

A3672

ALTA / NSPS LAND TITLE SURVEY

Part of Government Lot 6
 SECTION 11, TOWNSHIP 39 NORTH, RANGE 6 EAST
 Town of Minocqua, Oneida County, Wisconsin

MAP # **A3672**
 DATE FILED **10/22/2020**
 BY **JP**
 DESCRIP **✓**
 ONEIDA CO. SURVEYOR'S OFFICE

TITLE COMMITMENT NOTES
 Issued By: American Land Title Association
 Agent: Shoreland Title Service, Inc.
 Commitment No. S20-17327
 Commitment Date: 1/7/2020 8:00:00 AM

EXPLANATION OF EXCEPTIONS IN SCHEDULE B, PART II
 #12 - Flowage Rights - No supporting documents in the title commitment.
 #13 - Telephone and Utility Easement - This easement runs along the easterly line of parcel 2. Documented easement does not specify a width.
 #14 - Mineral Reservation - Affects all of parcel 2.
 #15 - Pole and Wire Agreement - No supporting documents in the title commitment.
 #16 - Utility Easement - Not relevant. This easement is described as the west 30' of the railroad right of way, therefore it is not part of the surveyed property.
 #17 - Restrictions - Affects parcel 2. Setbacks are 5' from rear yard and 10' from side yard. Only garages are allowed to be built with minimum dimension of 20' by 24'. These restrictions terminate on January 1, 2025.

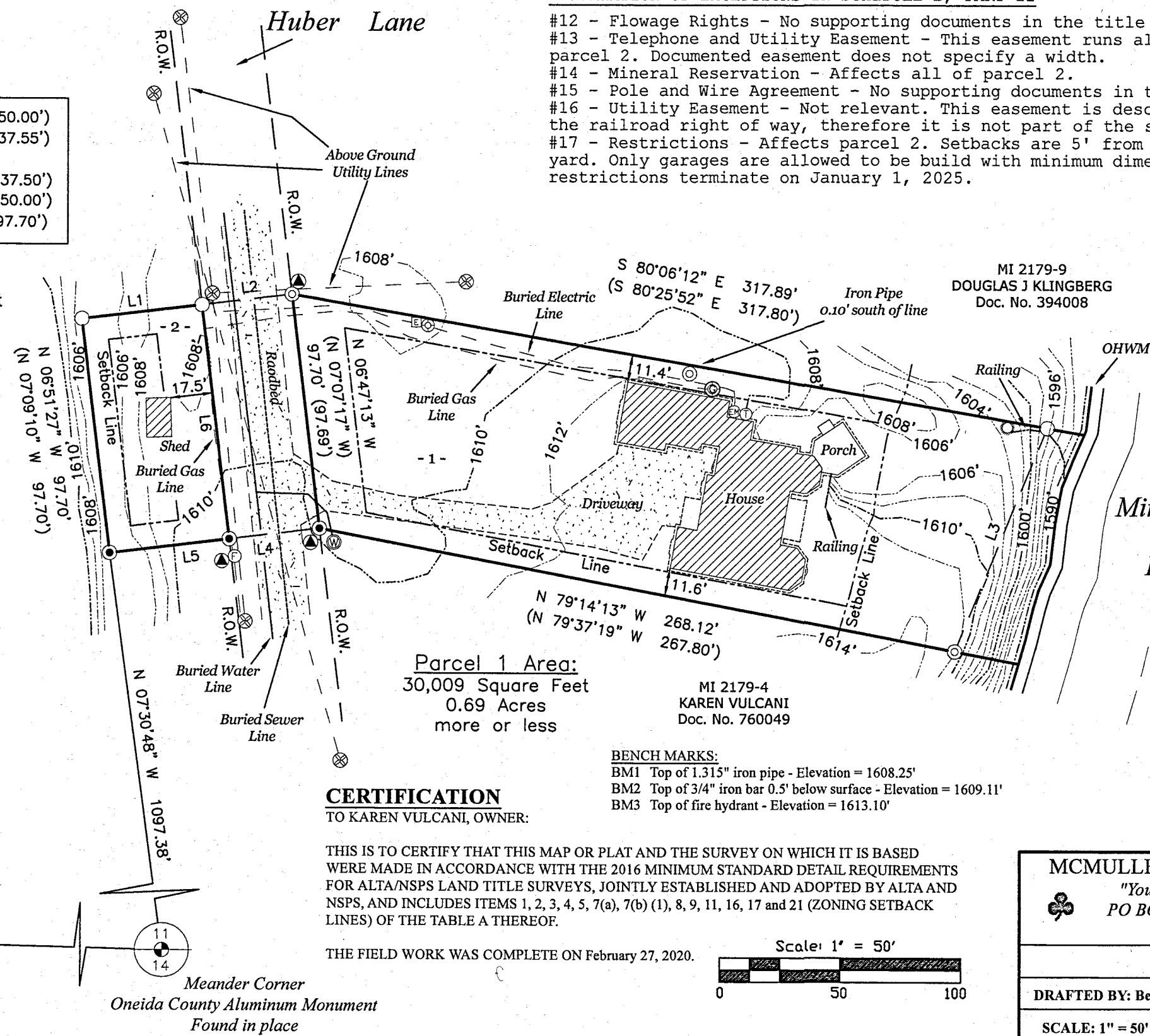
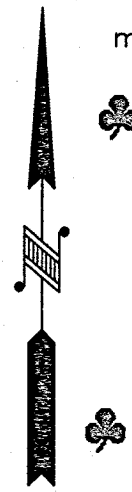
SHORT LINE TABLE

L1	N 83°11'11" E	50.03'	(N 82°51'09" E 50.00')
L2	N 83°08'32" E	37.56'	(N 82°51'09" E 37.55')
L3	S 22°27'21" W	100.04'	
L4	S 83°10'52" W	37.58'	(S 82°50'50" W 37.50')
L5	S 83°09'27" W	49.89'	(S 82°50'50" W 50.00')
L6	S 06°46'32" E	97.68'	(S 07°09'10" E 97.70')

Parcel 2 Area:
 4,881 Square Feet
 0.11 Acres
 more or less

Parcel 1 Area:
 30,009 Square Feet
 0.69 Acres
 more or less

GRID NORTH
 Based on the Oneida County coordinate system referenced to the south line of the section which bears South 88° 39' 04" East



- LEGEND**
- - 1.050" Iron Pipe Found
 - ⊙ - 1.315" Iron Pipe Found
 - - 3/4" Iron Bar Found
 - ⊗ - Utility Pole
 - ⊠ - Electric Box
 - ⊕ - Cable TV Pedestal
 - ⊖ - Water Valve
 - ⊗ - Fire Hydrant
 - ⊙ - Gas Meter
 - ⊕ - Electric Meter
 - - Light Pole
 - ⊙ - Telephone / Cable TV Box
 - - - - - Setback Line
 - ▲ - Bench Mark (see note)
 - (...) - Recorded as values

PROPERTY TAX ID NUMBER:
 MI 2179-6
PROPERTY ADDRESS:
 8542 Huber Lane
PROPERTY OWNER / ADDRESS:
 Karen Vulcani
 P.O. Box 19
 Hennepin, Illinois 61327

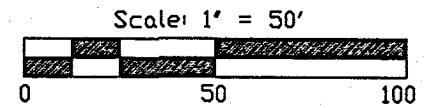
MI 2179-4
KAREN VULCANI
 Doc. No. 760049

BENCH MARKS:
 BM1 Top of 1.315" iron pipe - Elevation = 1608.25'
 BM2 Top of 3/4" iron bar 0.5' below surface - Elevation = 1609.11'
 BM3 Top of fire hydrant - Elevation = 1613.10'

CERTIFICATION
 TO KAREN VULCANI, OWNER:

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 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, 7(a), 7(b) (1), 8, 9, 11, 16, 17 and 21 (ZONING SETBACK LINES) OF THE TABLE A THEREOF.

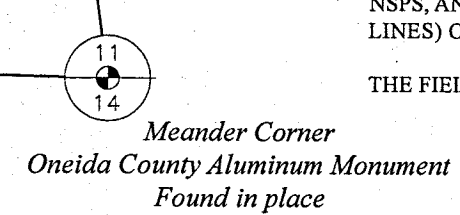
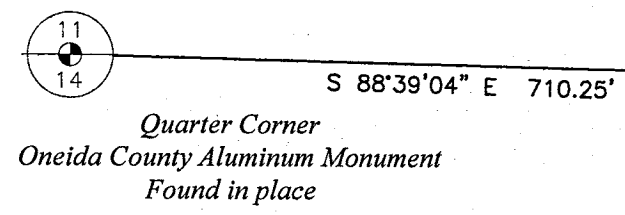
THE FIELD WORK WAS COMPLETE ON February 27, 2020.



WISCONSIN
 BENTON A. McMULLEN
 S-2555
 MINOCQUA
 WI
 PROFESSIONAL LAND SURVEYOR
 BENTON A. McMULLEN
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MCMULLEN & ASSOCIATES, INCORPORATED
 "Your true north surveyors and soil testers"
 PO BOX 51, MINOCQUA, WISCONSIN 54548
 TELEPHONE (715) 356-3011

"VULCANI SURVEY"	
DRAFTED BY: Benton A. McMullen	DATE: February 28, 2020
SCALE: 1" = 50'	JOB NO: 220010
SHEET 1 OF 2 SHEETS	



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Part of Government Lot 6 SECTION 11, TOWNSHIP 39 NORTH, RANGE 6 EAST Town of Minocqua, Oneida County, Wisconsin

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10/22/2020
HP
✓

NOTES

- 1) IRON PIPE DIAMETERS GIVEN ARE OUTSIDE DIAMETERS.
- 2) VERTICAL REFERENCE DATA: CONTOURS ARE SHOWN PER DIGITAL DATA. BENCH MARKS WERE OBTAINED USING CONTROL STATION 7G72 / DO6235 IN NAVD 88 DATUM WITH A ORTHO HEIGHT OF 1601.61 FEET.
- 3) THE ORDINARY HIGH WATER MARK (OHWM) SHOWN HEREON IS FOR REFERENCE ONLY AND IS APPROXIMATE. ANY LAND BELOW THE OHWM OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- 4) BECAUSE OF CONSIDERABLE SNOW DEPTHS IT IS POSSIBLE THAT SOME PHYSICAL FEATURES WERE NOT LOCATED OR SHOWN WHICH MAY HAVE AFFECTED THE ABILITY TO DOCUMENT THE FOLLOWING CLIENT SELECTED ITEMS IN TABLE A OF THE ALTA/NSPS LAND TITLE SURVEY: 8, 9, 11, 16, AND 17.
- 5) SETBACK LINES SHOWN HEREON ARE PER THE CURRENT ONEIDA COUNTY ORDINANCE (10' FROM SIDE LOT LINES, 20' FROM RIGHT OF WAY LINES AND 75' FROM OHWM). ACCESSORY BUILDINGS MAY HAVE A REDUCED SETBACK.
- 6) BURIED UTILITY LINES ARE SHOWN PER 811 (DIGGERS HOTLINE) SERVICE (MARKED ON February 26, 2020) AND PLANS PROVIDED BY LAKELAND SANITARY. ALTHOUGH THERE IS A TELEPHONE AND CABLE TV BOX MOUNTED ON THE HOUSE, FRONTIER AND CHARTER LINES WERE NOT MARKED BY THE 811 SERVICE.
- 7) ACCORDING TO THE FEMA INSURANCE RATE MAP (FIRM), THIS SURVEYED AREA DOES NOT FALL IN A FLOOD ZONE. REFERENCE MAP HAS A FIRM MAP NUMBER OF 55085C0090C AND WAS REVISED ON May 16, 2013.
- 8) THE DESCRIPTIONS PROVIDED ON THIS SURVEY MAP MATCH THE DESCRIPTIONS RECORDED IN DOCUMENT NUMBER 639887 AT THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE AND THE DESCRIPTIONS HEREON MATHEMATICALLY CLOSE.

EXTERIOR DESCRIPTION - PARCEL 1

Part of Government Lot 6, Section 11, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin as shown on a survey map by McMullen & Associates, Incorporated of Minocqua, Wisconsin dated the 28th day of February, 2020 with a job number of 220010 and previously described in document number 639887 as recorded at the Oneida County Register of Deeds office and more particularly described as follows:

Commencing at the south quarter corner of said section marked by an Oneida County Aluminum Monument; thence along the south line of said section South 88°39'04" East for a distance of 710.25 feet to a meander corner by the westerly shore of Minocqua Lake marked by an Oneida County Aluminum Monument; thence leaving said section line North 07°30'48" West for a distance of 1097.38 feet to a 3/4" iron bar; thence North 83°09'27" East for a distance of 49.89 feet to a 3/4" iron bar marking the westerly right of way of Huber Lane; thence crossing said Lane North 83°10'52" East for a distance of 37.58 feet to a 3/4" iron bar marking the easterly right of way of said Lane, said point being the POINT OF BEGINNING.

Thence along said easterly right of way North 06°47'13" West for a distance of 97.70 feet to a 1.315" iron pipe; thence leaving said easterly right of way South 80°06'12" East for a distance of 317.89 feet to a 1.050" iron pipe near the shore of Minocqua Lake; thence meandering along said lake South 22°27'21" West for a distance of 100.04 feet to a 1.315" iron pipe; thence leaving said lake North 79°14'13" West for a distance of 268.12 feet to the POINT OF BEGINNING.

Including all those lands lying between the above described meander line and the water's edge of Minocqua Lake.

Said described tract having an area of 30,009 square feet, more or less.

Together with and subject to any easements, restrictions, or rights of way of record or of use.

EXTERIOR DESCRIPTION - PARCEL 2

Part of Government Lot 6, Section 11, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin as shown on a survey map by McMullen & Associates, Incorporated of Minocqua, Wisconsin dated the 28th day of February, 2020 with a job number of 220010 and previously described in document number 639887 as recorded at the Oneida County Register of Deeds office and more particularly described as follows:

Commencing at the south quarter corner of said section marked by an Oneida County Aluminum Monument; thence along the south line of said section South 88°39'04" East for a distance of 710.25 feet to a meander corner by the westerly shore of Minocqua Lake marked by an Oneida County Aluminum Monument; thence leaving said section line North 07°30'48" West for a distance of 1097.38 feet to a 3/4" iron bar, said point being the POINT OF BEGINNING.

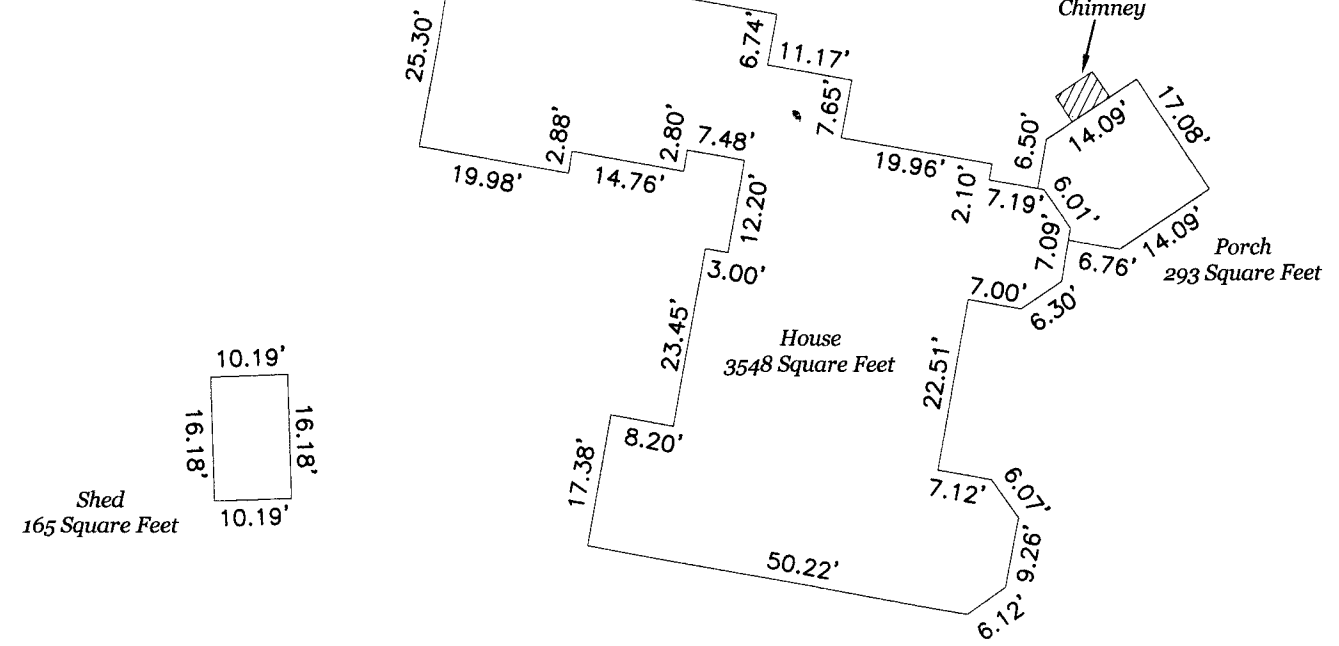
Thence North 06°51'27" West for a distance of 97.70 feet to a 1.050" iron pipe; thence North 83°11'11" East for a distance of 50.03 feet to a 1.050" iron pipe marking the westerly right of way of Huber Lane; thence along said right of way South 06°46'32" East for a distance of 97.68 feet to a 3/4" iron bar; thence leaving said right of way South 83°09'27" West for a distance of 49.89 feet to the POINT OF BEGINNING.

Said described tract having an area of 4,881 square feet, more or less.

Together with and subject to any easements, restrictions, or rights of way of record or of use.

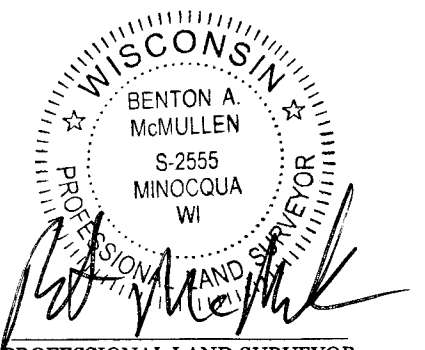
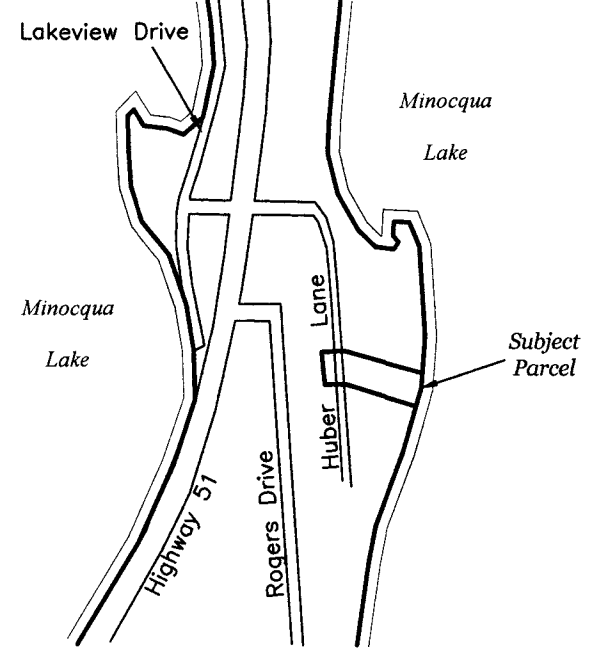
BUILDING DIMENSIONS

(Dimensions are approximate)



VICINITY MAP

(Not to Scale)



PROFESSIONAL LAND SURVEYOR
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