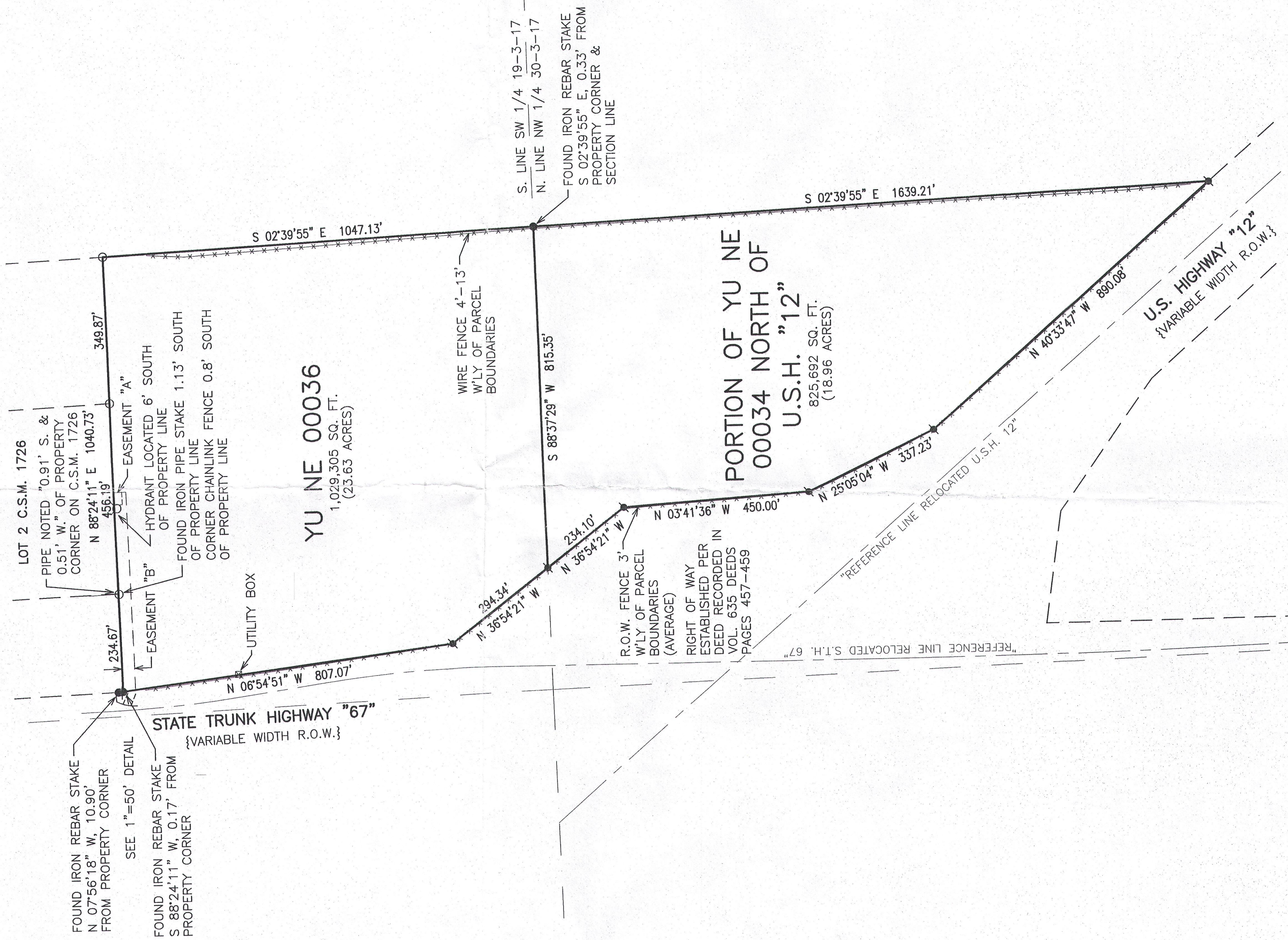
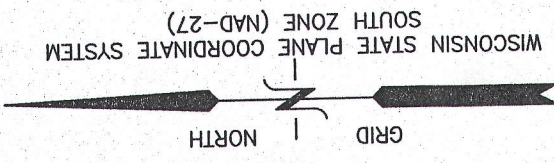
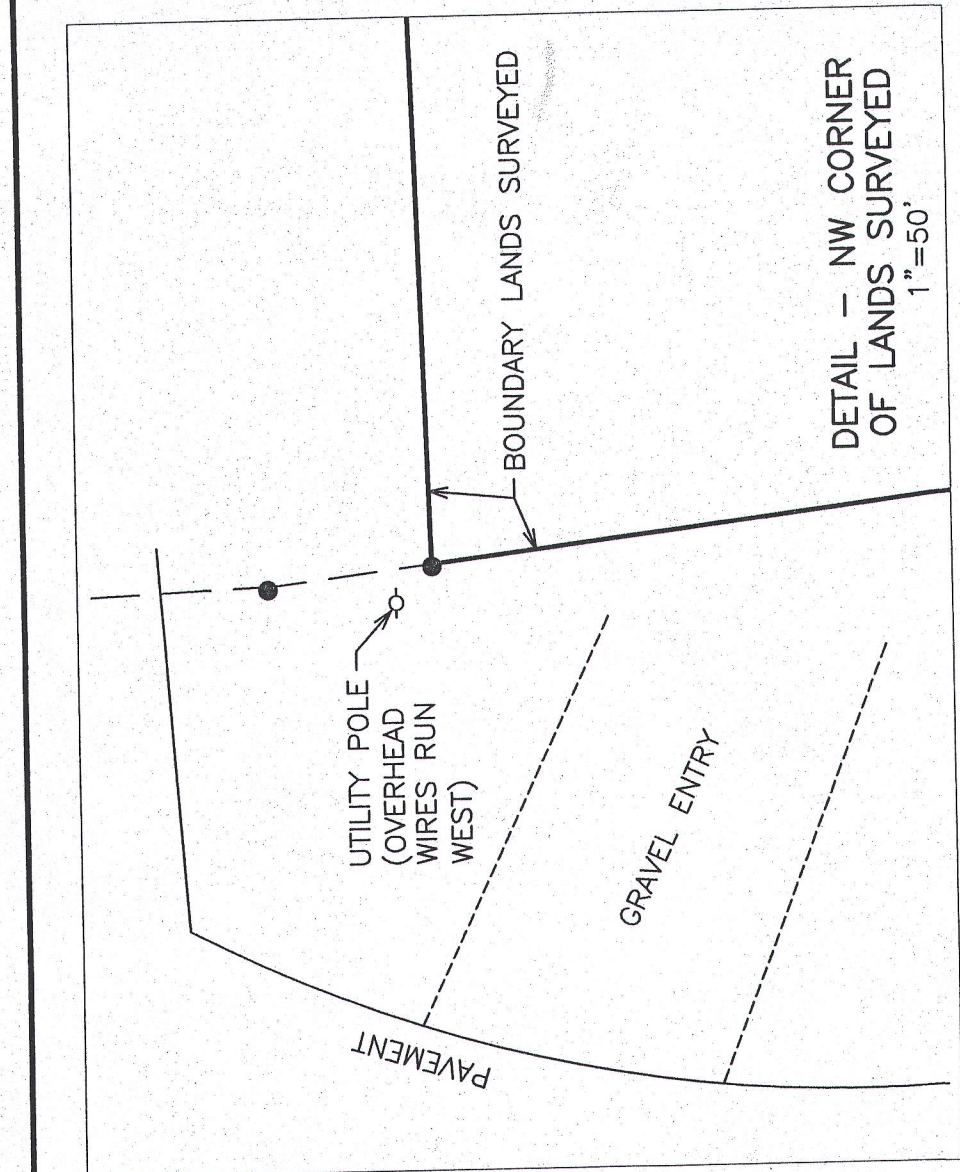


- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ✱ = SET IRON REBAR STAKE
 - {XXX} = RECORDED AS

PLAT OF SURVEY

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19 AND PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 30, ALL IN TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S NOTES

1) TITLE EXCEPTIONS 11 & 12 REFER TO "RESTRICTIONS AND LIMITATIONS ON ACCESS". THE REFERENCED DEEDS APPEAR TO EFFECTIVELY PRECLUDE ALL ACCESS FROM LANDS SURVEYED TO U.S.H. "12" AND S.T.H. "67" AS THE "NORTHERLY 60 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SAID SECTION 19" LIES OVER 200' NORTH OF THE LANDS SURVEYED HEREON. HOWEVER, AN EXISTING GRAVEL ENTRY FROM S.T.H. "67" TO LANDS SURVEYED EXISTS AS SHOWN HEREON.

2) WITHIN DOCUMENTS 482943 & 534250 (TITLE EXCEPTION 13) IS AN EASEMENT SKETCH ON "EXHIBIT A" THAT SHOWS AN "EXISTING 10' WIDE TELEPHONE EASEMENT ALONG THE WESTERLY BOUNDARY OF A PORTION OF THE LANDS SURVEYED HEREON. NO MENTION OF THIS EASEMENT IN TITLE EXCEPTIONS.

EASEMENT NOTES

EASEMENT "A": SANITARY SEWER EASEMENT DESCRIBED IN DOCUMENT NO. 482943 & DOCUMENT NO. 534250 (TITLE EXCEPTION 13)

EASEMENT "B": 30' WIDE PERMANENT WATERMAIN EASEMENT DESCRIBED IN DOCUMENT NO. 510396 (TITLE EXCEPTION 14)



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION 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. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE THE SAME, AND I GUARANTEE THE TITLE THEREOF WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 11/13/2014

PETER S. GORDON

YU NE -34A

YU NE -36

004-2443

LEGAL DESCRIPTION - YU NE 00036

BEING:
A parcel of land located in the Southwest 1/4 of Section 19, T3N, R17E, City of Elkhorn, Walworth County, Wisconsin, and being more particularly described as:

Beginning at the Southwest corner of said Section 19; thence East on the Section line 16.98 chains (1,120.68 feet) to the 1/8 Section line on the East side of the fractional West 1/2 of the Southwest 1/4 of above mentioned Section 19; thence North on said 1/8 Section line 15.88 chains (1,048.08 feet) to an iron stake; thence West parallel with the 1/4 Section line on the North side of 1/4 Section, 16.80 chains (1,108.80 feet) to an iron stake on the West line of Section; thence South on Section line, 16.80 chains (1,042.80 feet) to place of beginning, and

EXCEPTING THEREFROM all that portion thereof as conveyed to the State of Wisconsin (State Highway Commission) as set forth in a Deed recorded in Volume 635 of Deeds on page 457, as Document No. 582547, and

FURTHER EXCEPTING THEREFROM all that portion thereof as conveyed to the State of Wisconsin (State Highway Commission) as set forth in a Deed recorded in Volume 635 of Deeds on page 461, as Document No. 582548.

Tax Key No: YU NE 00036

MORE PARTICULARLY DESCRIBED AS:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN DESCRIBED AS:
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1726; THENCE N 88DEG 24MIN 11SEC E, 349.87 FEET TO AN IRON PIPE FOUND MARKING A POINT ALONG THE NORTH-SOUTH 1/8TH SECTION LINE AS MONUMENTED AND FENCED AND THE POINT OF BEGINNING; THENCE ALONG SAID 1/8TH LINE, S 02DEG 39MIN 55SEC E, 1047.13 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE, S 88DEG 37MIN 29SEC W, 815.35 FEET TO THE EASTERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY "12"; THENCE ALONG SAID HIGHWAY, N 36DEG 54MIN 21SEC W, 294.34 FEET TO THE EASTERLY BOUNDARY OF STATE TRUNK HIGHWAY "67"; THENCE ALONG SAID HIGHWAY, N 08DEG 54MIN 51SEC W, 807.07 FEET; THENCE N 88DEG 24MIN 11SEC E, 1040.73 FEET TO THE POINT OF BEGINNING. CONTAINING 1,029,305 SQUARE FEET (23.63 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - PORTION OF YU NE 00034 NORTH OF U.S.H. "12" BEING PART OF:

The West 1/2 of the Northwest fractional 1/4 Section 30, T3N, R17E, City of Elkhorn, Walworth County, Wisconsin.

AND TOGETHER WITH a parcel of land located in the SE 1/4 of the NW 1/4 of Section 30, T3N, R17E, City of Elkhorn, Walworth County, Wisconsin, described as:

Beginning at the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 30, T3N, R17E, thence East along the South line of said Northwest 1/4 to a point on the Southwesterly line of relocated U.S. Highway 12 (said Highway being described in an instrument recorded April 27, 1986 in Volume 632 of Deeds on Page 509 and 10); thence North westerly along the Southwesterly line of relocated U.S. Highway 12 to the North and South line of the East 1/2 of the Northwest 1/4, thence South along said line to the place of beginning.

EXCEPTING THEREFROM all that portion thereof as conveyed to the State of Wisconsin (State Highway Commission) as set forth in a Deed recorded in Volume 635 of Deeds on page 457, as Document No. 582547, and

FURTHER EXCEPTING THEREFROM all that portion thereof as conveyed to the State of Wisconsin (State Highway Commission) as set forth in a Deed recorded in Volume 635 of Deeds on page 461, as Document No. 582548;

FURTHER EXCEPTING THEREFROM all that portion thereof as conveyed to the State of Wisconsin Department of Transportation by an Award of Damages recorded in Volume 656 of Records on Page 8709 as Document No. 390680.

AND FURTHER EXCEPTING THEREFROM all that portion thereof conveyed to the City of Elkhorn by a Warranty Deed recorded in Volume 673 of Records on Page 9522 as Document No 452724.

Tax Key No: YU NE 00034

MORE PARTICULARLY DESCRIBED AS:

PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN DESCRIBED AS:
COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1726; THENCE N 88DEG 24MIN 11SEC E, 349.87 FEET TO AN IRON PIPE FOUND MARKING A POINT ALONG THE NORTH-SOUTH 1/8TH SECTION LINE AS MONUMENTED AND FENCED; THENCE ALONG SAID 1/8TH LINE, S 02DEG 39MIN 55SEC E, 1047.13 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S 02DEG 39MIN 55SEC E, 1639.21 FEET TO THE EASTERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY "12"; THENCE ALONG SAID HIGHWAY, N 40DEG 33MIN 47SEC W, 890.08 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, N 25DEG 05MIN 04SEC W, 337.23 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, N 03DEG 41MIN 36SEC W, 450.00 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, N 36DEG 54MIN 21SEC W, 234.10 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE, N 88DEG 37MIN 29SEC E, 815.35 FEET TO THE POINT OF BEGINNING. CONTAINING 825,692 SQUARE FEET (18.96 ACRES) OF LAND, MORE OR LESS.