° 41' 11" EAST, FOR A DISTANCE OF 299.83 FEET ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN VOLUME 585 OF RECORDS, ON PAGE 464 TO AN IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "70"; THENCE SOUTH 78° 15' 24" WEST, FOR A DISTANCE OF 100.01 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "70" TO THE SOUTHEAST CORNER OF LOT 1, SHOWN ON ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 1183, MARKED BY AN IRON PIPE; THENCE NORTH 11° 41' 22" WEST, FOR A DISTANCE OF 299.89 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, SHOWN ON ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 1183 TO THE PLACE OF BEGINNING.

Oneida County Grid Bearings:
Referenced to the west line of
Section 11 as bearing N00°04'40"W

N
W E
S

- Steel nail set
- 1" dia. iron pipe found
- 1-1/2" dia. iron pipe found
- 2" dia. iron pipe found
- Sign
- Bollard post
- Catch basin
- Fire hydrant
- Gate valve
- Sanitary manhole
- Storm manhole
- Sanitary
- Utility pole
- Light pole
- Gas meter
- Electric meter
- Telephone pedestal
- Electrical pedestal
- Building height location
- ( ) Bearing or distance of record

Scale 1" = 40'
0' 20' 40' 80'

General Notes

1. *This survey is based on information contained in the commitment for title insurance issued by First American Title Insurance Company National Commercial Services, Commitment No. NCS-1187665-MAD with a Commitment date of August 2, 2023 at 7:30 AM.*
2. *The current owner of the property is Thunderbird Ventures, LLC, a Wisconsin limited liability company, (Computer No's. MI-2173-4, MI-2174-3 & MI-2174-4, Document No. 787963). The new owner of the property will be Jose Cazares.*

Notes Corresponding to Table A

1. *Monuments found or set at all major corners of the boundary of the subject property as shown hereon.*
2. *According to Oneida County online mapping the following addresses are listed under the subject property: 9590, 9594 & 9600 S.T.H. "70" West, Minocqua, WI 54548.*
3. *The property 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. 55085C0090C, 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.*
4. *The Gross Land Area of the subject property is 183,138 sq. ft. or 4.20 acres.*
5. *Not requested.*
6. *The subject property is zoned Business B-2, no zoning letter was provided.*
7. *The exterior dimensions and height of the existing buildings at ground level on the subject property are shown hereon.*
8. *Any substantial features observed during field work are shown hereon.*
9. *122 standard parking stalls and 2 handicap parking stalls were visible on the subject property.*
10. *No party walls exist on the subject property.*
11. *Not requested.*
12. *Not requested.*
13. *Names of land owners adjoining the subject property according to Oneida County online mapping are shown hereon.*
14. *The nearest intersecting street is Franks Drive, 1100' ± to the southwest of the subject property.*
15. *Not requested.*
16. *No evidence of recent earth work, building construction or additions to existing buildings was observed during field work for the subject property.*
17. *No changes or evidence of construction or repairs to streets or sidewalks on the subject property were observed during fieldwork.*
18. *Not requested.*
19. *Professional liability insurance as noted in the signed contract for survey work requested.*
20. *Not requested.*

MAP # C3085
DATE FILED: 1-16-2024
BY: CH
DESCRIPTION FILED: _____
ONEIDA CO. SURVEYOR'S OFFICE

C3085
C3085