

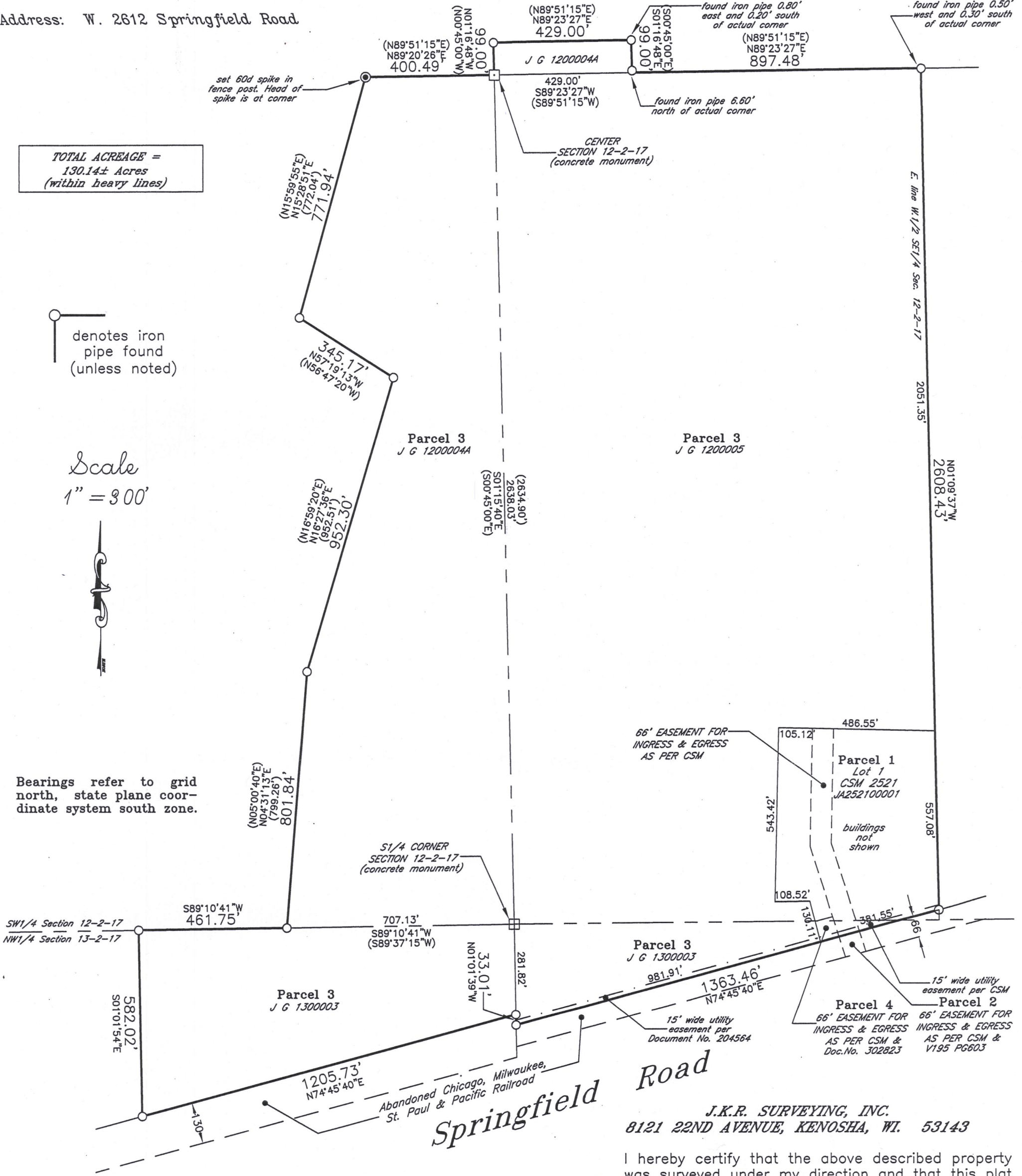
Address: W. 2612 Springfield Road

TOTAL ACREAGE =
130.14± Acres
(within heavy lines)

denotes iron
pipe found
(unless noted)

Scale
1" = 300'

Bearings refer to grid
north, state plane coor-
dinate system south zone.



Plat of Survey of

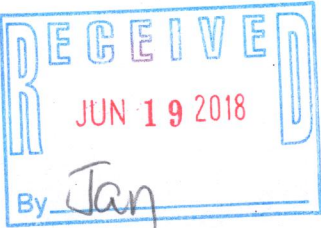
PREMISES KNOWN AS TAX KEY NO:

JG 1200004A, JG 1200005,
JG 1300003 & JA 252100001

in Part of Sections 12 & 13
in Town 2 North, Range 17 East

TOWN OF GENEVA
WALWORTH COUNTY, WIS.

-for-
Ore Creek Ranch, LLC



NOTE: SEE SHEETS 2 AND 3
FOR LEGAL DESCRIPTIONS

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI. 53143

I hereby certify that the above described property
was surveyed under my direction and that this plat
is a true representation thereof and shows the size
and location of the property, its exterior boundaries,
the location and dimensions of all visible structures
thereon, fences, apparent easements and roadways
and visible encroachments, if any.



This survey is made for the
exclusive use of the present
owners of the property, and
those who purchase, mort-
gage or guarantee the title
thereto, within one (1) year
from the date hereof.

S U R V E Y O R
November 27, 2017
Revised 2/8/18
Revised 2/9/18
SHEET 1 OF 3 SHEETS

217-4450

LEGAL DESCRIPTIONS (AS FURNISHED).....

PARCEL 1:

Lot 1 of Certified Survey Map No. 2521, recorded November 2, 1994 in Volume 12 of Certified Surveys, on Page 270 as Document No. 295906, as amended by and Affidavit of Correction recorded March 22, 1995 in Volume 634 of Records on Page 1869 as Document No. 302728, and located in the Northeast 1/4 of Section 13, and the Southeast 1/4 of Section 12, T2N, R17E, Town of Geneva, Walworth County, Wisconsin.

Tax Key No. JA252100001

PARCEL 2:

A non-exclusive easement for ingress and egress for the benefit of Parcel 1 above, as described in deed recorded in Volume 195 of Deeds on Page 603 and as further reference on Certified Survey Mpa No. 2521, recorded November 2, 1994 in Volume 12 of Certified Surveys, on Page 270 as Document No. 295906, as amended by and Affidavit of Correction recorded March 22, 1995 in Volume 634 of Records on Page 1869 as Document No. 302728, and being described as:

Part the the Northeast Quarter of Section 13, Town 2 North, Range 17 East of the Fourth Principal Meridian, in the Town of Geneva, Walworth County, State of Wisconsin, being more particularly described as:

Commence at the most southwesterly corner of Lot 1 of said Certified Survey Map No. 2521, which is on the north line of abandoned railroad (formerly known as Chicago, Milwaukee, St. Paul and Pacific Raidroad); thence N74°47'40"E along said north line 58.50 feet to the point of beginning of the easement area to be herein described; thence continue N74°47'40"E along said north line of aforesaid abandoned railroad 66.06 feet; thence S17°51'12"E 66.06 feet to the south line of aforesaid abandoned railroad; which is also the north line of Springbrook Road; thence S74°47'40"W along the south line of said abandoned railroad; which is also the north line of said Springbrook Road, 66.06 feet; thence N17°51'12"W 66.06 feet to the north line of aforesaid abandoned railroad and the point of beginning; containing 4,359 square feet, more or less.

PARCEL 3:

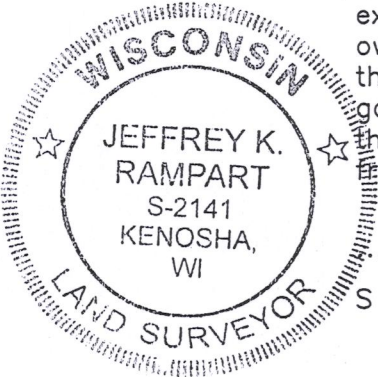
Part of the Northeast, Southeast and Southwest Quarters of Section 12 and part of the Northeast and Northwest Quarters of Section 13, all in Town 2, North, Range 17 East of the Fourth Principal Meridian; lying and being in the Town of Geneva, Walworth County, Wisconsin and being more particularly described as: Commence at the south quarter corner of said Section 12; thence S89°10'41"W along the south line of said Section 12, 707.13 feet to the point of beginning; thence continue S89°10'41"W along said south line 461.75 feet; thence S01°01'54"E 582.02 feet to the north line of abandoned railroad (formerly known as Chicago, Milwaukee, St. Paul & Pacific Railroad); thence N74°45'40"E along said north line 1205.73 feet; thence S01°01'39"E 33.01 feet along said north line; thence N74°45'40"E along said north line 1363.46 feet to the southeast corner of Certified Survey Map No. 2521, a plat of record and the east line of the west half of the Southeast Quarter of said Section 12; thence N01°09'37"W along said east line 2608.43 feet to the north line of the Southeast Quarter of said Section 12; thence S89°23'27"W along said north line 897.48 feet; thence N01°16'48"W 99.00 feet; thence S89°23'27"W 429.00 feet; thence S01°16'48"E 99.00 feet to the center of said Section 12; thence S89°20'26"W along the north line of the Southwest Quarter of said Section 12, 400.49 feet; thence S15°28'51W 771.94 feet; thence S57°19'13"E 345.17 feet; thence S16°27'36"W 952.30 feet; thence S04°31'13"W 801.84 feet to the south line of the Southwest Quarter of said Section 12 and to the point of beginning; EXCEPT-ING THEREFROM Certified Survey Map No. 2521, a plat of record in the Walworth County office of the Register of Deeds, on November 2, 1994 as Docuement No. 295906 Vol. 12, Pg. 270. Containing 123.32 acres, more or less (excluding said Certified Survey Map No. 2521)

Tax Key No. J G 1300003, J G 1200004A and J G 1200005

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI. 53143

I hereby certify that the above described property was surveyed under my direction and that this plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and those who purchase, mortgage or guarantee the title thereto, within one (1) year from the date hereof.



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S U R V E Y O R
November 27, 2017
Revised 2/8/18
Revised 2/9/18
SHEET 2 OF 3 SHEETS

Plat of Survey of
PREMISES KNOWN AS TAX KEY NO:
JG 1200004A, JG 1200005,
JG 1300003 & JA 252100001
in Part of Sections 12 & 13
in Town 2 North, Range 17 East
TOWN OF GENEVA
WALWORTH COUNTY, WIS.
-for-
Ore Creek Ranch, LLC

PARCEL 4:

A non-exclusive easement for ingress and egress for the benefit of Parcel 3 above, as described in deed recorded in Volume 195 of Deeds on Page 603 and as further referenced on Certified Survey Map No. 2521, recorded November 2, 1994 in Volume 12 of Certified Surveys, on Page 270 as Document No. 295906, as amended by and Affidavit of Correction recorded March 22, 1995 in Volume 634 of Records on Page 1869 as Document No. 302728, and being described as:

Part of Certified Survey Map No. 2521, a plat of record in Walworth County, Wisconsin Office of the Register of Deeds November 2, 1994 as Document No. 295906 Vol. 12 Pg. 270; lying and being in part of the Northeast Quarter of Section 13 and part of the Southeast Quarter of Section 12, Town 2 North, Range 17 East of the Fourth Principal Meridian; in the Town of Geneva, Walworth County, State of Wisconsin, being more particularly described as:

Beginning at the most southwesterly corner of said Lot 1 which is on the north line of abandoned railroad (formerly known as Chicago, Milwaukee, St. Paul and Pacific Railroad); thence N74°47'40"E along said north line 58.50 feet; thence N17°35'09"W 66.05 feet; thence S74°47'40"W parallel to north line of aforesaid abandoned railroad 55.21 feet; thence S14°43'44"E 66.00 feet to the most southwesterly corner of aforesaid Lot 1 on the north line of aforesaid abandoned railroad and the point of beginning; containing 3,752 square feet.

AND ALSO those certain easements for ingress and egress as set forth on Certified Survey Map No. 2521, recorded November 2, 1994 in Volume 12 of Certified Surveys, on Page 270 as Document No. 295906, as amended by an Affidavit of Correction recorded March 22, 1995 in Volume 634 of Records on Page 1869 as Document No. 302728

Plat of Survey of

PREMISES KNOWN AS TAX KEY NO:

*JG 1200004A, JG 1200005,
JG 1300003 & JA 252100001*

*in Part of Sections 12 & 13
in Town 2 North, Range 17 East*

*TOWN OF GENEVA
WALWORTH COUNTY, WIS.*

-for-

Ore Creek Ranch, LLC

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI. 53143

I hereby certify that the above described property was surveyed under my direction and that this plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and those who purchase, mortgage or guarantee the title thereto, within one (1) year from the date hereof.



[Signature]
S U R V E Y O R
November 27, 2017
Revised 2/8/18
Revised 2/9/18
SHEET 3 OF 3 SHEETS