

PLAT OF SURVEY

July 19, 2016

LOCATION: Brooks Court, Village of East Troy, Wisconsin
PREPARED FOR: Katie and York Kohlhagen

LEGAL DESCRIPTION OF PARCELS 1 AND 2 (Taken from Warranty Deed, Doc. No. 695280)

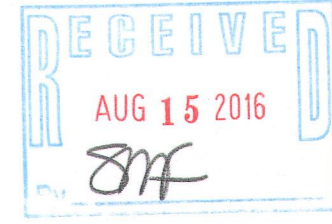
Parcels of land in the Southwest 1/4 Section 20, T4N, R18E, located in the S.B. Edwards Addition and adjacent to the S.B. Edwards Addition to the Village of East Troy, Walworth County, Wisconsin described as follows: Commencing at an iron stake in the east line of Fremont Street of the Village of East Troy, Walworth County, Wisconsin, 132 feet South to the south line of North Street, thence East 451 feet to the iron stake, thence South 79 feet to an iron stake, thence West 451 feet to an iron stake in the east line of Fremont Street, thence North in the east line of Fremont Street, 79 feet to the place of beginning.

ALSO: Commencing at an iron stake in the east line of Fremont Street of the Village of East Troy, Walworth County, Wisconsin, 211 feet South to the south line of North Street, thence East 451 feet to an iron stake, thence South 79 feet to an iron stake, thence West 451 feet to an iron stake in the east line of Fremont Street, 79 feet to the place of beginning. EXCEPTING THEREFROM: the North Fourteen feet of Lot 9 Block 1, S.B. Edwards Addition to the Village of East Troy, Walworth County, Wisconsin. FURTHER EXCEPTING; Commencing at an iron stake in the East line of Fremont Street in the Village of East Troy, Walworth County, Wisconsin, 290 feet South to the South Line of North Street, thence East 190 feet to an iron stake, thence North 20 feet, thence West 190 feet to the East line of Fremont Street; then South 20 feet to the place of beginning. ALSO EXCEPTING: all that part of the above described premise lying West of the East line of S.B. Edwards Addition.

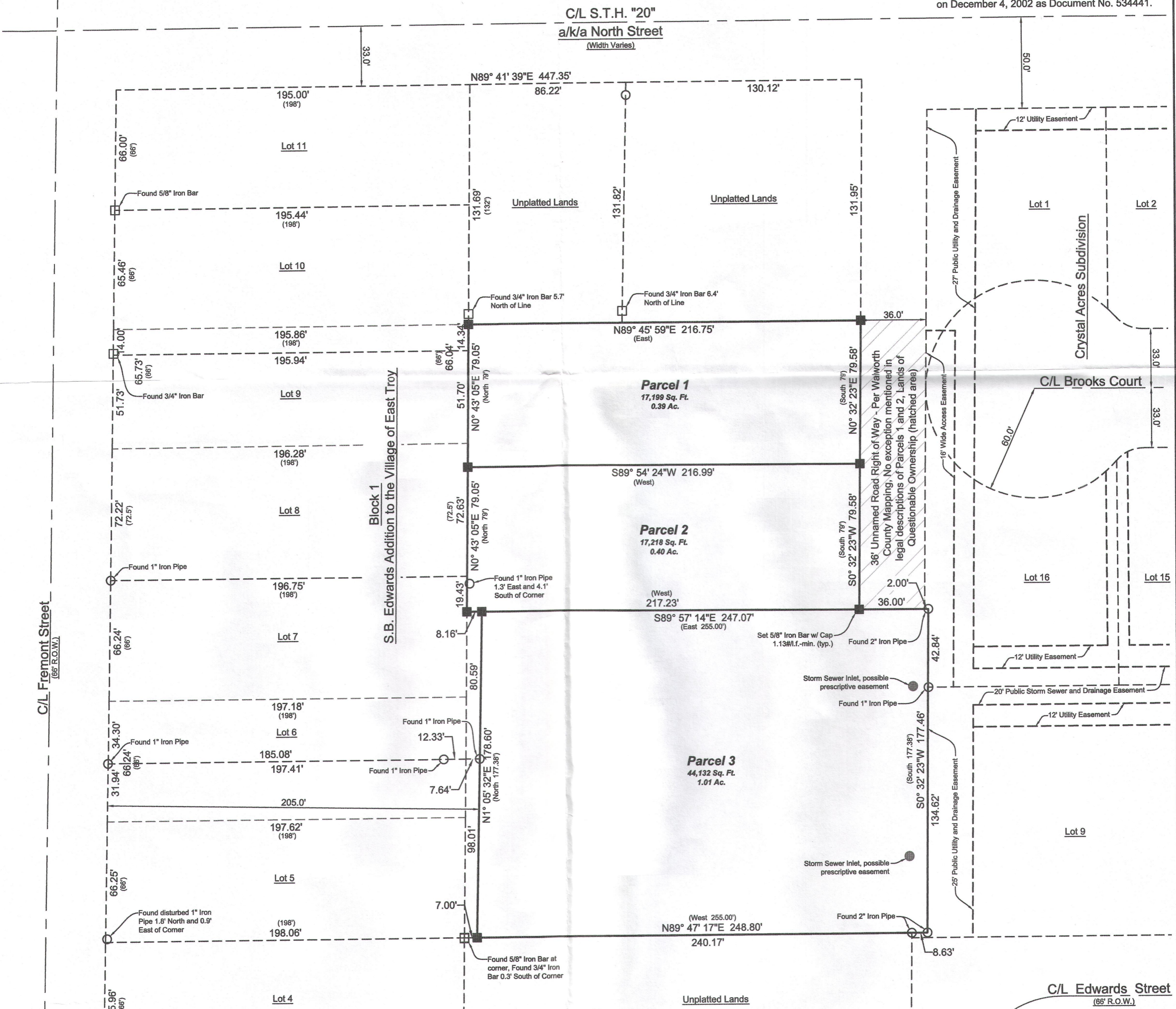
LEGAL DESCRIPTION OF PARCEL 3 (Taken from Warranty Deed, Doc. No. 0464178)

A parcel of land located in Lots 6 and 7 of Block 1 of S.B. Edwards Addition to the Village of East Troy and also in the Southwest 1/4 of Section 20, Town 4 North of Range 18 East, Village of East Troy, Walworth County, Wisconsin, described as follows, to-wit: Beginning at a point on the East line of Fremont Street locates 177.38 feet North of the Southwest corner of Lot 5 of said Block 1, thence East parallel to the South line of said Lot 5, 198.00 feet and continuing in the same line 255.00 feet to an iron pipe; thence South parallel to the East line of Fremont Street 81.00 feet to an iron pipe; thence West 453.00 feet to the East line of Fremont Street; thence North along the East line of Fremont Street 81.00 feet to the place of beginning excepting the West 205 feet thereof. Previously described as: Commencing at the southwest corner of lot number five in block number one in Edwards Addition to the Village of East Troy, according to the recorded plat thereof. And running thence North ten and three fourths rods, thence east twenty nine and one half rods to the west line of lands now owned by Wm. Donnelly, thence south along Donnelly's West line ten and three fourth rods, thence west twenty nine and one half rods, to the place of beginning, containing two acres of land more or less, excepting the west 205 feet thereof not previously conveyed and excepting along lands conveyed by Edward Kraft and Augusta Kraft, his wife to Robert G. Spaight and Eunice Spaight, his wife by Warranty Deed dated September 2, 1954 and recorded September 7, 1954 in Volume 473 of Deeds, Page 584, Walworth County Register of Deeds.

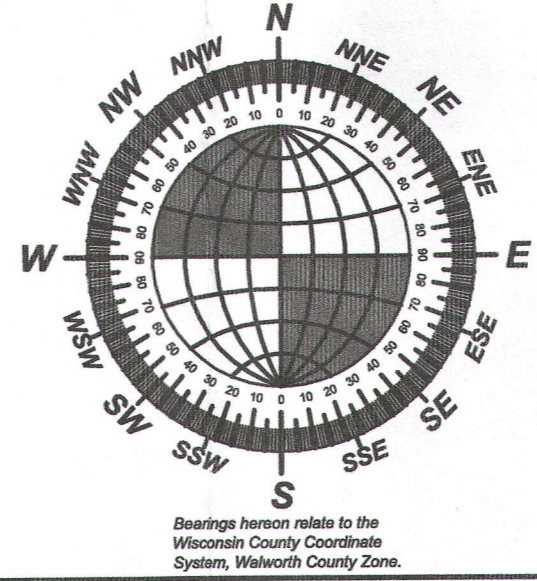
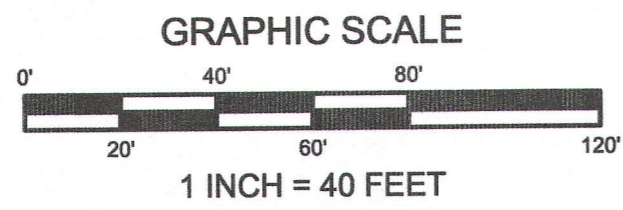
NOTE: It appears as though the intent of the first description was to be a perpetuation of the second, however due to blunders in the first description, the two descriptions do not match, the P.O.B of the first description appears to be erroneous and should also include "Lot 5" in the first sentence as well as Lots 6 and 7.



Note:
All easements shown within Crystal Acres were taken from the Final Plat thereof, recorded in the office of the Walworth County Register of Deeds on December 4, 2002 as Document No. 534441.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
SURVEYOR'S OFFICE:
432 MILWAUKEE AVENUE
BURLINGTON, WI 53185
(262) 248-3697



DRAWING BY: KBM
FIELD WORK BY: LMG

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.
No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.
Kenneth B. Mehring
KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, S-2838

RXUP-126 RXUP-127 RXUP-128

003-1073