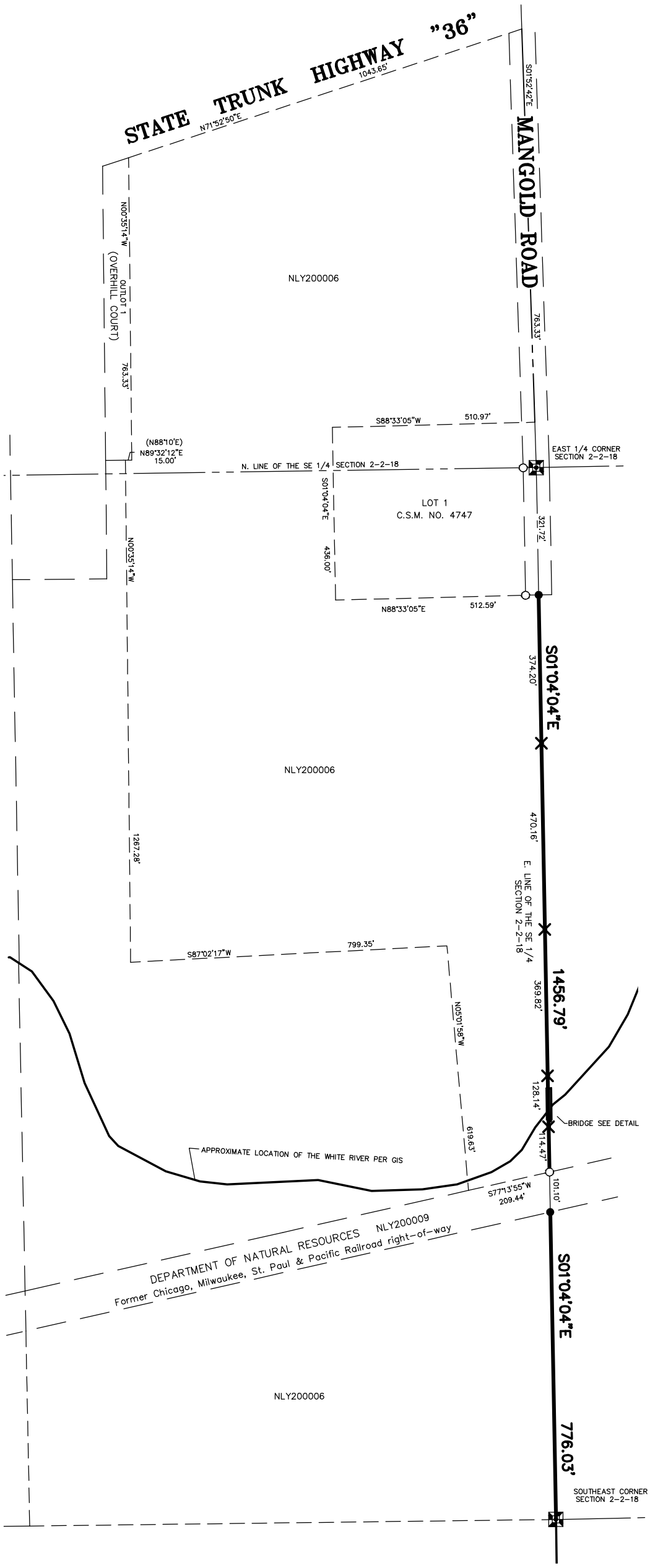
September 15, 2025

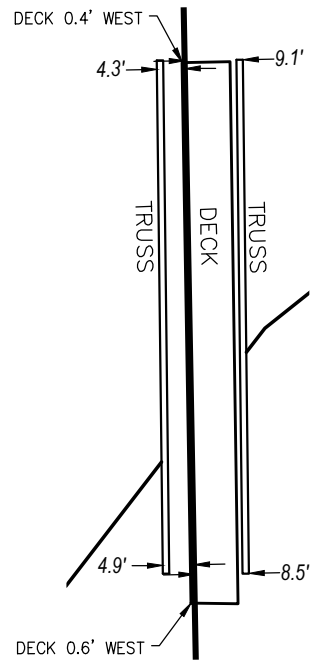
Survey No. 25.5045

PREPARED FOR: Justin Woods
PROPERTY DESCRIPTION: SEE PAGE 2
TAX ID: NLY 200006

PLAT OF SURVEY OF THE EASTERLY LINE AS SHOWN



NOTE: THIS OFFICE COULD NOT FIND ANY DOCUMENTATION ON THE VACATION OF MANGOLD ROAD RUNNING ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2-2-18 SOUTH OF CERTIFIED SURVEY MAP NO. 4747. EAST LINE SURVEYED PER DOCUMENT NO. 1079031. ALL OTHER PARCEL LINES NOT SURVEYED AS PART OF THIS PLAT AND SHOWN PER PREVIOUS SURVEYS OF RECORD.



Legend:

- Found Monument
- Found Iron Pipe
- Set Iron Pipe
- Set 6" Spike

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

0' 300'
SCALE: 1" = 300'

WISCONSIN
RITCHIE P. WENZEL
S-4027
MILWAUKEE, WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

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Ritchie P. Wenzel, Professional Land Surveyor, S-4027

COMPLETION DATE OF FIELD WORK: 8-20-2025

P:\Shared\1 - Projects\2025\25.5045 - Justin Woods -Mangold Rd - TX ID NLY200006\CAD\Design\25.5045S.dwg

PLAT OF SURVEY
OF
THE EASTERLY LINE AS SHOWN
OF

PREPARED FOR: Justin Woods
PROPERTY DESCRIPTION Per Document No. 1079031:

PARCEL 1:

THE EAST ONE-HALF OF THE SOUTHEAST ONE- QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 EAST;EXCEPTING THEREFROM A STRIP OF LAND SIX RODS WIDE ACROSS THE SAME AS USED BY THE CHICAGO, MILWAUKEE AND ST. PAUL R.R. CO. AS A RIGHT-OF-WAY; ALSO, ALL THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 EAST LYING SOUTH OF THE HIGHWAY (S. T. H. #36) WHICH RUNS THROUGH SAID QUARTER QUARTER SECTION FROM NORTHEAST TO SOUTHWEST;

EXCEPTING THEREFROM THE LAND DESCRIBED IN THE CONVEYANCE OF LANDS TO WALWORTH COUNTY, WISCONSIN, FOR HIGHWAY PURPOSES DATED 29 JULY, 1954, RECORDED 1 SEPTEMBER 1954, AS DOCUMENT NO. 464325 IN VOLUME 473 DEEDS, PAGE 409; AND SUBJECT TO RIGHT-OF-WAY GRANT TO WISCONSIN TELEPHONE COMPANY DATED 2 DECEMBER, 1966, RECORDED 29 SEPTEMBER, 1967, AS DOCUMENT NO. 595839 IN VOLUME 654 DEEDS, PAGE 166;

ALSO EXCEPTING FURTHER THEREFROM LAND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY NO. 36 AND THE EAST LINE OF SAID SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 EAST, SAID POINT BEING 3777.67 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION TWO (2-2-18); THENCE SOUTH 70° 39' WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY NO. 36, 1119.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE SOUTH 70° 39' WEST ALONG SAID RIGHT-OF-WAY LINE, 250.00 FEET; THENCE SOUTH 1° 50' EAST ALONG THE OCCUPATION FENCE LINE, 967.42 FEET TO AN IRON STAKE FOUND AT THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 628, WALWORTH COUNTY REGISTRY DOCUMENT NO. 11334, VOLUME 3, PAGE 97; THENCE SOUTH 2° 23' EAST1 935.18 FEET, MORE OR LESS, TO THE NORTHERLY WATER'S EDGE OF THE WHITE RIVER;THENCE SOUTHEASTERLY ALONG THE NORTHERLY WATER'S EDGE OF WHITE RIVER TO A POINT THAT IS SOUTH 2° 23' EAST 1415.38 FEET FROM AN IRON PIPE STAKE FOUND AT THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 628, WALWORTH COUNTY REGISTRY DOCUMENT NO. 11334, VOLUME 3, PAGE 97; THENCE NORTH 2° 23' WEST, 1415.38 FEET TO THE IRON PIPE STAKE FOUND AT THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 628, WALWORTH COUNTY REGISTRY DOCUMENT NO. 11334, VOLUME 31 PAGE 97; THENCE NORTH 1° 50' WEST, 1042.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY NO. 36 AND THE POINT OF BEGINNING; ALL OF SAID LAND LYING AND BEING IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN.

ALSO EXCEPTING THEREFROM OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 628 AS RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 97, AS DOCUMENT NO.11334, BEING PART OF THE NORTHEAST !4 AND SOUTHEAST 14 OF SECTION 2, TOWN 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN.

ALSO EXCEPTING THEREFROM LAND DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 2, T. 2 N., R. 18 E., OF THE 4TH P.M., TOWNSHIP OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 628; THENCE S. 2° 23' E, 416.00 FEET; THENCE N. 88° 10' E., 45.00 FEET; THENCE N. 2 ° 231 W. 1 416.00 FEET; THENCE N. 1° 50' W. 299.47 FEET; THENCE S. 88° 10 W., ALONG THE SOUTH LINE OF OUTLOT 1 OF SAID CSM 628, 45.00 FEET, THENCE S. 1° 50' E., 299.47 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM LAND DESCRIBED AS FOLLOWS: LOT 1 OF CERTIFIED SURVEY MAP NO. 4747, RECORDED IN THE OFFICE OF THE WALWORTH COUNTY REGISTER OF DEEDS IN VOLUME 31 OF CERTIFIED SURVEY MAPS AT PAGE 234 AS DOCUMENT NO. 958597 ON DECEMBER 7, 2017 BEING A CERTIFIED SURVEY OF PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, T2N,R18E, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

ALSO EXCEPTING THEREFROM PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE SOUTH 01° 04'04” EAST ALONG THE EAST LINE OF SAID SECTION 2, 1327.85 FEET; THENCE SOUTH 89° 13'45” WEST 1089.64 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01° 01 '09” WEST (RECORDED AS NORTH 02° 23' WEST) 645.22 FEET; THENCE NORTH 89° 32'12" EAST (RECORDED AS NORTH 88° 10' EAST) 45.00 FEET; THENCE NORTH 01°01 '09” WEST (RECORDED AS NORTH 02°23' WEST) 416.00 FEET; THENCE NORTH 00°35'14” WEST (RECORDED AS NORTH 01°50' WEST) 299.47 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 628; THENCE NORTH 89° 32'12” EAST (RECORDED AS NORTH 88° 10' EAST) 5.00 FEET; THENCE SOUTH 00°35'14” EAST 1267.28 FEET; THENCE NORTH 87°02'17” EAST 799.35 FEET; THENCE SOUTH 05°01 '58” EAST 619.63 FEET TO THE NORTHERLY LINE OF DNR LANDS (FORMER RAILROAD RIGHT OF WAY); THENCE SOUTH 77°13'55” WEST 1147.52 FEET; THENCE NORTH 01 °07'44” WEST 873.0 FEET MORE OR LESS TO THE NORTHERLY WATERS EDGE OF THE WHITE RIVER; THENCE SOUTHEASTERLY ALONG THE NORTHERLY WATERS EDGE OF THE WHITE RIVER TO A POINT THAT IS SOUTH 01°01 '09” EAST 347.4 FEET MORE OR LESS FROM THE PLACE OF BEGINNING; THENCE NORTH 01°01 '09” WEST (RECORDED AS NORTH 02°23' EAST) 347.4 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL 2:

Easement Rights as set forth in Permanent Access Easement Agreement dated January 12, 2023 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on January 16, 2023 as Document No. 1073944 and corrected by Affidavit of Correction dated February 20, 2023 and recorded on March 2,2023 as Document No. 1075766.
TAX ID: NLY 200006

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
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WISCONSIN
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