PLAT OF SURVEY FOR PROPOSED LAND DIVISION AND LOT LINE ADJUSTMENT

DESCRIPTION FOR PARCEL "A"

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARY DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 01°21'24" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 1364.99 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 3946; THENCE NORTH 87°42'42" EAST, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 3946, 1165.14 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 04°06'19" WEST, ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 521.02 FEET; THENCE NORTH 20°48'28" EAST 242.20 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 4806; THENCE SOUTH 84°47'38" EAST, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 4806, 715.22 FEET (RECORDED AS SOUTH 84°47'19" EAST 715.27 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 04°12'42" WEST 214.18 FEET (RECORDED AS 214.00 FEET) TO A 1-5/16" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 85°26'45" EAST (RECORDED AS SOUTH 85°24'09" EAST) 24.42 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 4806 AND A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3078; THENCE SOUTH 00°25'40" EAST (RECORDED AS SOUTH 00°42'20" WEST) 20.70 FEET TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE SOUTH 07°43'33" EAST, ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 3078, 281.08 FEET (RECORDED AS SOUTH 06°36'20" EAST 280.90 FEET) TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE CONTINUE SOUTH 07°43'33" EAST 11.89 FEET (RECORDED AS SOUTH 06°36'20" EAST 12.05 FEET) TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 68°33'30" WEST 402.25 FEET; THENCE NORTH 89°39'06" WEST 35.00 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2608; THENCE CONTINUE NORTH 89°39'06" WEST (RECORDED AS NORTH 88°31'55" WEST), ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 2608, 303.68 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 12°13'16" EAST (RECORDED AS SOUTH 11°06'05" EAST), ALONG THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP, 446.28 FEET; THENCE SOUTH 40°31'34" WEST (RECORDED AS SOUTH 41°38'45" WEST), ALONG SAID WESTERLY LINE, 331.26 FEET; THENCE SOUTH 00°32'11" EAST (RECORDED AS SOUTH 00°35'00" WEST), ALONG SAID WESTERLY LINE, 278.49 FEET; THENCE SOUTH 30°59'54" WEST (RECORDED AS SOUTH 32°07'05" WEST), ALONG SAID WESTERLY LINE, 166.12 FEET; THENCE SOUTH 02°19'11" EAST (RECORDED AS SOUTH 01°12'00" EAST), ALONG SAID WESTERY LINE, 285.03 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 2608, AND A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 88°29'54" WEST, ALONG SAID SOUTH LINE, 1036.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WEST 33 FEET AND SOUTH 33 FEET THEREOF FOR ROAD PURPOSES (KNOB ROAD AND WARREN ROAD).

DESCRIPTION FOR PARCEL "B"

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION AT THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2608, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JULY 12, 1995 IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGES 121 AND 122 AS DOCUMENT NO. 309245; THENCE NORTH 02°19'11" WEST (RECORDED AS NORTH 01°12'00" WEST), ALONG THE EASTERLY LINE OF SAID CERTIFIED SURVEY MAP, 270.78 FEET; THENCE NORTH 30°59'54" EAST (RECORDED AS NORTH 32°07'05" EAST), ALONG SAID EASTERLY LINE, 165.28 FEET; THENCE NORTH 00°32'11" WEST (RECORDED AS NORTH 00°35'00" EAST), ALONG SAID EASTERLY LINE, 189.75 FEET; THENCE NORTH 78°24'54" EAST (RECORDED AS NORTH 79°32'05" EAST), ALONG THE SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP, 225.00 FEET; THENCE SOUTH 143.45 FEET; THENCE NORTH 80°29'23" WEST 84.48 FEET; THENCE SOUTH 08°48'41" WEST 128.58 FEET; THENCE SOUTH 24°32'21" WEST 123.13 FEET; THENCE SOUTH 274.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 88°29'54" WEST, ALONG SAID SOUTH LINE, 138.70 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 33 FEET THEREOF FOR ROAD PURPOSES (WARREN ROAD). CONTAINING 95,484 SQUARE FEET (2.192 ACRES) OF LAND, MORE OR LESS.

DESCRIPTION FOR PARCEL "C"

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN AND MORE PARTICULARY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2608, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JULY 12, 1995 IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGES 121 AND 122 AS DOCUMENT NO. 309245; THENCE SOUTH 89°39'06" EAST 35.00 FEET; THENCE SOUTH 00°59'06" EAST, PARALLEL WITH THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 702.17 FEET; THENCE SOUTH 78°24'54" WEST 35.59 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE NORTH 00°59'06" WEST (RECORDED AS NORTH 00°08'05" EAST), ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 709.54 FEET TO THE POINT OF BEGINNING. CONTAINING 24,698 SQUARE FEET (0.567 ACRES) OF LAND, MORE OR LESS.

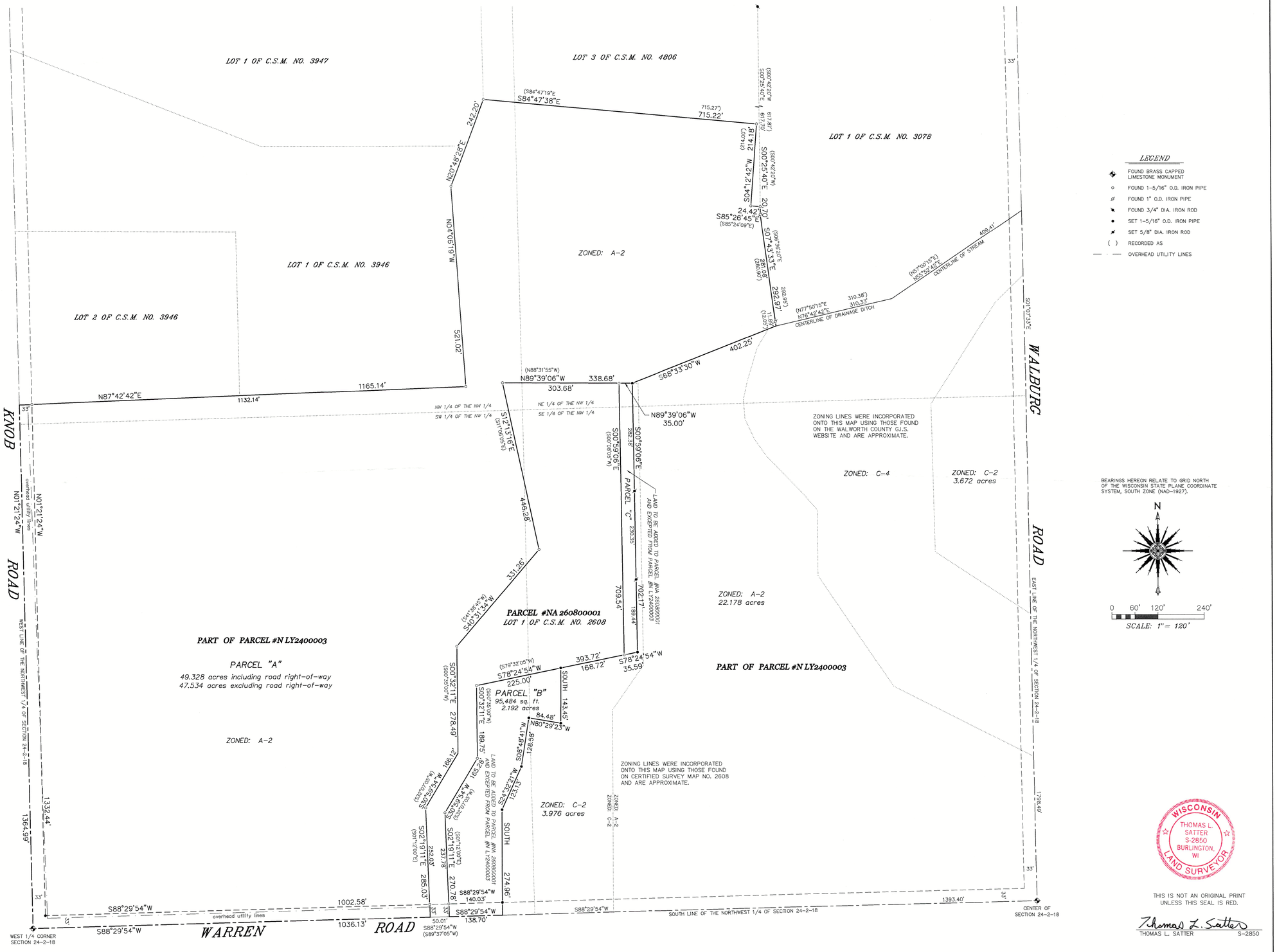
PREPARED FOR: MATTHEWS FAMILY LP

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING
272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239



LEGEND

- FOUND BRASS CAPPED LIMESTONE MONUMENT
- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND 3/4" DIA. IRON ROD
- SET 1-5/16" O.D. IRON PIPE
- SET 5/8" DIA. IRON ROD
- ( ) RECORDED AS
- —— —— OVERHEAD UTILITY LINES

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-1927).

N

0 60' 120' 240'

SCALE: 1" = 120'

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter

THOMAS L. SATTER S-2850

MARCH 23, 2026 — DATE

022604 — JOB NUMBER

218-2291