

B 7792

Common Element

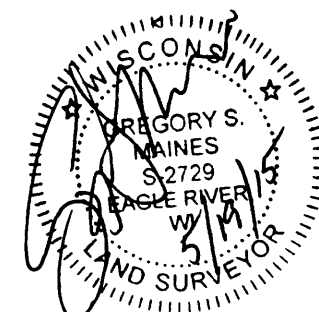
Memory

Lane

To U.S. Highway "45"

Common Element

MAP # **B 7792**  
 DATE FILED **7-28-15**  
 BY **JB**  
 DESCRIPTION FILED  
 ONEIDA CO. SURVEYOR'S OFFICE



## Certification

To : Clearwater Lake Club, LLC, Brian Kludt, Mike Pokel and Oneida Title and Abstract, Inc.

I hereby certify that I have surveyed the property described hereon and that this map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6a, 8, 9, 11a, 13, 16, 17, and 18 of Table A thereof. The field work was completed on 5/13/2015.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereon.

This survey is based on information contained in the commitment for title insurance issued by Oneida Title and Abstract, Inc., File No. ON-43561, dated April 1, 2015 at 3:58 p.m.

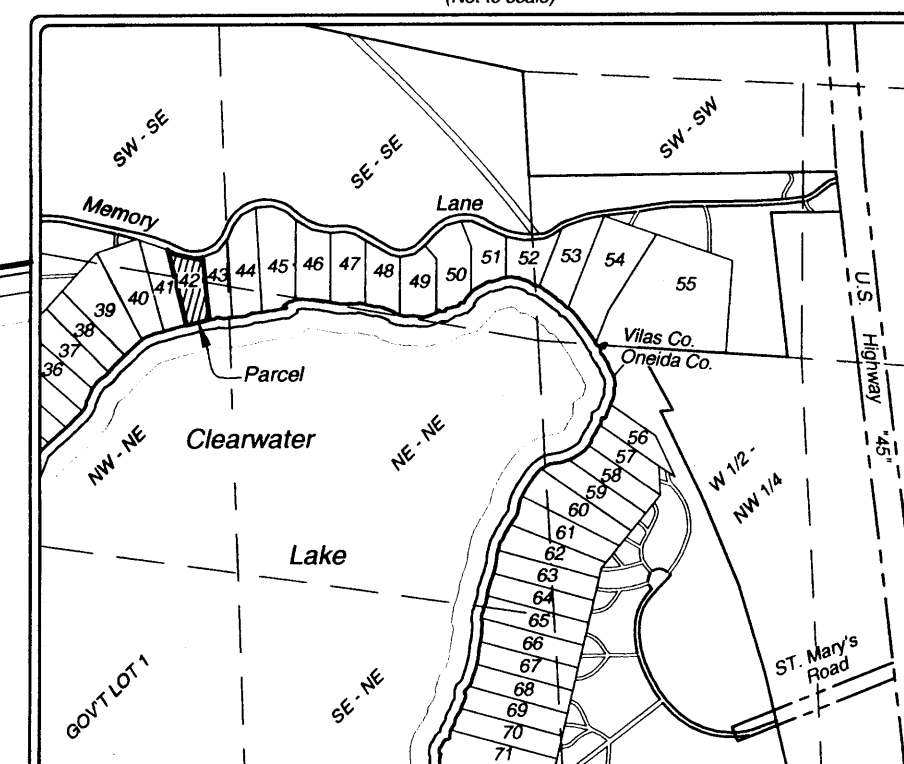
## Existing Legal Description

Unit 42 in the First Addendum to Clearwater Lake Club Condominium and the undivided interest in the common elements and facilities appurtenant thereto, together with the exclusive use and right of easement of and in the limited common elements and facilities appurtenant to said unit(s) all in the First Addendum to Clearwater Lake Club Condominium, a condominium declared and existing under and by virtue of the condominium Ownership Act of the State of Wisconsin recorded in Vilas County by Declaration as such condominium in Volume 1558 Records, page 408 as Document No. 465385, and First Amendment to Declaration recorded in Vol. 1613 of Records on page 600 as Document No. 474299 and recorded in Oneida County by Declaration recorded on April 17, 2008 as Document No. 662094 and Assignment of Rights recorded on June 25, 2008 as Document No. 664979. Said condominium being located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 13 and the SE 1/4 of the SE 1/4 of the SW 1/4 of the SE 1/4, the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 14, Township 39 North, Range 10 East, Township of Lincoln, Vilas County, Wisconsin and all of Section 23, part of the W 1/2 of the NW 1/4 and the W 1/2 of the SW 1/4, Section 24 and part of the N 1/2 of the NW 1/4 of Section 25 and all the NE 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, the SE 1/4 of the NW 1/4 and Government Lots 1, 2, 3 and 4, Section 26, all being in Township 39 North, Range 10 East, Township of Three Lakes, Oneida County, Wisconsin.

## Notes:

1. The field work was performed on May 13, 2015.
2. No buildings exist on the surveyed property.
3. The shore of Clearwater Lake is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
4. Any items listed in Schedule B of the Title Commitment that are not shown on this survey are either not a survey related item or affect only the common elements of the Clearwater Lake Club Condominium and do not directly affect Unit 42.
5. This survey is based on information contained in the commitment for title insurance issued by Oneida Title and Abstract, Inc., File No. ON-43561, dated April 1, 2015 at 3:58 p.m.
6. The Parcel ID's for this property are: 14-542-0005 (Vilas County) and TL 3651 (Oneida County)
7. The current owners of this property is Clearwater Lake Club, LLC.
8. The current vesting documents for this property are: 467553 (Vilas County) and 664978 (Oneida County)
9. This property is currently vacant located along Memory Lane but has not been assigned a street address.
10. The current zoning districts for this property are: All-Purpose-A.P. (Vilas County) and Multiple Family (Oneida County)

LCE 43

Vicinity Map  
(Not to scale)Doc. No.  
518004

Unit -41-

Doc. No.  
467553Unit -42-  
26,954 sq. ft.Doc. No.  
497978

Unit -43-

Doc. No.  
664978Doc. No.  
707018Doc. No.  
734550

LCE 41

LCE -42-  
7,800 sq. ft.

Clearwater

Lake

6" sq. concrete  
monument foundS81° 39' 48"E  
3805.52'

S82° 36' 54"E

30' wide utility easement as  
shown on Clearwater Lake  
Club Condominium Plat

84.72'

N86° 25' 57"E

76.56'

12' wide utility easement as  
shown on Clearwater Lake  
Club Condominium Plat

SETBACK

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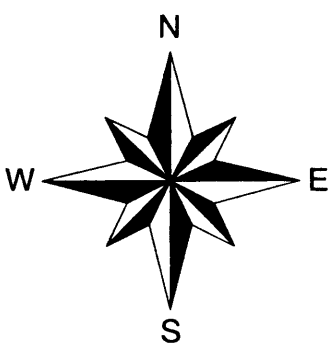
SETBACK

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SETBACK

Section 14 - T 39 N, R 10 E - Vilas County  
Section 23 - T 39 N, R 10 E - Oneida CountySection 22  
Section 232" dia. RIPCOP brass  
capped iron pipe foundOneida County Grid bearings  
referenced to the west line of  
Section 23 bearing N01°11'41"WScale 1" = 30'  
0' 15' 30' 60'

## Legend

- △ Computed position
- ⊗ 1" dia. iron pipe found
- ⋯ Electric Pedestal
- ⊙ Well
- LCE Limited Common Element
- SETBACK — Principle building setback line

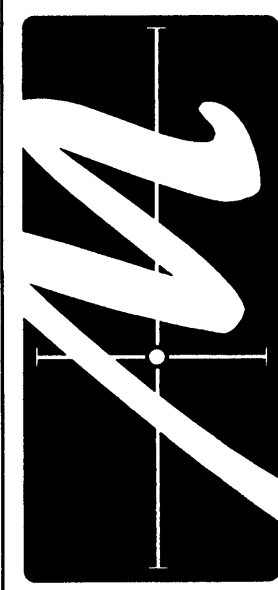
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5230 Highway 70 West  
Eagle River, WI 54521  
Phone 715.479.2570

1573 Highway 51 North  
Arbor Vitae, WI 54568  
Phone 715.356.9485

www.mainesandassociates.com

MAINES & ASSOCIATES  
Land Surveyors

PREPARED FOR:

Clearwater Lake  
Club, LLC.

## ALTA/ACSM Land Title Survey

Lot 42 of the First Addendum to Clearwater Lake Club Condominium; being a part of the SW 1/4 of the SE 1/4 of Section 14, T 39 N, R 10 E, Town of Lincoln, Vilas County, Wisconsin, and part of the NW 1/4 of the NE 1/4 of Section 23, T 39 N, R 10 E, Town of Three Lakes, Oneida County, Wisconsin

MAP #: 2015046

DRAWN BY: GSM

DATE: 05/19/2015

SHEET 1 OF 1

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