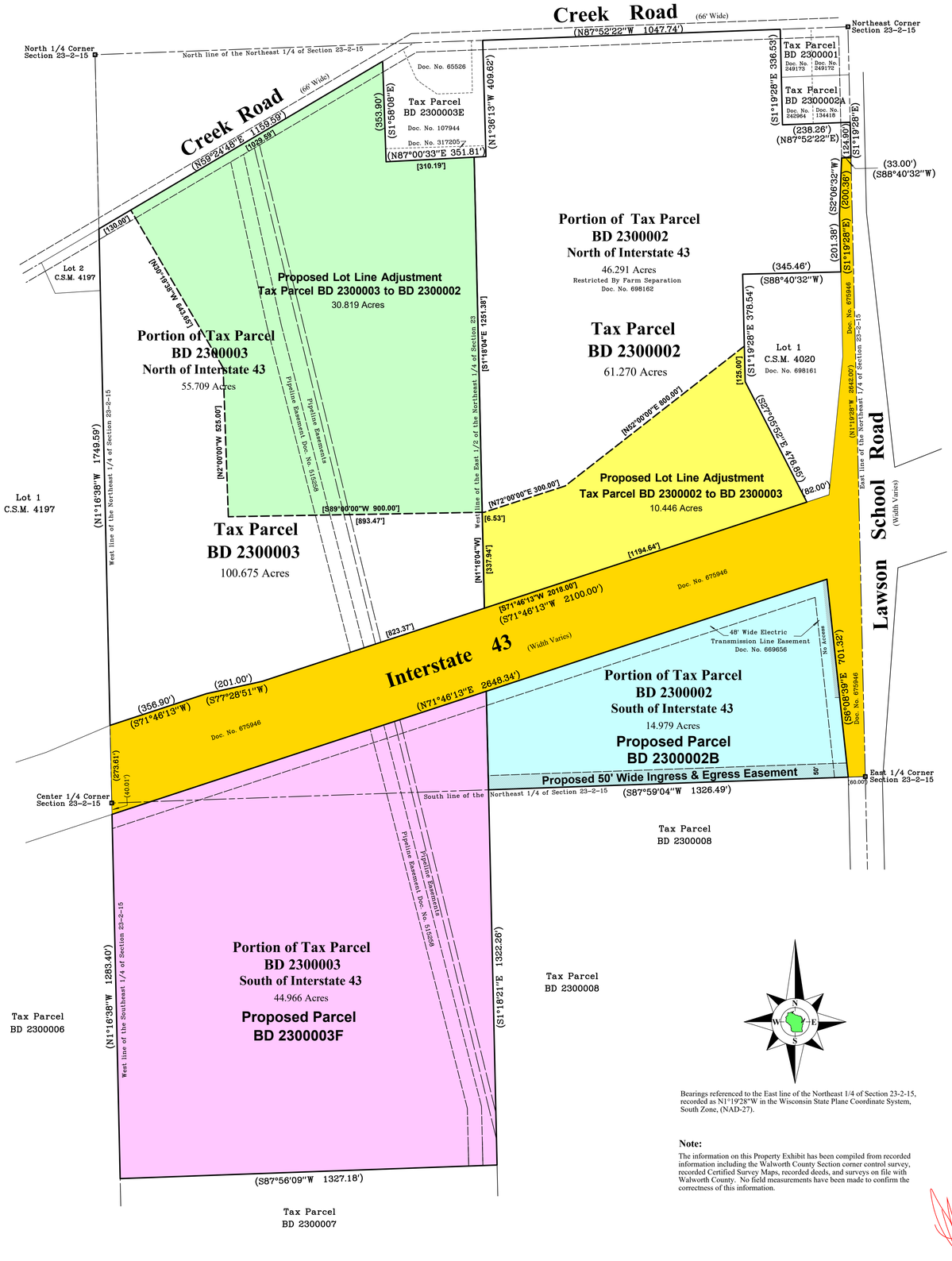


Bearings referenced to the East line of the Northeast 1/4 of Section 23-2-15, recorded as N1°19'28"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Note:

The information on this Property Exhibit has been compiled from recorded information including the Walworth County Section corner control survey, recorded Certified Survey Maps, recorded deeds, and surveys on file with Walworth County. No field measurements have been made to confirm the correctness of this information.

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

Property Exhibit

of

Tax Parcels BD 2300002 & BD 2300003,

located in the Northeast 1/4 and the Southeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin.

Surveyed for: **R & R Ventures, LP**

P.O. Box 628
Darien, Wisconsin. 53114

Description of Record

Lands described in a Quit Claim Deed recorded February 4, 2020 as Document No. 1003750 as shown below:

Parcel A

The East 1/2 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East of Walworth County, Wisconsin, excepting therefrom the following parcels of land, to-wit;

Tax Parcels BD 2300002

Parcel 1
Lands described in Document No. 249172 recorded January 6, 1993 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel 2
Lands described in Document No. 134418 recorded September 9, 1986 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel 3
Lands described in Document No. 675946 recorded March 13 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel 4
Lands described in Document No. 249173 recorded on January 6, 1993 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel 5
Lands described in Document No. 242964 recorded on October 6, 1992 in the office of the Register of Deeds, Walworth County, Wisconsin,

Parcel 6
Lands described in Document No. 107944 recorded on October 9, 1984 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel 7
Lands described in Document No. 317205 recorded on November 15, 1995 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel B

Tax Parcels BD 2300003

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Three (23) and that part of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Three (23) which lies South of the Highway all being in Township Two North (T 2 N), Range Fifteen East (R 15 E) in the Township of Darien, Walworth County, Wisconsin, excepting therefrom the following parcels:

Parcel I
Lands described in Document No. 675946 recorded March 13, 1974 in the office of the Register of Deeds, Walworth County, Wisconsin.

Parcel II
Lands described in Document No. 65526 recorded January 6, 1981 in the Register of Deeds, Walworth County, Wisconsin.

Parcel III
Lands described in Document No. 107944 recorded October 9, 1984 in the Register of Deeds, Walworth County, Wisconsin.

Parcel IV
Lands described in Document No. 317205 recorded November 15, 1995 in the office of the Register of Deeds, Walworth County, Wisconsin.

EXCEPTING THEREFROM:

That portion of Parcel No. B D 2300002:
Lot 1 of Certified Survey Map No. 4020 according to the recorded plat thereof, recorded January 11, 2007 in Volume 25 of Certified Surveys on page 44 as Document No. 698161, being part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 2 North, Range 15 East of the Fourth Principal Meridian in the Township of Darien, Walworth County, Wisconsin.
Tax Key No. BA402000001

Description of Proposed Parcel - That Portion of Tax Parcel BD 2300002 South of Interstate 43 - To Be Tax Parcel BD 2300002B

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows:
That part of the East 1/2 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, lying South of Interstate 43 and West of Lawson School Road as described in Document No. 675946 recorded March 13, 1974 in the office of the Register of Deeds, Walworth County, Wisconsin.

Description of Proposed 50' Wide Ingress & Egress Easement on Tax Parcel BD 2300002 South of Interstate 43

A 50' Wide Ingress & Egress Easement located in the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows:
The South 50 feet of the East 1/2 of the Northeast 1/4 of Section 23 Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, lying West of Lawson School Road as described in Document No. 675946 recorded March 13, 1974 in the office of the Register of Deeds, Walworth County, Wisconsin.

Description of Proposed Parcel - That Portion of Tax Parcel BD 2300003 South of Interstate 43 - To Be Tax Parcel BD 2300003F

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows:
That part of the Northwest 1/4 of the Southeast 1/4 and the West 1/2 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, lying South of Interstate 43 as described in Document No. 675946 recorded March 13, 1974 in the office of the Register of Deeds, Walworth County, Wisconsin.

Description of Proposed Lot Line Adjustment From Tax Parcel BD 2300002 to BD 2300003

A parcel of land located in the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the Center 1/4 corner of said Section 23; thence North 1°16'38" West, along the West line of said Northeast 1/4 of Section 23, 273.61 feet to a point on the North line of Interstate 43; thence North 71°46'13" East, along said North line, 356.90 feet; thence North 77°28'51" East, along said North line, 201.00 feet; thence North 71°46'13" East, along said North line, 823.37 feet to a point on the West line of the East 1/2 of said Northeast 1/4 of Section 23 and the Point of Beginning; thence North 1°18'04" West, along said West line, 337.94 feet; thence North 89°00'00" East 6.53 feet; thence North 72°00'00" East 300.00 feet; thence North 52°00'00" East 800.00 feet to a point on the West line of Lot 1 of Certified Survey Map No. 4020; thence South 1°19'28" East, along said West line, 125.00 feet; thence South 27°05'52" East, along said West line, 476.85 feet to a point on the North line of said Interstate 43; thence South 71°46'13" West, along said North line, 1194.64 feet to the Point of Beginning.

Description of Proposed Lot Line Adjustment From Tax Parcel BD 2300003 to BD 2300002

A parcel of land located in the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the Center 1/4 corner of said Section 23; thence North 1°16'38" West, along the West line of said Northeast 1/4 of Section 23, 273.61 feet to a point on the North line of Interstate 43; thence North 71°46'13" East, along said North line, 356.90 feet; thence North 77°28'51" East, along said North line, 201.00 feet; thence North 71°46'13" East, along said North line, 823.37 feet to a point on the West line of the East 1/2 of said Northeast 1/4 of Section 23; thence North 1°18'04" West, along said West line, 337.94 feet to the Point of Beginning; thence South 89°00'00" West 893.47 feet; thence North 2°00'00" West 525.00 feet; thence North 30°19'38" West 643.65 feet to a point on the centerline of Creek Road; thence North 59°24'48" East, along said centerline, 1029.59 feet to the Northwest corner of lands described in Document No. 107944; thence South 1°58'08" East 353.90 feet to the Southwest corner of lands described in Document No. 317205; thence North 87°00'33" East, along the South line of said lands described in Document No. 317205, 310.19 feet to a point on the West line of the East 1/2 of said Northeast 1/4 of Section 23; thence South 1°18'04" West, along said West line, 1251.38 feet to the Point of Beginning.

Description of Adjusted Tax Parcel BD 2300003 to be restricted by Farm Separation

A parcel of land located in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 23, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the Center 1/4 corner of said Section 23; thence North 1°16'38" West, along the West line of said Northeast 1/4 of Section 23, 273.61 feet to a point on the North line of Interstate 43 and the Point of Beginning; thence continue North 1°16'38" West, along said West line, 1749.59 feet to a point on the centerline of Creek Road; thence North 59°24'48" East, along said centerline, 130.00 feet; thence South 30°19'38" East 643.65 feet; thence South 2°00'00" East 525.00 feet; thence North 89°00'00" East 900.00 feet; thence North 72°00'00" East 300.00 feet; thence North 52°00'00" East 800.00 feet to a point on the West line of Lot 1 of Certified Survey Map No. 4020; thence South 1°19'28" East, along said West line, 125.00 feet; thence South 27°05'52" East, along said West line, 476.85 feet to a point on the North line of said Interstate 43; thence South 71°46'13" West, along said North line, 2018.00 feet; thence South 77°28'51" West, along said North line, 201.00 feet; thence South 71°46'13" West, along said North line, 356.90 feet to the Point of Beginning.

Survey date: April 1, 2026.
Revisions: No. 1 – Proposed Parcels & Lot Line Adjustments
No. 2 – Tax Parcel BD 2300002 Shown In Color

Scale in Feet
1" = 200'
0' 100' 200' 400' 600'

45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
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Facsimile: (262) 723-3004
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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Pipe
Found Iron Rod
Set Iron Pipe, 1" dia.
Set Iron Rod, 3/4" dia.
Utility Pole
Guy Wire (Anchor)
Control Point
Septic Vent
Asphalt Surface
Concrete Surface
Gravel Surface
Brick Pavers

N North
S South
E East
W West
Brngs Bearings
Dist. Distance
Msrmts Measurements
' - Feet
" - Inches
No. Number
NW Northwest
SE Southeast
Dia. Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2025.011

2025.011