

September 21st, 2021

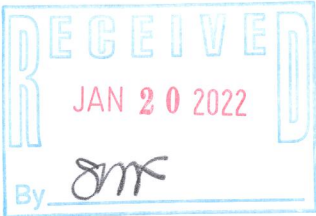
LOCATION: Bonnie Brae Lane, Lake Geneva, Wisconsin

OWNER/PREPARED FOR: Ambrosia, LLC

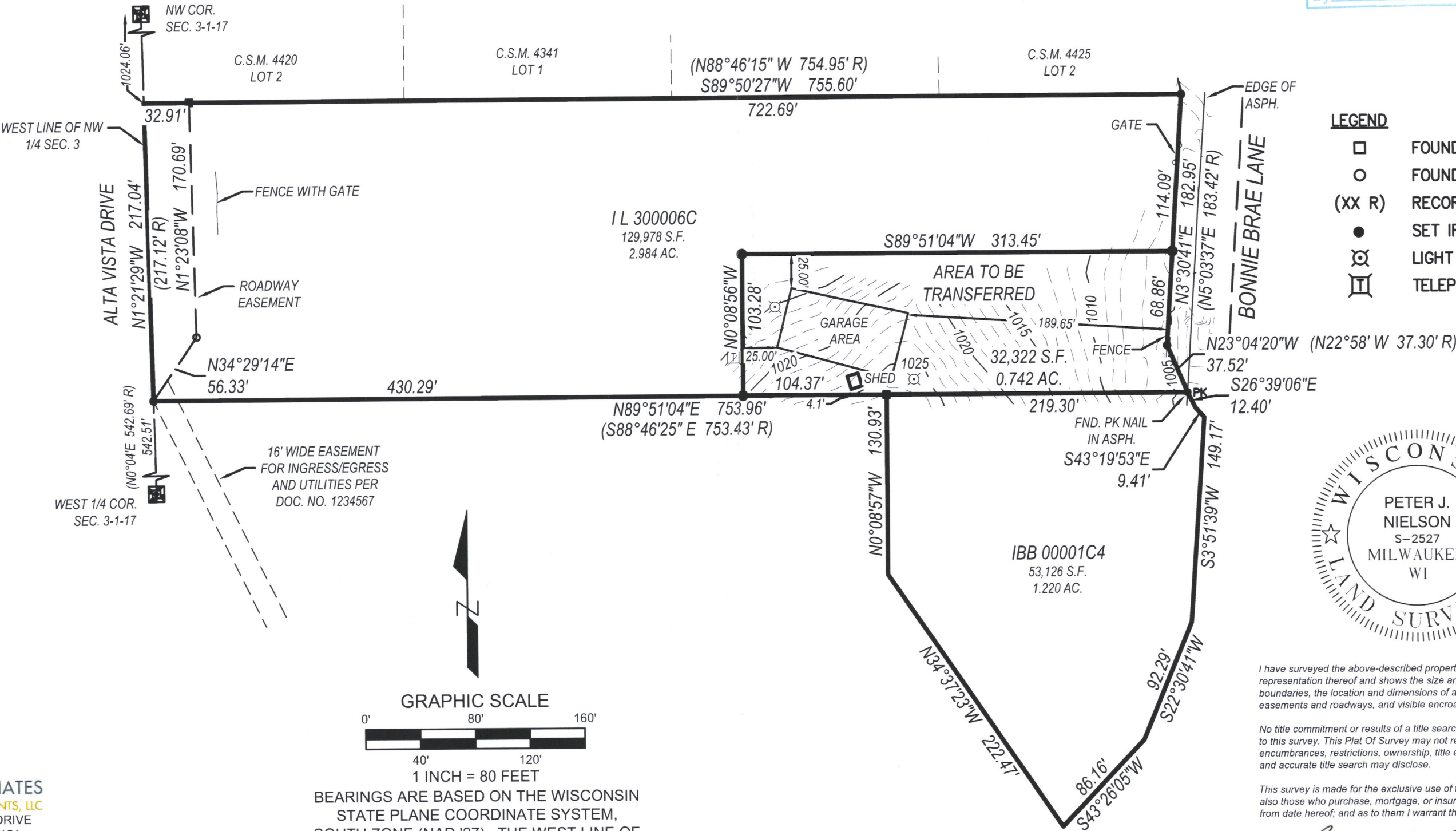
TAX ID: I L 300006C & IBB 00001C4

PLAT OF SURVEY

Survey No. 21-5079



SEE SHEET 2 FOR LEGAL DESCRIPTIONS



- LEGEND**
- FOUND 5/8" IRON BAR
 - FOUND 1" IRON PIPE
 - (XX R) RECORDED AS
 - SET IRON PIPE
 - ⊗ LIGHT POLE
 - ⊞ TELEPHONE PEDESTAL



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.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '27). THE WEST LINE OF THE NW 1/4 OF SEC. 3-1-17 WHICH IS ASSUMED TO BEAR N 1°21'29" W.

TL 3-6C & TBB-1C4

September 21st, 2021

PLAT OF SURVEY

Survey No. 21-5079

LOCATION: Bonnie Brae Lane, Lake Geneva, Wisconsin

OWNER/PREPARED FOR: Ambrosia, LLC

TAX ID: I L 300006C & IBB 00001C4

I L 300006C - BEFORE ADJUSTMENT

LEGAL DESCRIPTION:

All that part of the Northwest 1/4 of Section 3, Township 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows:
Commencing at the West Quarter corner of said Section 3; running thence N 0°04' E along the West line of said Section 3, 542.69 feet to a concrete monument (as shown on the Plat of Bonnie Brae Subdivision) and the Point Of Beginning; Thence running S 88°46'25" E, 753.43 feet; Thence N 22°58' W, 37.30 feet; Thence N 5°03'07" E, 183.42 feet; Thence N 88°46'15" W, 754.95 feet; Thence South 217.12 feet to the Point Of Beginning.

IBB 00001C4 - BEFORE ADJUSTMENT

LEGAL DESCRIPTION:

A parcel of land located in the West 1/2 of Section 3, Township 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows, to-wit:

Commencing at the West 1/4 corner of said Section 3; Thence N 0°04' E, 542.69 feet; Thence S 88°46' E, 535.86 feet to the Place Of Beginning; Thence continue S 88°46' E, 220.48 feet; Thence S 23°04' E, 9.69 feet; Thence S 43°53' E, 9.36 feet; Thence S 5°15' W, 149.13 feet; Thence S 23°51' W, 92.33 feet; Thence S 44°22' W, 86.13 feet; Thence N 33°10' W, 222.52 feet; Thence N 1°14' E, 129.68 feet to the Place Of Beginning.

AREA TO BE TRANSFERRED

LEGAL DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 3, Township 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 3; Thence N 1°21'29" W along the West line of said Northwest 1/4, 542.51 feet; Thence N 89°51'04" E, 430.29 feet to the Point Of Beginning; Thence N 0°08'56" W, 103.28 feet; Thence N 89°51'04" E, 313.45 feet to the West line of Bonnie Brae Lane; Thence S 3°30'41" W along said West line of Bonnie Brae Lane, 68.86 feet; Thence S 23°04'20" E along said West line of Bonnie Brae Lane, 37.52 feet; Thence S 89°51'04" W, 323.67 feet to the Point Of Beginning.

Said parcel contains 32,322 Square Feet or 0.742 Acres, more or less.

I L 300006C AFTER ADJUSTMENT

LEGAL DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 3, Township 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 3; Thence N 1°21'29" W along the West line of said Northwest 1/4, 542.51 feet to the East line of Alta Vista Drive and the Point Of Beginning; Thence continuing N 1°21'29" W along the West line of said Northwest 1/4, 217.04 feet; Thence N 89°50'27" E, 32.91 feet to the East line of Alta Vista Drive; Thence continuing N 89°50'27" E, 722.69 feet to the West line of Bonnie Brae Lane; Thence S 3°30'41" W along said West line of Bonnie Brae Lane, 114.09 feet; Thence S 89°51'04" W, 313.45 feet; Thence S 0°08'56" E, 103.28 feet; Thence S 89°51'04" W, 430.29 feet to the East line of Alta Vista Drive and the Point Of Beginning.

Parcel is subject to the Right-Of-Way for Alta Vista Drive and an Ingress - Egress Easement recorded as Document No. 1234567 in the Walworth County Register of Deeds office.

Said parcel contains 129,978 Square Feet or 2.984 Acres, more or less.

IBB 00001C4 AFTER ADJUSTMENT

LEGAL DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 3, Township 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 3; Thence N 1°21'29" W along the West line of said Northwest 1/4, 542.51 feet; Thence N 89°51'04" E, 430.29 feet to the Point Of Beginning; Thence N 0°08'56" W, 103.28 feet; Thence N 89°51'04" E, 313.45 feet to the West line of Bonnie Brae Lane; Thence S 3°30'41" W along said West line of Bonnie Brae Lane, 68.86 feet; Thence S 23°04'20" E along said West line of Bonnie Brae Lane, 37.52 feet; Thence S 26°50'14" E along said West line of Bonnie Brae Lane, 12.41 feet; Thence S 43°14'22" E along said West line of Bonnie Brae Lane, 9.37 feet; Thence S 3°51'41" W, 149.17 feet; Thence S 22°30'43" W, 92.29 feet; Thence S 43°26'07" W, 86.16 feet; Thence N 34°37'03" W, 222.43 feet; Thence N 0°08'57" W, 130.93 feet; Thence S 89°51'04" W, 104.37 feet to the Point Of Beginning.

Said parcel contains 85,445 Square Feet or 1.962 Acres, more or less.



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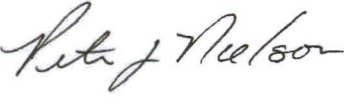
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This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.



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