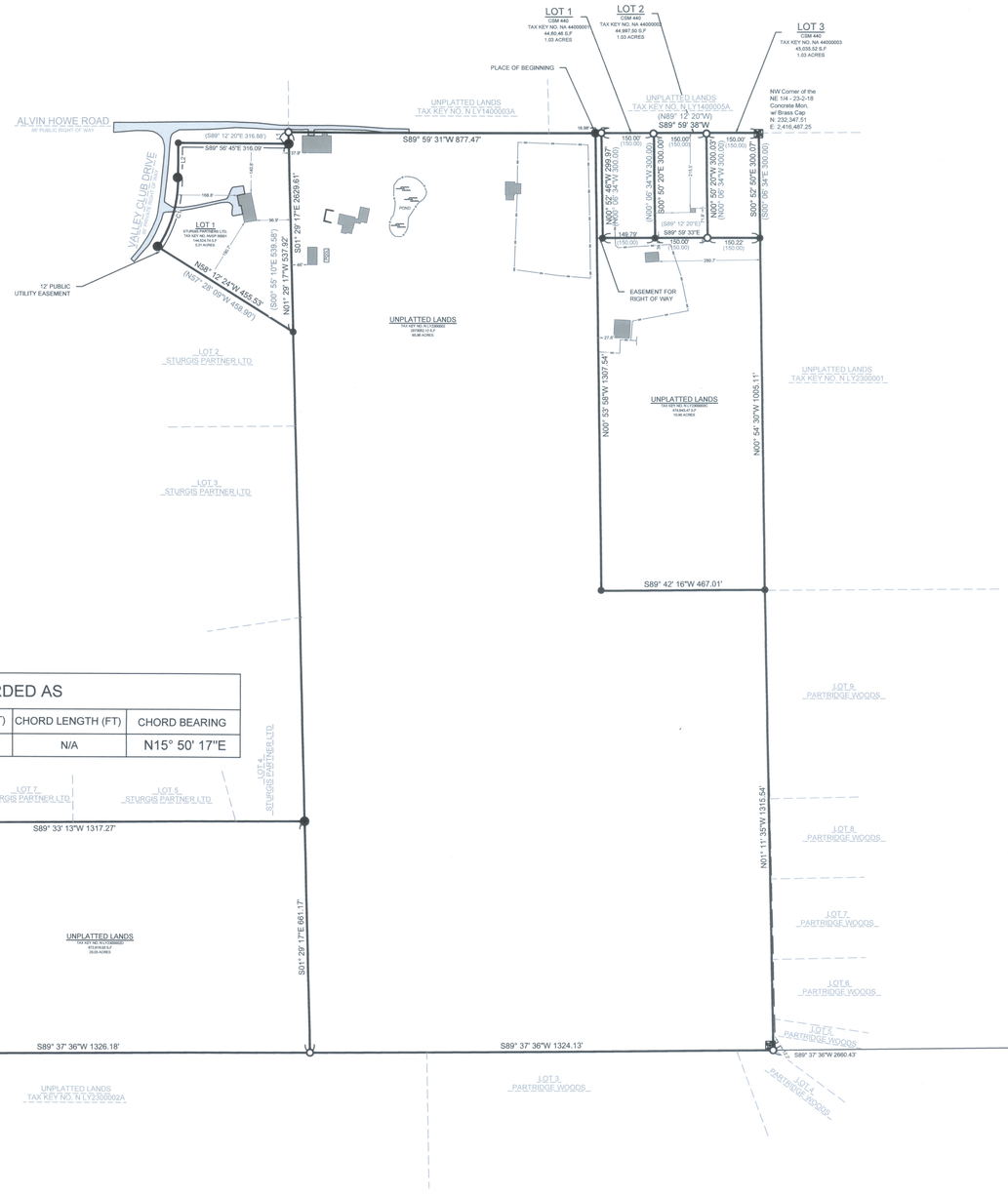
PLAT OF SURVEY

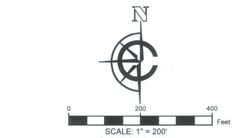
LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 23 IN TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 2 NORTH, RANGE 18 EAST; THENCE S89°59'38"W, ALONG THE NORTH LOT LINE OF SAID QUARTER SECTION, 466.98' TO THE PLACE OF BEGINNING; THENCE S89°59'31"W, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 877.47'; THENCE S01°29'17"E, 2,629.61'; THENCE N89°37'36"E, ALONG THE SOUTH QUARTER LINE OF SAID QUARTER SECTION, 1,324.13'; THENCE N01°11'35"W, 1,315.54'; THENCE S89°42'16"W, 467.01'; THENCE N00°53'58"W, 1,307.54' TO THE PLACE OF BEGINNING. ALSO INCLUDES PARCEL COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 2 NORTH, RANGE 18 EAST; THENCE S89°59'53"W, ALONG THE NORTH LOT LINE OF SAID QUARTER SECTION, 466.98' TO THE PLACE OF BEGINNING; THENCE S00°53'58"E, 1,307.44'; THENCE N89°42'16"E, 467.01'; THENCE N00°54'30"W, 1,005.11'; THENCE N89°59'33"W, 450.01'; THENCE N00°52'46"W, 299.97'; THENCE N89°59'38"W, 16.98' TO THE PLACE OF BEGINNING. ALSO INCLUDES PARCEL COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 2 RANGE 18 EAST; ALSO BEING THE PLACE OF BEGINNING; THENCE N00°42'59"W, ALONG THE WESTERLY LINE OF SAID QUARTER SECTION TO A 1" IRON PIPE, 659.38'; THENCE N89°33'13"E, TO A 2" IRON POLE, 1,317.27'; THENCE S01°29'17"E, 661.17'; THENCE S89°37'36"W, TO THE SOUTHWEST MONUMENT OF SAID QUARTER SECTION, 1326.18' TO THE PLACE OF BEGINNING. ALSO INCLUDES LOT 1 OF STURGIS PARTNERS LTD AS RECORDED IN DOCUMENT NO. 86037 PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO INCLUDES LOT 1 OF CSM 440 AS RECORDED IN DOCUMENT NO. 685614 PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO INCLUDES LOT 2 OF CSM 440 AS RECORDED IN DOCUMENT NO. 685614 PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO INCLUDES LOT 3 OF CSM 440 AS RECORDED IN DOCUMENT NO. 685614 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

PARCEL LINES			RECORDED AS		
LINE NUMBER	LENGTH (FT)	DIRECTION	LINE NUMBER	LENGTH (FT)	DIRECTION
L1	33.11	S01° 29' 17"E	L1	33.0	N/A
L2	96.55	N00° 01' 24"W	L2	96.49	S00° 47' 40"W

PARCEL CURVES					RECORDED AS				
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD LENGTH (FT)	CHORD BEARING	CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD LENGTH (FT)	CHORD BEARING
C1	212.70	350.00	209.44	N15° 50' 17"E	C1	212.14	350.00	N/A	N15° 50' 17"E





SCALE: 1" = 200'
SHEET SIZE: 22X34

LEGEND
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING STONE
- EXISTING DECK
- FOUND CONC. MONUMENT
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND MANHOLE
- WATER
- EXISTING FENCE

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

THE NORTHERLY LINE OF THE NW 1/4 OF SECTION 23 IS ASSUMED TO BEAR N89°24'47"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
MARYBUD LLC

PROPERTY ADDRESS:
NA 44000001
NA 44000002
NA 44000003
N LY2300002D
N LY2300002C
N LY2300002
NVSP 00001

FIELD WORK COMPLETED ON:
JANUARY 4 , 2024

FIELD CREW CHIEF:
MIKE MELENZIO

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

WISCONSIN
PAUL H. VAN HENKELUM
S-1931
LAKE GENEVA, WI
LAND SURVEYOR

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931 — DATE

CARDINAL
PLAN | SURVEY | ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 4 / 3 / 2024 JOB No. 23535
SHEET 1 OF 1 SEM

FILE: G: \Shared drives\Cardinal Office\Projects\2023\23535– MaryBud Farms West\DWG\BASE\23535ET.dwg