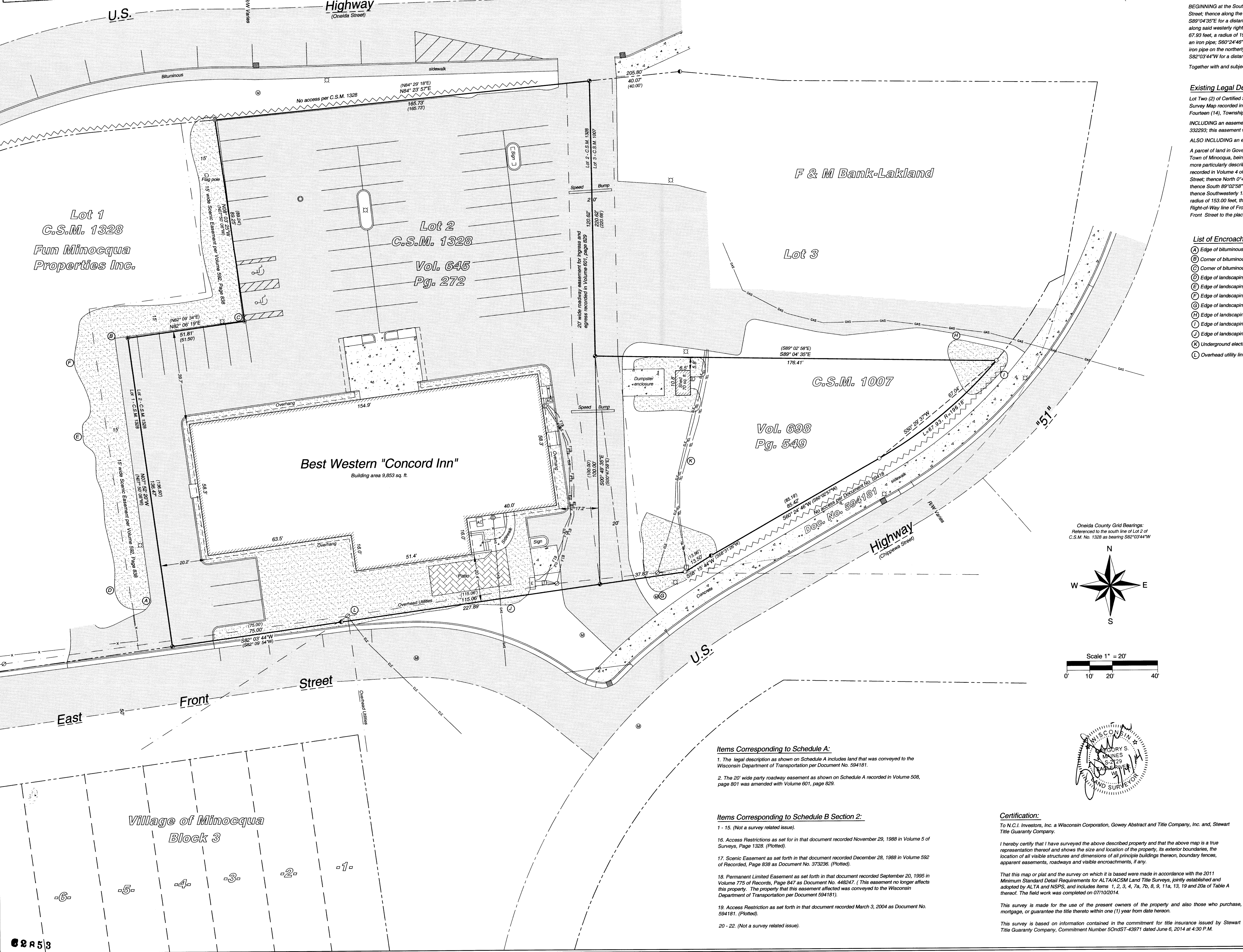


MAP # **C2A53**
DATE FILED **7-28-15**
BY **JB**
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE



New Legal Description:

Lot Two (2) of Certified Survey Map recorded in Volume 5 of Surveys, Page 1328, being part of Lot Two (2) of Certified Survey Map recorded in Volume 4 of Surveys, Page 1007, being part of Government Lots Two (2) and Five (5), Section Fourteen (14), Township Thirty-Nine (39) North, Range Six (6) East, Town of Minocqua, Oneida County, Wisconsin.

AND

A parcel of land being a part of Lot 3 of Certified Survey Map recorded in Volume 4 of Surveys, Page 1007, being in Government Lot 2, Section 14, Township 39 North, Range 6 East, Town of Minocqua, more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 3 marked by a Map Nail on the northerly right-of-way line of East Front Street; thence along the west line of said Lot 3 N80°49'35"W for a distance of 100.00 feet to a map nail; thence S88°04'35"E for a distance of 176.41 feet to an iron pipe on the westerly right-of-way line of US Highway "51"; thence along said westerly right-of-way line as follows: along an arc of a curve concave to the right having an arc length of 67.93 feet, a radius of 196.18 feet an being subtended by a chord bearing S50°29'37"W for a distance of 67.04 feet to an iron pipe; S60°24'46"W for a distance of 85.42 feet to an iron pipe and S58°15'44"W for a distance of 13.50 feet to an iron pipe on the northerly right-of-way line of East Front Street; thence along said northerly right-of-way line S82°03'44"W for a distance of 37.83 feet to the PLACE OF BEGINNING.

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

Existing Legal Description:

Lot Two (2) of Certified Survey Map recorded in Volume 5 of Surveys, Page 1328, being part of Lot Two (2) of Certified Survey Map recorded in Volume 4 of Surveys, Page 1007, being part of Government Lots Two (2) and Five (5), Section Fourteen (14), Township Thirty-Nine (39) North, Range Six (6) East, Town of Minocqua, Oneida County, Wisconsin; INCLUDING an easement for ingress and egress as described in Volume 508 of Records, Page 801 as Document No. 332293; this easement was amended in Volume 601 of Deeds, Page 829;

ALSO INCLUDING an easement as described in Volume 592 of Records, Page 838 as Document No. 373236; AND

A parcel of land in Government Lot Two (2), Section Fourteen (14), Township Thirty-Nine (39) North, Range Six (6) East, Town of Minocqua, being part of Lot Three (3) of Certified Survey Map recorded in Volume 4 of Surveys, Page 1007, more particularly described as follows: Beginning at the Southwest corner of said Lot Three (3) of Certified Survey Map recorded in Volume 4 of Surveys, Page 1007, marked by a 1/4 inch iron pipe on the Northerly Right-of-Way line of Front Street; thence North 0°47'58" West, 100.00 feet along the West boundary of said Lot Three (3) to a 1/4 inch iron pipe; thence South 89°02'58" East, 194.28 feet to a 1/4 inch iron pipe on the Westerly Right-of-Way line of Old Highway "51"; thence Southwesterly 152.09 feet along said Right-of-Way line along the arc of a curve concave Northwestwardly with a radius of 153.00 feet, the chord of which bears South 53°41'12.5" West, 145.91 feet to a 1/4 inch iron pipe on the Northerly Right-of-Way line of Front Street; thence South 82°09'54" West, 76.00 feet along the Northerly Right-of-Way line of Front Street to the place of beginning.

List of Encroachments:

- (A) Edge of bituminous drive extends 6.4' west of lot line.
- (B) Corner of bituminous parking lot extends 0.7' north and 5.6' west of lot line.
- (C) Corner of bituminous parking lot extends 0.3' north and 0.5' west of lot line.
- (D) Edge of landscaping extends 6.4' west of scenic easement line.
- (E) Edge of landscaping extends 10.7' west of scenic easement line.
- (F) Edge of landscaping extends 9.7' west of scenic easement line.
- (G) Edge of landscaping extends 6.9' south of lot line.
- (H) Edge of landscaping extends 8.8' north of lot line.
- (I) Edge of landscaping extends 4.9' southeast of lot line.
- (J) Edge of landscaping extends 3.1' south of lot line.
- (K) Underground electric and telephone lines cross the subject property without a recorded easement.
- (L) Overhead utility lines cross the subject property without a recorded easement.

General Notes:

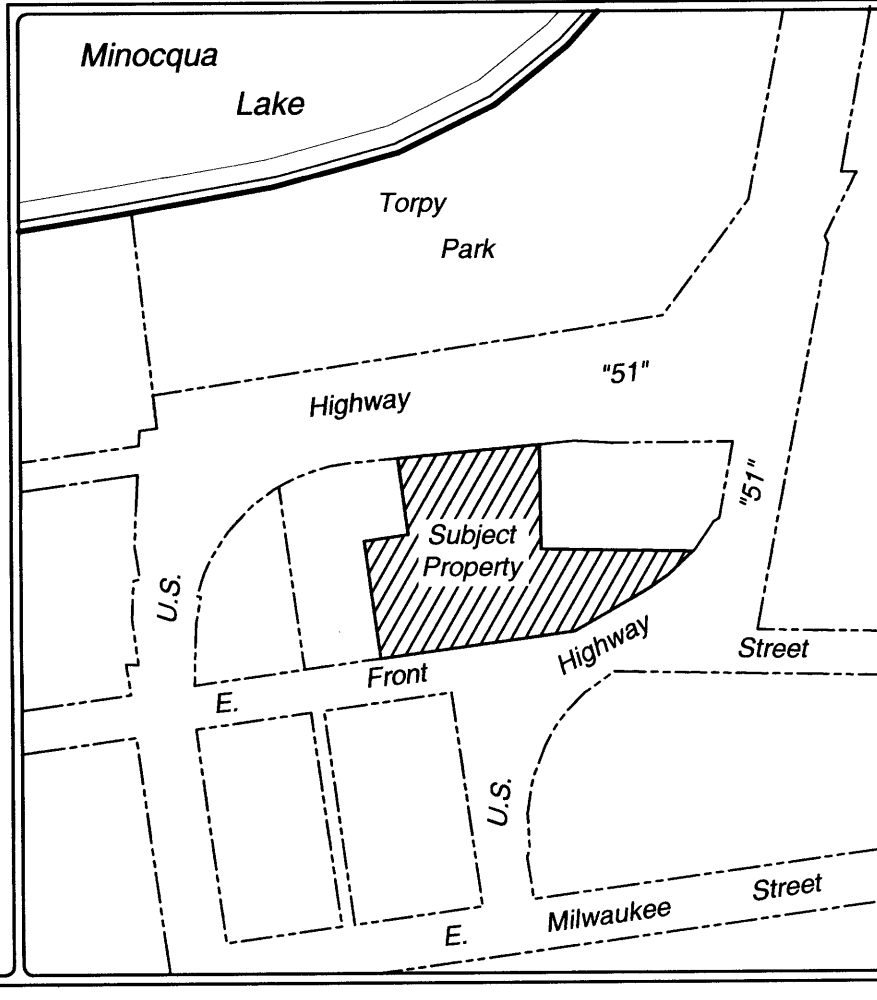
1. The Parcel ID's for this property are M12205-15 and M12205-16
2. The current owners of the property are N.C.I. Investors, Inc.
3. The property address is 320 East Front Street, Minocqua, Wisconsin 54548.
4. The current Zoning District for the property is Business (B-1) per Oneida County.
5. The current Flood Zone Classification for the property is Zone X (area determined to be outside the 0.2% annual chance floodplain) per FIRIM map number 55085C0305C Effective date Revised May 16, 2013.
6. The total number of parking stalls is 56 (2 handicap and 54 regular).
7. The total area of the parcel is 51,710 sq. ft. or 1.87 acres.
8. There were no wetlands observed on the property.

Legend

- | | |
|---|---------------------------------|
| ○ 1" x 18" iron pipe set weighing 1.13lbs/ft. | — F18 — Buried Fiber-Optic Line |
| ● 1" dia. iron pipe found | — TEL — Buried Telephone |
| ⊙ Map Nail found | — ELE — Buried Electric |
| ⊙ Map Nail set | — GAS — Buried Gas |
| ● 1-1/4" dia. iron pipe found | — — — Overhead Utility Lines |
| ⊙ Electric Meter/Box | — — — Easement |
| ⊙ Gas Meter | — — — Controlled Access |
| ⊙ Telephone Pedestal | ■ Bituminous Surface |
| ⊙ Utility Pole | ■ Concrete |
| ⊙ Light Pole | ■ Landscape Area |
| ⊙ Air Conditioner | ■ Paver Blocks |
| ⊙ Electrical Pedestal | |
| ⊙ Catch Basin | |
| ⊙ Storm Inlet | |
| ⊙ Marshole | |
| () Bearing or distance of record | |

Vicinity Map

(Not to scale)



Items Corresponding to Schedule A:

1. The legal description as shown on Schedule A includes land that was conveyed to the Wisconsin Department of Transportation per Document No. 594181.
2. The 20' wide party roadway easement as shown on Schedule A recorded in Volume 508, page 801 was amended with Volume 601, page 829.

Items Corresponding to Schedule B Section 2:

- 1 - 15. (Not a survey related issue).
16. Access Restrictions as set forth in that document recorded November 29, 1988 in Volume 5 of Surveys, Page 1328. (Plotted).
17. Scenic Easement as set forth in that document recorded December 28, 1988 in Volume 592 of Records, Page 838 as Document No. 373236. (Plotted).
18. Permanent Limited Easement as set forth in that document recorded September 20, 1995 in Volume 775 of Records, Page 847 as Document No. 448247. (This easement no longer affects this property. The property that this easement affected was conveyed to the Wisconsin Department of Transportation per Document 594181).
19. Access Restriction as set forth in that document recorded March 3, 2004 as Document No. 594181. (Plotted).
- 20 - 22. (Not a survey related issue).

Certification:

To N.C.I. Investors, Inc. a Wisconsin Corporation, Goway Abstract and Title Company, Inc. and Stewart Title Guaranty Company.

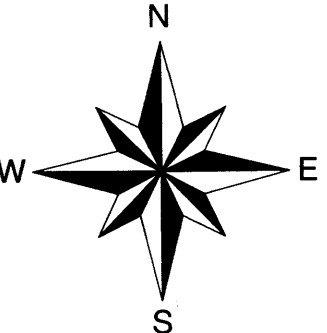
I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principle buildings thereon, boundary fences, 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, 3, 4, 7a, 7b, 8, 9, 11a, 13, 19 and 20a of Table A thereof. The field work was completed on 07/10/2014.

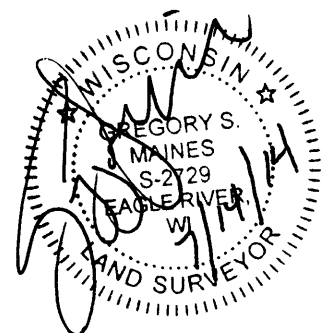
This survey is made for the use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereon.

This survey is based on information contained in the commitment for title insurance issued by Stewart Title Guaranty Company, Commitment Number 50ndSt-43971 dated June 6, 2014 at 4:30 P.M.

Oneida County Grid Bearings:
Referenced to the south line of Lot 2 of
C.S.M. No. 1328 as bearing S82°03'44"W

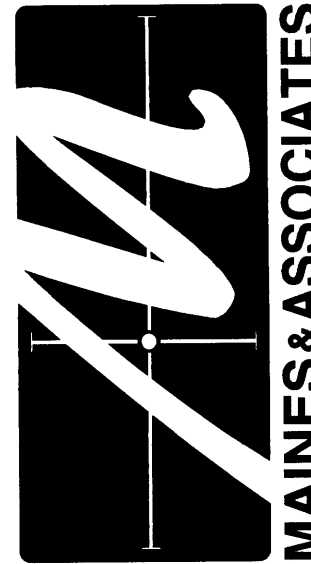


Scale 1" = 20'



C2A53

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



PREPARED FOR:

Charles Mack

ALTA/ACSM Land Title Survey
Lot 2 of Certified Survey Map No. 1328 and part of
Lot 3 of Certified Survey Map No. 1007;
all being a part of Government Lot 2 and 5
Section 14, T 39 N, R 6 E, Town of Minocqua
Oneida County, Wisconsin

REVISIONS:	DATE	BY

JOB #: 2014070

DRAWN BY: JWD

DATE: 07/14/2014

SHEET 1 OF 1

C2A53