

ALTA/NSPS LAND TITLE SURVEY

Part of

GOV'T. LOT 2
SECTION 14, T39N, R6E

Town of Minocqua
Oneida County, Wisconsin

RECORD DESCRIPTION:

PARCEL 1:

THAT PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, ONEIDA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51 AT A POINT MARKED BY A 1 ¼ INCH ROD LOCATED S. 59° 06' W., AND 583.4 FEET DISTANCE FROM A STEEL SHAFT DRIVEN INTO A LARGE ROCK KNOWN AS DORR'S ROCK, BEING LOCATED 276 FEET WEST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 11 AND 14, SAID 1 ¼ INCH IRON ROD DRIVEN INTO THE ROAD PAVEMENT AT A POINT 31.7 FEET SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF THE BOAT MART AND 24.9 FEET NORTHEASTERLY FROM THE NORTHEAST CORNER OF THE GAS STATION BUILDING. FROM THIS PLACE OF BEGINNING; THENCE S. 87° 42' W., A DISTANCE OF 54.2 FEET; THENCE S 2° 21' E., A DISTANCE OF 58 FEET; THENCE N 83° 03' W., A DISTANCE OF 103.6 FEET TO AN IRON PIPE NEAR THE SHORE OF KAWAGUESAGA LAKE; THENCE AGAIN N 83° 03' W., A DISTANCE OF 10 FEET MORE OR LESS, TO THE LAKE SHORE; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE LAKE SHORE A DISTANCE OF 285 FEET MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51; THENCE SOUTHERLY ALONG THE HIGHWAY RIGHT OF WAY A DISTANCE OF 140 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPT THAT PART DESCRIBED IN VOLUME 252 DEEDS, PAGE 537.

PARCEL 2:

THAT PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, ONEIDA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A DRILL HOLE IN THE TOP OF A LARGE ROCK KNOWN AS DORR'S ROCK, LOCATED 276 FEET WEST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 11 AND 14 OF SAID TOWN AND RANGE, AND MARKING THE NORTHEAST CORNER OF GOVERNMENT LOT 2; THENCE S 59° 06' W., A DISTANCE OF 583.4 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51; THENCE S 87° 42' W., A DISTANCE OF 54.2 FEET; THENCE S 2° 21' E., A DISTANCE OF 58.0 FEET TO AN IRON PIPE; THENCE N 83° 03' W., A DISTANCE OF 43.0 FEET TO A POINT MARKING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE AGAIN N 83° 03' W., A DISTANCE OF 60.6 FEET TO AN IRON PIPE; THENCE S 14° 15' W., ALONG A LAKE SHORE BASE LINE A DISTANCE OF 84.5 FEET TO AN IRON PIPE; THENCE S 73° 14' E., A DISTANCE OF 78.3 FEET TO A POINT; THENCE N 6° 57' E., A DISTANCE OF 96.5 FEET TO THE PLACE OF BEGINNING. BOTH THE NORTHERLY AND SOUTHERLY ABOVE DESCRIBED BOUNDARY LINES TO BE EXTENDED WEST TO THE SHORE OF KAWAGUESAGA LAKE TO INCLUDE ALL THE LAND LYING BETWEEN THE ABOVE MENTIONED LAKE SHORE BASE LINE AND THE SHORE OF SAID LAKE.

ALSO THOSE EASEMENTS IN COMMON WITH THE OTHERS FOR PURPOSE OF INGRESS AND EGRESS AS DESCRIBED IN WARRANTY DEED IN VOLUME 216 ON PAGE 384 IN PARCEL1 AND PARCEL 2.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
(MI 2205-7)

PARCEL 3:

THAT PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT A DRILL HOLE IN THE TOP OF A LARGE ROCK KNOWN AS DORR'S ROCK, LOCATED 276 FEET WEST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 11 AND 14 OF SAID TOWN AND RANGE; THENCE S 59° W. A DISTANCE OF 583.4 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51, WHICH IS THE POINT OF BEGINNING; THENCE S 87° 42' W., A DISTANCE OF 54.2 FEET; THENCE S 2° 21' E., A DISTANCE OF 58 FEET; THENCE N 87° 42' E., A DISTANCE OF 57 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51, THENCE NORTHERLY ALONG THE WESTERLY LINE OF U.S. HIGHWAY 51, A DISTANCE OF 58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT A DRILL HOLE IN THE TOP OF A LARGE ROCK KNOWN AS "DORR'S ROCK", LOCATED 276 FEET WEST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 11 AND 14 OF SAID TOWN AND RANGE MARKING THE NORTH EAST CORNER OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST; THENCE S 59° 06' W., A DISTANCE OF 583.4 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51; THENCE S 87° 42' W., A DISTANCE OF 54.2 FEET; THENCE S 2° 21' E., A DISTANCE OF 10 FEET TO THE PLACE OF BEGINNING; THENCE S 87° 42' W., A DISTANCE OF 42.4 FEET; THENCE S 2° 51' E., A DISTANCE OF 41.1 FEET THENCE S 83° 03' E., A DISTANCE OF 43 FEET TO AN IRON PIPE; THENCE N 2° 21' W., A DISTANCE OF 48.0 FEET TO THE PLACE OF BEGINNING.

NEW DESCRIPTION:

PARCEL A (Map No. 18-11)

A parcel of land in Government Lot 2, Section 14, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin, being parcel "A-", shown on Map No. 18-11 by Wilderness Surveying, Inc., dated March 13, 2018, more particularly described as follows:

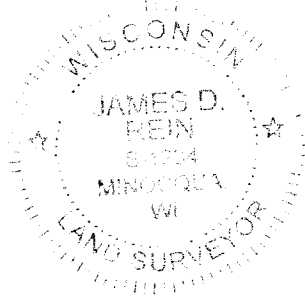
Commencing at the meander corner where the north line of Section 14 intersects the original easterly shore of Minocqua Lake, marked by an iron pipe; thence S 77°07'38"W for a distance of 12.62 feet to an iron rod in Dorr's Rock; thence S 62°10'07"W for a distance of 583.02 feet; thence N 89°20'17"W for a distance of 1.78 feet to the place of beginning, marked by a survey nail on the westerly right of way line of U.S. Highway "51".

Thence along the westerly right of way line of U.S. Highway "51", along a curve to the left, having a radius of 458.37 feet and an arc length of 58.09 feet, being subtended by a chord of S 03°13'21"W for a distance of 58.05 feet to a survey nail at the northeasterly corner of that parcel of land described in Document Number 739681; thence along the northerly line of that parcel of land described in Document Number 739681, N 89°20'17"W for a distance of 49.54 feet to a survey nail; N 80°04'20"W for a distance of 42.98 feet to an iron pipe; S 06°44'56"W for a distance of 97.22 feet to an iron pipe; and N 70°09'09"W for a distance of 78.51 feet to an iron pipe near the easterly shore of Minocqua Lake; thence meandering along the lake, N 17°21'46"E for a distance of 185.00 feet; N 54°38'06"E for a distance of 75.00 feet; and N 76°06'50"E for a distance of 100.00 feet to an iron rod on the westerly right of way line of U.S. Highway "51"; thence along the westerly right of way line of U.S. Highway "51", along a curve to the left, having a radius of 458.37 feet and an arc length of 128.85 feet, being subtended by a chord of S 14°54'23"W for a distance of 128.43 feet to the place of beginning.

The above described lateral lot lines extend to the 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 0.72 acres, more or less.



WILDERNESS
SURVEYING,
INC.

James D. Fain
Professional Land Surveyor (No. 5-1234)
Dated this 13th day of March, 2018

SCHEDULE B – SECTION TWO EXCEPTIONS (SURVEYOR'S NOTES ARE WRITTEN IN PARENTHESIS)
COMMITMENT NUMBER: NCS-883174-MPLS

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land. (Not a survey matter)

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (Surveyor has not been made aware of any at the time of survey)

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. (As shown on current survey)

4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished imposed by law and not shown in the public records. (Not a survey matter)

5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (Not a survey matter)

6. Special taxes, assessments or charges, if any. (Not a survey matter)

NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.

7. Taxes for the year 2018 and subsequent years, not yet due and payable. (Not a survey matter)

Real estate taxes for the year of 2017 in the amount of \$8,003.73 are partially paid; a balance of \$4,001.87 remains payable.
Tax Parcel No. 2205-3

Real estate taxes for the year of 2017 in the amount of \$1,952.81 are partially paid; a balance of \$976.41 remains payable.
Tax Parcel No. MI 2205-7

8. Public or Private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for road or highway purposes, including Highway 51. (There is a discrepancy between the WIS DOT right of way plats. The highway right of way as surveyed is referenced to the plat for Project # T05-4(1), which was re-established based on that Inman, Foltz & Associates survey map dated 10/06/1980, and filed as 81175 in the Oneida County Surveyor's Office. WIS DOT plat for Project # 1175-05-21, references an excess 0.20 acre parcel "SOLD TO BOB JACOBI 12-19-89". The most recent WIS DOT plat for Project # 1174-10-21-4.05 recorded as Document Number 715420 and filed in Vol. 1 TPP, page 28 in the Oneida County Register of Deeds Office, does not include the excess parcel purportedly conveyed to Bob Jacobi. I contacted the WIS DOT office in Rhinelander for clarification and have been advised they were in the process of reseaching this matter.)

9. Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of Minocqua Lake. (See ordinary high water mark notation on this map.)

10. Terms, conditions and provisions of the easement insured herein. (Easement is show with Schedule B exception number.)

11. Terms, conditions and provisions of easement as stated in Warranty Deed dated November 21, 1956 and recorded April 4, 1957 at 8:00A.M. in Volume 216 Deeds, Page 384 as Document No. 170657. (Easement is shown with Schedule B exception number.)

WILDERNESS SURVEYING, INC.
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Map Number: 18 - 11
File Number: 3 - 14 - 396
Drafted by: K. N. Gray

Revisions:

Sheet 2 of 2 Sheets