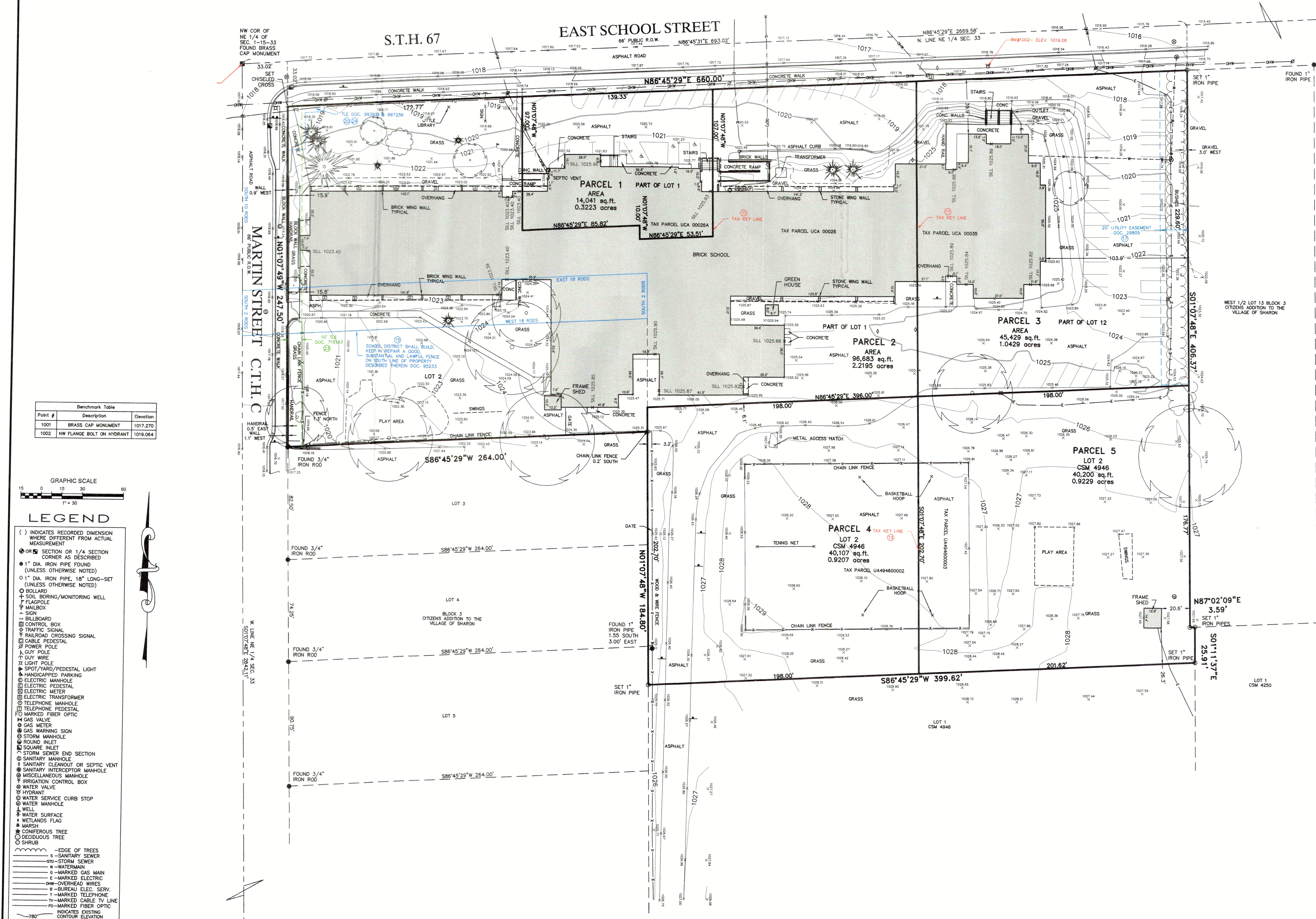


PLAT OF SURVEY



Parcel 1:
That part of Lot 1 Block 3 Citizens Addition to the Village of Sharon recorded July, 21, 1894 as Document No. 125791, described as follows:
Commencing at a point 172.77 feet East and 97 feet South of the Northwest corner of said Lot 1, Block 3, Citizens Addition to the Village of Sharon; thence East 85.82 feet along the North line of the present school building to a point; thence South 10 feet to a point; thence East 53.51 feet to a point; thence North 107 feet to a point on the North line of said Lot 1; thence West along the North line of said Lot 1, 139.33 feet to a point; thence South 97 feet to the place of beginning.
Tax Key No. UCA 00026A

Parcel 2:
Lot 1 Block 3 Citizens Addition to the Village of Sharon recorded July, 21, 1894 as Document No. 125791, EXCEPTING THEREFROM that part conveyed to Village of Sharon by document recorded in Volume 244, Page 347 as Document No. 334891 described as follows:
Commencing at a point 172.77 feet east and 97.0 feet south of the northwest corner of said Lot 1, Block 3, Citizens Addition to the Village of Sharon; thence east 85.82 feet along the north line of the present school building to a point; thence south 10 feet to a point; thence east 53.51 feet to a point; thence north 107.0 feet to a point on the north line of said Lot 1; thence west along the north line of said Lot 1, 139.33 feet to a point; thence south 97.0 feet to the place of beginning.

AND

Lot number Two (2) in Block number Three (3) of Citizens Addition to the Village of Sharon as per plat thereof, recorded in the office of the Register of Deeds July, 21, 1894 as Document No. 125791, in County of Walworth and State of Wisconsin.

Tax Key No. UCA 00026
Address: 104 E School Street

Parcel 3:
Lot 12 Block 3 of Citizens Addition to the Village of Sharon as per plat thereof recorded in the office of the Register of Deeds July, 21, 1894 as Document No. 125791 in the County of Walworth and State of Wisconsin. Except a strip of land off the south side thereof conveyed to the Village of Sharon, Walworth County, Wisconsin, under date of July 13, 1933 by deed of record July 26, 1933 in Volume 227, page 491 as Document No. 301010 in the office of the Register of Deeds for said Walworth County, said deed conveying all of said Lot 12 lying South of the East extension of the North line of Lot 11 of said block entirely across Lot 12 of said Block 3.

Tax Key No. UCA00035

Parcel 4 and 5:
Lots 2 and 3 of Certified Survey Map No. 4946, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on January 13, 2021, as Document No. 1027423, being Lots 9, 10, 11 and that part of Lot 12 lying South of an extension of the North line of Lot 11, East across said Lot 12, also the West 35 feet of Lots 18 and 19 of Block 3 of Citizens Addition. Said land being in the Village of Sharon, Walworth County, Wisconsin.

Tax Key No. UA494600002 (Lot 2)
Tax Key No. UA494600003 (Lot 3)

Prepared for: Sharon Community School Joint District 11
Survey Key No. 170107-RMK

Bearings are based on the North line of the Northeast 1/4 of Section 33-1-15, which bears North 86°45'29" East, Wisconsin State Plane Coordinate System, South Zone (NAD 83/2011).

According to flood insurance rate map of the Village of Sharon, community panel number 55127C03000, effective on 10/2/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

The total computed area of the surveyed property includes: 236,462 square feet or 5.4284 acres.

Elevations refer to NAVD83 Datum. Starting benchmark - North 1/4 corner Section 33-1-15. Brass cap monument elevation 1017.27

This survey was prepared based on Chicago Title Insurance Company title commitment number WA-25027, commitment date May 14, 2026, which lists the following easements and/or restrictions from schedule B-II:

- 6-8, 10. Visible evidence shown, if any.
- 2-5, 9, 12, 14, 16, 22, 26. Not survey related.
- Buildings on multiple parcels without division affecting Tax Key No. (s) UCA 00026, UCA 00026A, UCA 00035. Lies within or crosses the surveyed property - its location is shown.
- Parking Lot across both parcels affects Tax Key No. (s) UA494600002 and UA494600003. Lies within or crosses the surveyed property - its location is shown.
- Condition set forth in Warranty Deed recorded May 1, 1884 as Document No. 95233. School district shall build, keep in repair a good, substantial and lawful fence on south line of property described therein. Lies within or crosses the surveyed property - its location is shown.
- Right of Way Easement to Village of Sharon, a Wisconsin municipal corporation for the purpose of underground water utility mains recorded March 7, 1978 in Volume 208, Page 672 as Document No. 29805. (Lot 12 Block 3 Citizens Addition EXC 227-491). Lies within or crosses the surveyed property - its location is shown.
- Rights and Interests in Transportation Project Plat No. 3706-01-20 -4.02 recorded as Document No. 993927. Does not lie within or cross the surveyed property - its location is not shown.
- Transportation Project Plat No. 3706-01-20 -4.03 recorded as Document No. 993928. Does not lie within or cross the surveyed property - its location is not shown.
- Transportation Project Plat No. 3706-01-20 -4.04 recorded as Document No. 993929. Lies within or crosses the surveyed property - its location is shown.
- Recitals as shown on Certified Survey Map No. 4946 recorded January 13, 2021 as Document No. 1027423. Reference is hereby made to said document for full particulars. Lies within or crosses the surveyed property - cannot determine setback lines for Lots 2 and 3 - its location is not shown.
- Temporary Limited Easement by School District Number Eleven of the Town of Sharon nka Joint School District No. 11 Village of Sharon, Town of Sharon to Walworth County, grantee recorded August 1, 2007 as Document No. 715193. Lies within or crosses the surveyed property - its location is shown.
- Temporary Limited Easement by Joint School District 11 for the Village of Sharon and Town of Sharon as Grantor to Wisconsin Department of Transportation recorded October 30, 2019 as Document No. 997256. Lies within or crosses the surveyed property - its location is shown.
- Recitals as shown on Plat Citizen Addition recorded July, 21, 1894 as Document No. 125791. Lies within or crosses the surveyed property - there are no recitals shown on Plat Citizen Addition - its location is not shown.

I CERTIFY that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Date: June 8, 2026



MICHAEL J. RATZBURG
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2236



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