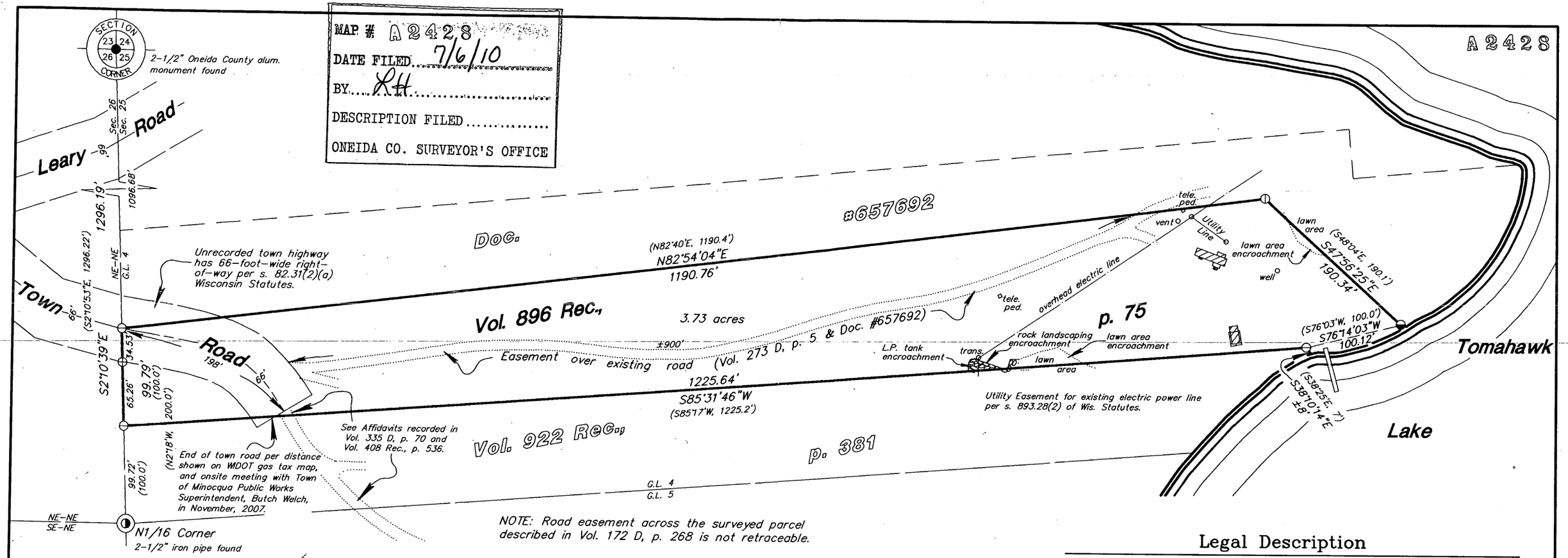
MAP # A2428
DATE FILED 7/6/10
BY LH
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

A2428



NOTE: Road easement across the surveyed parcel described in Vol. 172 D, p. 268 is not retraceable.

Bearings Assumed

Part of
GOV'T. LOT 4
SECTION 25, T39N, R6E
Town of Minocqua
Oneida County, Wisconsin

Scale: 1" = 100'

0' 50' 100' 200'

◒ = 2" iron pipe found
⦶ = 1-1/2" iron pipe found
⊖ = 1-1/4" iron pipe found
⊕ = 1" iron pipe found
( ) = previously recorded

WISCONSIN STUART L. FOLTZ S-1170 WOODRUFF WIS. 6/11/2010 LAND SURVEYOR

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

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

This survey was done by order of Michael Molepske.

Legal Description

A parcel of land in Government Lot 4, Section 25, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the Section Corner to Sections 23, 24, 25, and 26, marked by a 2½" Oneida County aluminum monument; thence S2°10'39"E, 1096.68 feet along the west line of Section 25 to the place of beginning at the southwest corner of that parcel of land recorded in Document #657692, marked by a 1¼" iron pipe in the center of an unnamed town road.

Thence along the south boundary of said parcel of land recorded in Document #657692: N82°54'04"E, 1190.76 feet to a 1½" iron pipe; and S47°56'25"E, 190.34 feet to a 2" iron pipe near the west shore of Tomahawk Lake; thence S76°14'03"W, 100.12 feet along the lake to a 1¼" iron pipe on the north boundary of that parcel of land recorded in Volume 922 of Records on page 381; thence along the north boundary of said parcel of land recorded in Volume 922 of Records on page 381: S38°10'14"E, 8 feet more of less to Tomahawk Lake; and again from the last-mentioned 1¼" iron pipe, S85°31'46"W, 1225.64 feet to the northwest corner of said parcel of land recorded in Volume 922 of Records on page 381, marked by a 1¼" iron pipe on the west line of Section 25; thence N2°10'39"W, 99.79 feet along the west line of Section 25 to the place of beginning.

The above lateral lot line bearing S47°56'25"E, 190.34 feet extends to Tomahawk Lake.

Said parcel of land has an area of 3.73 acres.

Subject to an easement 66 feet in width for the right-of-way of the existing unnamed town road running southeasterly 198 feet into the surveyed parcel from the northwest corner thereof.

Subject to a nonexclusive easement over an existing road running from the unnamed town road easterly and northeasterly approximately 900 feet to the north line of the parcel herein described, for ingress and egress for the benefit of the abutting parcel to the north, which easement is recorded in Volume 273 of Deeds on page 5, and in Document #657692.

Subject to an easement recorded in Volume 172 of Deeds on page 268, the location of which is not retraceable.

Subject to any other easements, reservations, or rights-of-way of record.

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NOTE: This survey is based on title information contained in First American Title Insurance Co. ALTA Commitment No. TP21247, effective Aug. 19, 1998, issued by Northern Title & Abstract Corp. of Rhinelander, WI. There may be easements, servitudes, zoning ordinances or other encumbrances that are not included in this title information and therefore not shown on this survey. Client is advised to consult a title attorney to discover all of the legal encumbrances attached to this property.

Foltz and Associates, Inc.
Surveyors Engineers
8612 Highway 51 North, Minocqua, Wisconsin 54548
(715) 356-9485 fax (715) 356-1841

C. Winkler 4-25-396

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