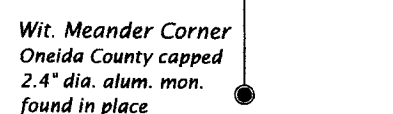
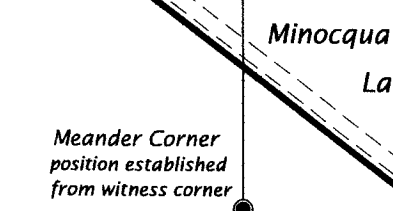
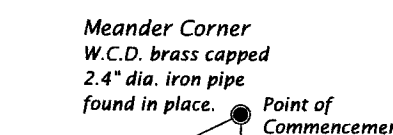
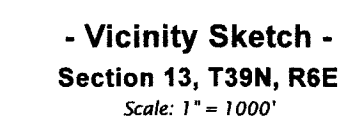


Oneida County, Wisconsin

14) The plat, "MAP OF HOWARDS'S POINT", recorded January 22, 1913, is deficient because it does not reference the baseline traverse or the side lot lines. This makes it is very difficult to verify the existing corner monument based on the plat's geometry. The plat shows a road abutting along the rear of the lots, partially located in the lake. I accepted recovered concrete monuments corresponding with a survey by V. M. Maine, Oneida County Surveyor, 1940-1942, Map #A1566, as the best evidence for the position of the northeasterly line of Lot 20 and its southeasterly extension. There is no physical evidence a road was ever constructed along the rear of Lots 18 through 22 this plat. The Macquecota Town Board established a 24 foot right of way width for the road by resolution 672, dated September 18, 1990, recorded in Volume 624 of Records, on page 572. The location of Howards Point Road is graphically shown on this map.



Sheet 1 of 2 Sheets

(293)

ALTA/NSPS LAND TITLE SURVEY

LOT 20

and part of

LOT 19

of the recorded plat of

MAP OF HOWARD'S POINT

and

OTHER LANDS

Being part of

GOV'T. LOT 4

SECTION 13, T39N, R6E

Town of Minocqua

Oneida County, Wisconsin

RECORD DESCRIPTION

PARCEL -A- (MI 3171)

Lots 19 and 20, both in Howard's Point, Section 13, Township 39 North, Range 6 East, and a tract of land adjoining Lots 19 and 20, which is described in Vol. 318, p. 439, in the office of the Oneida County Register of Deeds, all being in the Town of Minocqua, County of Oneida and State of Wisconsin. This property is known as 9254 Country Club Road*, Minocqua, Wisconsin. Subject to boundary line agreement in Vol. 983, records, p.774 being Document Number 519945.

* Address changed to: 9254 Howards Point Road

NEW DESCRIPTION

PARCEL -A- (Map No. 17-221(ALTA))

Lot 20 and part of Lot 19 of the recorded plat of Map of Howard's Point and other lands in Government Lot 4, Section 13, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, being Parcel "A-", shown on Map No. 17-221(ALTA) by Wilderness Surveying, Inc., dated December 21, 2017, more particularly described as follows:

Commencing at the meander corner where the east line of Section 13 intersects the northerly shore of Minocqua Lake, marked by a capped iron pipe; thence S 64°08'48"W for a distance of 2869.97 feet to the place of beginning, marked by a concrete monument on the easterly line of that parcel of land described in Volume 318, page 439, near the northerly shore of Minocqua Lake.

Thence meandering along the lake, N 89°36'43"W for a distance of 115.00 feet; and thence S 50°35'04"W for a distance of 50.00 feet to a concrete monument on the northerly line of that parcel of land described in Document Number 705689; thence N 58°07'56"W for a distance of 172.95 feet along the northerly line of that parcel of land described in Document Number 705689 to a concrete monument near the easterly shore of Minocqua Lake; thence meandering along the lake, N 18°15'55"E for a distance of 192.34 feet to a concrete monument on the southwesterly line of Lot 21, of the recorded plat of Map of Howard's Point; thence along the southwesterly line of Lot 21, of the recorded plat of Map of Howard's Point and an extension thereof, S 44°40'21"E for a distance of 341.69 feet to the place of beginning.

The above described lateral lot lines extend to the northerly and easterly shore of Minocqua Lake; and includes all those lands lying between the meander line and the ordinary high water mark.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.98 acres, more or less.

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

PARCEL -A-

10. Public or private rights, if any, in such portion of the subject property as may be presently taken, used, deeded or reserved for street, road or highway purposes.

11. Rights of the public in any portion of the subject property lying below the ordinary high water mark of Minocqua Lake, and rights of the government to regulate the use of the shore and riparian rights.

12. 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.

13. Terms, conditions and stipulations of Boundary line Agreement recorded July 17, 2000 as Document No. 519945.

14. Flowage Rights contained in Quit Claim Deed executed by Land, Log & Lumber Company to The Minocqua Dam Company dated January 22, 1986 and recorded October 20, 1986 in Vol. 5 misc., page 94.

15. Right-of-Way as established in Affidavit executed by the Town of Minocqua dated September 18, 1990 and recorded September 19, 1990 in Vol. 624 Records, page 372 as Document No. 387985.

WILDERNESS
SURVEYING,
INC.
Professional Land Surveyor No. S1234
Dated this 21st day of December, 2017

WILDERNESS SURVEYING, INC.

Post Office Box 1111 - 8793 Earle Court
Minocqua, Wisconsin 54548-1111

Telephone (715) 356-5100 - www.wildernesssurveying.com
email - jim@wildernesssurveying.com

Map Number: 17 - 221(ALTA)

File Number: 6 - 13 - 396

Drafted by: K. Gray

Revisions:

Sheet 2 of 2 Sheets