

**BENCHMARK TABLE**

| POINT # | DESCRIPTION  | ELEVATION |
|---------|--|-----------|
| 200     | NGS HMOD PID 7672 WISDOT DISK IN CONC. 0.05 MILES EAST OF MORGAN RD. SOUTH OF 8TH TO (NOT SHOWN ON SURVEY) | 1601.67'  |
| 201     | 'X' ON TOP OF WELL   | 1620.43'  |
| 202     | DECK CORNER  | 1592.31'  |

**CONTROL POINT TABLE**

| POINT # | NORTHING   | EASTING    | DESCRIPTION  |
|---------|------------|------------|--------------|
| 1       | 250234.704 | 177330.322 | MAG NAIL SET |
| 2       | 250230.499 | 177779.789 | MAG NAIL SET |
| 5       | 250231.820 | 177965.811 | MAG NAIL SET |



Know what's below.  
Call before you dig.

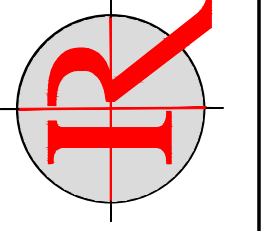
WISCONSIN DIG INFORMATION TICKET NUMBER: 2025011428  
 CHARTER COMMUNICATIONS - NO CONFLICT  
 FRONTIER COMMUNICATIONS - NO CONFLICT  
 WISCONSIN PUBLIC SERVICE - GAS & ELECTRIC MARKED AS SHOWN

**ALTA/NSPS LAND TITLE SURVEY**

Of a parcel of land described in Document No. 811597 being part of Lots 14 and 15 of Wasserburger's Pine Shore Lots located in Government Lot 3 of Section 16, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.  
**AKA: 8412 & 8414 CAMP PINEMERE ROAD**  
 MINOCQUA, WI 54548  
 PARCEL NO.: MI-3597

PROJECT NO.  
**4539**

**RIVERSIDE LAND SURVEYING LLC**  
 5310 WILLOW STREET, WESTON, WI 5476  
 PH 715-241-7500 - FAX 715-355-6894  
 email - mail@riversidelandsurveying.com

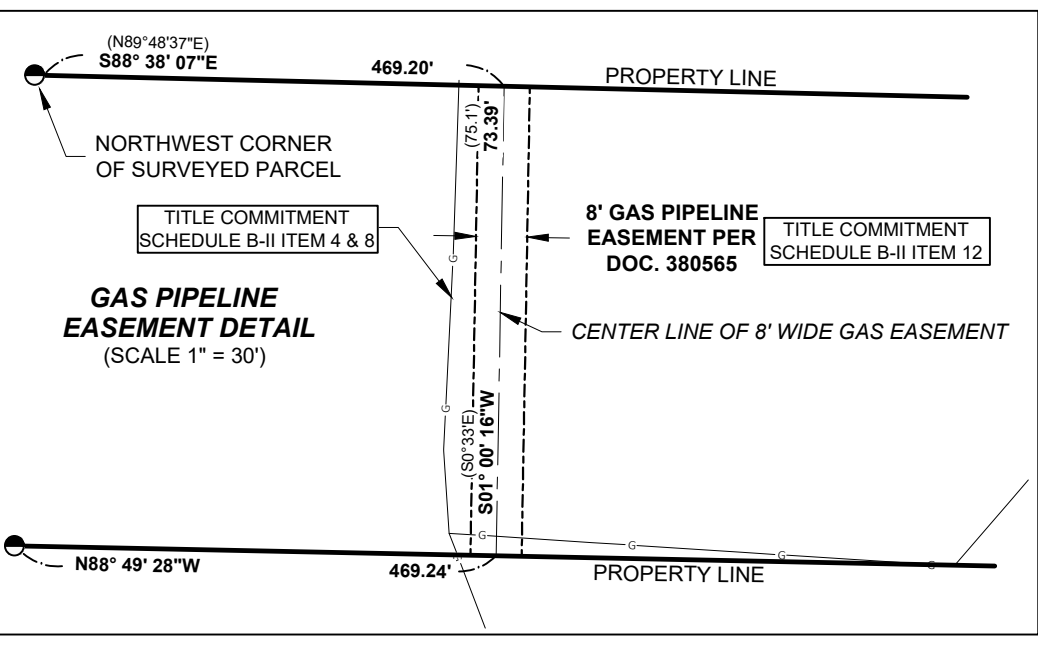
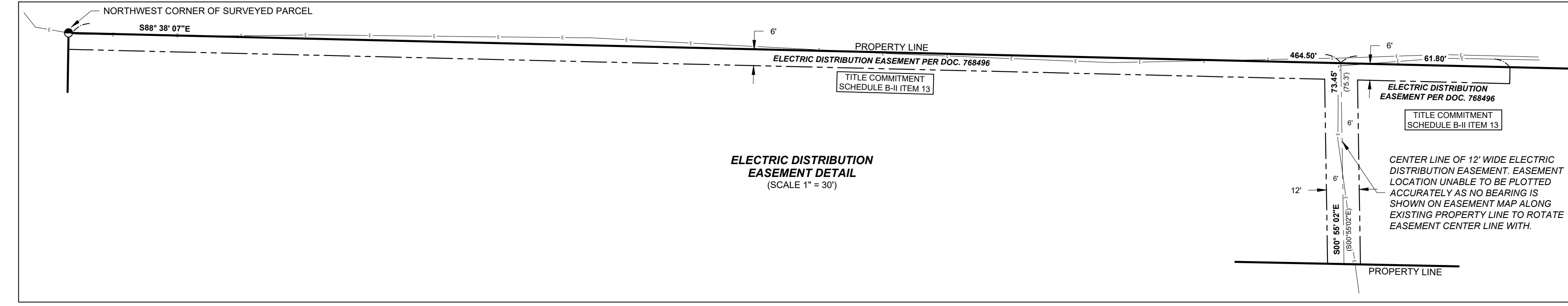


REVISIONS:  
 SURVEYED BY: SMH, ATS, CB  
 DRAWN BY: SMH  
 CHECKED BY: NJW  
 FIELD DATE: JANUARY 17, 2025  
 DRAFT DATE: JANUARY 20, 2025

ALTA/NSPS LAND TITLE SURVEY  
 8412 & 8414 CAMP PINEMERE ROAD, MINOCQUA, WI 54548  
 PREPARED FOR CORY LEFEVER

**1 OF 1**

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **(NONE FOUND)**
- Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. **(NOT SURVEY RELATED)**
- Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. **(NOT SURVEY RELATED)**
- Rights or claims of parties in possession not shown by the public records. **(AS SHOWN)**
- Any lien, or right to a lien, for services, labor, or material heretofore imposed by law and not shown by the public records. **(NOT SURVEY RELATED)**
- Easements or claims of easements not shown by the public records. **(UTILITY LINES AND DRIVEWAY AS SHOWN)**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **(PUMP HOUSE ALONG SOUTH PROPERTY LINE, TIMBER RETAINING WALL, WOOD RAIL AND CONCRETE STEP ALONG NORTH PROPERTY LINE, PROPERTY SIGN WITHIN RIGHT-OF-WAY OF CAMP PINEMERE ROAD)**
- Any claim of adverse possession or prescriptive easement. **(GAS LINE AS SHOWN LYING OUTSIDE OF GAS PIPELINE EASEMENT PER DOC. 380565, ELECTRIC LINE RUNNING SOUTH OF EXISTING CABIN, GRAVEL DRIVEWAY BETWEEN PLATTED RIGHT-OF-WAY OF WASSERBURGER'S PINE SHORE LOTS AND EXISTING CAMP PINEMERE ROAD)**
- General taxes for the year 2025 and thereafter. **(NOT SURVEY RELATED)**
- Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of Kawaguesaga Lake, and rights of government to regulate the use of the shore and riparian rights. This policy does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land. **(SEE O.H.W.M. AS SHOWN)**
- Flowage Rights contained in Quit Claim Deed executed by Land, Log & Lumber Company to The Minocqua Dam Company dated January 22, 1896 and recorded October 20, 1896 in Vol. 5 of Misc. on page 94. **(KAWAGUESAGA LAKE AS SHOWN)**
- Easement as referenced in instrument executed by Franklin Mrazik to Wisconsin Public Service Corporation dated October 19, 1989, and recorded November 6, 1989, in Volume 608, Page 623, as Document Number 380565. **(AS SHOWN AND DETAILED)**
- Easement as referenced in instrument executed by Alice R. Johanan, Michael F. Mrazik, Richard G. Mrazik, David J. Mrazik and Jane D. Bauer to Wisconsin Public Service Corporation dated January 12, 2017, and recorded January 26, 2017, as Document Number 768496. **(AS SHOWN AND DETAILED)**
- Right of First Refusal executed by Cory Lefever and Jaime Lefever, husband and wife, as survivorship marital property to Karl L. Johanan, Alice R. Johanan, Ralph J. Bauer, Jane D. Bauer, David J. Mrazik, Michael F. Mrazik and Richard G. Mrazik, dated October 8, 2020 and recorded October 14, 2020 as Document No. 811810. **(NOT SURVEY RELATED)**
- Mortgage, according to the terms and provisions thereof, from Cory Lefever and Jaime Lefever, Wife and Husband to Mortgage Electronic Registration Systems, Inc., solely as nominee for the lender Bell Bank, to secure the originally stated indebtedness of \$307,000.00 (and any other amount under the terms thereof), dated March 14, 2022 and recorded March 15, 2022, as Document Number 831803. **(NOT SURVEY RELATED)**
- Unpaid 2024 general real estate taxes in the total amount of \$4,428.26; \$26.95 First Dollar Credit; balance in the amount of \$4,401.31 not yet due and payable. **(NOT SURVEY RELATED)**
- Unpaid 2024 special charges in the total amount of \$5.00 for POWTS Maintenance Program Fee, not yet due and payable. **(NOT SURVEY RELATED)**
- Judgments and/or liens, if any, docketed or filed against the prospective owner of the subject premises. Further report will be made as to such judgments and liens when we are advised as to the name of the prospective owner. **(NOT SURVEY RELATED)**



**LEGAL DESCRIPTION PER TITLE COMMITMENT NO. WON24-12327734, DATED DECEMBER 12, 2024**  
 Part of Lots 14 and 15 in Map of Wasserburger's Pine Shore Lots, being a subdivision of Government Lots 2 and 3 of Section 16, Township 39 North, Range 6 East, in the Town of Minocqua, Oneida County, Wisconsin, described as follows:  
 Commencing at the Northwest corner of Lot 14 of the Map of Wasserburger's Pine Shore Lots; thence South along the West line of Lot 14 a distance of 55.0 feet to an iron pipe marking the place of beginning. Said iron pipe also marking the Northwest corner of the south 1/2 of Lot 14; thence North 88° 44' East along the North line of the South 1/2 of said Lot 14, a distance of 818.4 feet to an iron pipe near the West shore of Kawaguesaga Lake; thence Southwesterly along the shore of said lake a distance of 75.0 feet to an iron pipe; thence south 88° 38' West a distance of 79.5 feet to an iron pipe on the West line of Lot 15 of the Map of Wasserburger's Pine Shore Lots; thence North along the West line of the Wasserburger's Pine Shore Lots plat a distance of 75 feet to the place of beginning. Including all the land that lies between the lake shore base line and the water's edge. Except flowage as described in Volume 5 of Miscellaneous, Page 94.  
 Parcel No.: MI 3597

**More particularly described as follows per ALTA / NSPS Land Title Survey:**  
 Of a parcel of land described in Document No. 811597 being parts of Lots 14 and 15 of Wasserburger's Pine Shore Lots located in part of Government Lot 3 of Section 16, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.

Commencing at the Northwest corner of said Section 16; Thence North 89°00'18" East along the North line of said Northwest 1/4, 1389.47 feet; Thence South 01°02'22" West, 1484.40 feet to the point of beginning; Thence South 88°38'07" East along the monument North line of the South 1/2 of Lot 14 of Wasserburger's Pine Shore Lots, 818.43 feet to a point located 29 feet, more or less, from the water's edge of Kawaguesaga Lake, said point also being the point of beginning of a meander line along the West shore of said Kawaguesaga Lake; Thence South 18°13'51" West along said meander line, 75.56 feet, said point located 24 feet, more or less, from the water's edge of Kawaguesaga Lake and the end of the meander line along the West shore of said Kawaguesaga Lake; Thence North 88°49'28" West, 796.09 feet to the East right-of-way line of a public road as shown on Wasserburger's Pine Shore Lots; Thence North 01°02'22" East along said East right-of-way line, 74.94 feet to the point of beginning.

That the above described parcel of land contains 61,376 square feet or 1.409 acres, more or less; including those lands lying between the above described meander line and the water's edge of said Kawaguesaga Lake and the lot lines extended to the water's edge;

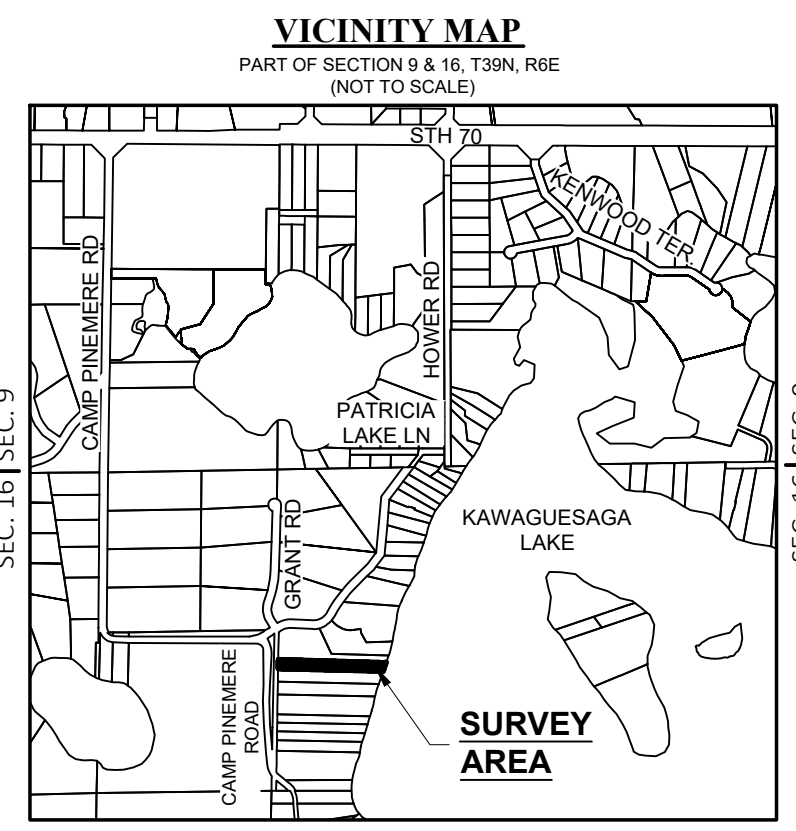
That said parcel is subject to all easements, restrictions and right-of-ways of record, including a 6' and 12' wide Electric Distribution Easement per Document No. 768496, an 8' wide Gas Pipeline Easement per Document No. 380565 and Flowage Rights as recorded in Volume 5, page 94.

**ZONING - SINGLE FAMILY (DISTRICT 2)**  
 SEE CHAPTER 9, ARTICLE 7 - GENERAL PERFORMANCE STANDARDS FOR FULL STANDARDS AND EXEMPTIONS

**SETBACKS**  
 FRONT (STREET) YARD - 20'  
 SIDE YARD - 10'  
 O.H.W.M. - 75'

**9.72 BUILDING HEIGHT RESTRICTIONS (#08-2004.03-2007.15-2017)**  
 Height Limit Restrictions  
 A. All structures located within 75 ft of the O.H.W.M. No principal or accessory structure located within 75 ft of the O.H.W.M. of any navigable waters shall exceed 35 ft in height. See Article 10 definitions.  
 B. Principal and accessory structures located greater than 75 ft from the O.H.W.M. See Article 10 definitions.  
 1. Except as provided in section 9.72(B), any building or structure exceeding two (2) stories or 35 feet in height shall require a CUP.  
 2. No principal building or structure shall exceed two stories or 35 feet in height and no detached accessory structure shall exceed 25 feet in height in District 2 Single Family Residential.  
 3. No multiple family dwelling units shall exceed two stories or 35 feet in height when community sewer and water facilities are not provided.  
 4. No detached accessory structure shall exceed 25 feet in height in District 3 Multiple Family Residential.

**GENERAL NOTES:**  
 1) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS PER DIGGERS TICKET 2025011428. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.  
 2) ELEVATIONS ARE BASED ON NAVD 88 (2012) AND REFERENCED TO NGS HEIGHT MOD BENCHMARK 7672. SEE BENCHMARK TABLE.  
 3) THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2025.  
 4) BUILDING HEIGHTS ARE FROM THE GROUND AT THAT POINT TO THE TOP TO THE BUILDING SIDE. BUILDING DIMENSIONS AS SHOWN ARE ALONG EDGE OF BUILDING SIDING.  
 5) THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON TITLE COMMITMENT POLICY NO. WON24-12327734, DATED DECEMBER 12, 2024, ISSUED BY STEWART TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON MATCHES THE DESCRIPTION IN THE OWNER'S POLICY AND TITLE COMMITMENT.  
 6) THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND "A" AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR ONEIDA COUNTY, MAP NUMBER 55085C0303C, MAP REVISED DATE, MAY 16, 2013. NO BASE FLOOD ELEVATION DETERMINED. FEMA FLOODPLAIN LINE AS SHOWN WAS SCALED PER ONEIDA COUNTY GIS MAPPING.  
 7) NO EASEMENTS WERE IDENTIFIED DURING THE SITE SURVEY THAT WERE NOT LISTED IN TITLE COMMITMENT NO. WON24-12327734.  
 8) NO DESIGNATED PARKING SPACES WERE FOUND DURING SURVEY FIELDWORK.  
 9) THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS DURING FIELDWORK.  
 10) THERE WAS NO VISUAL OR WRITTEN EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DURING FIELDWORK.  
 11) THE RIGHT-OF-WAY WIDTH OF CAMP PINEMERE ROAD IS ESTABLISHED AS A 3 ROD WIDTH ROAD PER A TOWN DETERMINATION AS STATED AT THE OCTOBER 19, 2004 MINOCQUA BOARD OF SUPERVISORS. THE WIDTH IS 3 RODS FROM ITS INCEPTION AT HIGHWAY 70 TO WHERE IT ENDS AS A DEAD ROAD ON A PENINSULA NEAR LAKE KAWAGUESAGA IN SECTION 16, T39N, R6E



MAP # **C3109**  
 DATE FILED: **3-3-2025**  
 BY: **CH**  
 DESCRIPTION FILED:  
 ONEIDA CO. SURVEYOR'S OFFICE

**LEGEND**

- - FOUND 1" O.D. IRON PIPE
- - FOUND 1-1/4" O.D. IRON PIPE
- - FOUND 1-1/2" O.D. IRON PIPE
- - SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. PER FILED SURVEY B1587
- ( ) - RECORDED BEARING/LENGTH PER SURVEYS/OEDEDS
- < -> - BEARING/LENGTH PER FILED SURVEYS
- ▲ - BENCHMARK
- △ - CONTROL POINT
- ⊙ - SEPTIC COVER
- ⊕ - SEPTIC VENT
- ⊗ - UTILITY PEDESTAL
- ⊕ - UTILITY METER
- ⊕ - ELEC. TRANSFORMER
- ⊕ - MARKER POST (BURIED UTILITY)
- ⊕ - FIRE NUMBER SIGN
- - DECIDUOUS TREE (WITH DIAMETER)
- - CONIFEROUS TREE (WITH DIAMETER)
- ⊕ - TREE STUMP (WITH DIAMETER)
- 1602 - CONTOUR 1' INTERVAL
- 1605 - CONTOUR 3' INTERVAL
- 1601.2 - SPOT GRADE (T.O.W. = TOP OF WALL)
- - TREE LINE
- - RAILING
- - UNDERGROUND ELECTRIC
- - UNDERGROUND GAS LINE
- - CONCRETE
- - GRAVEL
- - TOPOGRAPHIC SURVEY LIMITS

**SURVEYOR'S CERTIFICATION**  
 To: STEWART 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 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, 5, 6a, 7a, 7c, 8, 9, 11a, 13, 16, 17 and 20 of Table A thereof. The field work was completed on January 17th, 2025.

Dated this 31st day of January, 2025  
*Nathan J. Wincenten*  
 Riverside Land Surveying, LLC  
 Nathan J. Wincenten  
 WI P.L.S. S-2539

