

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, 466.88' 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°11'33"W, 1,315.54'; THENCE S89°42'16"W, 467.01'; THENCE N00°53'59"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, 466.88' TO THE PLACE OF BEGINNING; THENCE S00°53'09"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, 299.67'; 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 IN TOWNSHIP 2 NORTH, RANGE 18 EAST; THENCE N00°42'26"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, 1236.18' TO THE PLACE OF BEGINNING. ALSO INCLUDES LOT 1 OF STURGIS PARTNERS LTD AS RECORDED IN DOCUMENT NO. 885614 PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO INCLUDES LOT 1 OF CSM 440 AS RECORDED IN DOCUMENT NO. 885614 PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO INCLUDES LOT 2 OF CSM 440 AS RECORDED IN DOCUMENT NO. 885614 PER THE WALWORTH COUNTY REGISTER OF DEEDS. ALSO INCLUDES LOT 3 OF CSM 440 AS RECORDED IN DOCUMENT NO. 885614 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 |

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 #1931  
CARDINAL ENGINEERING LLC

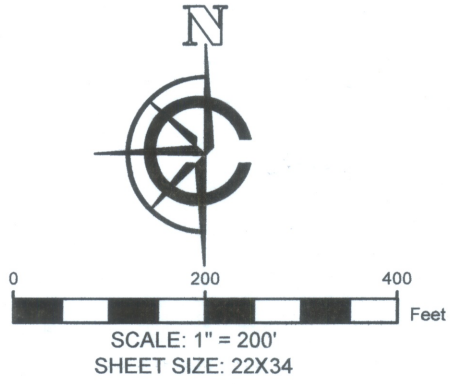
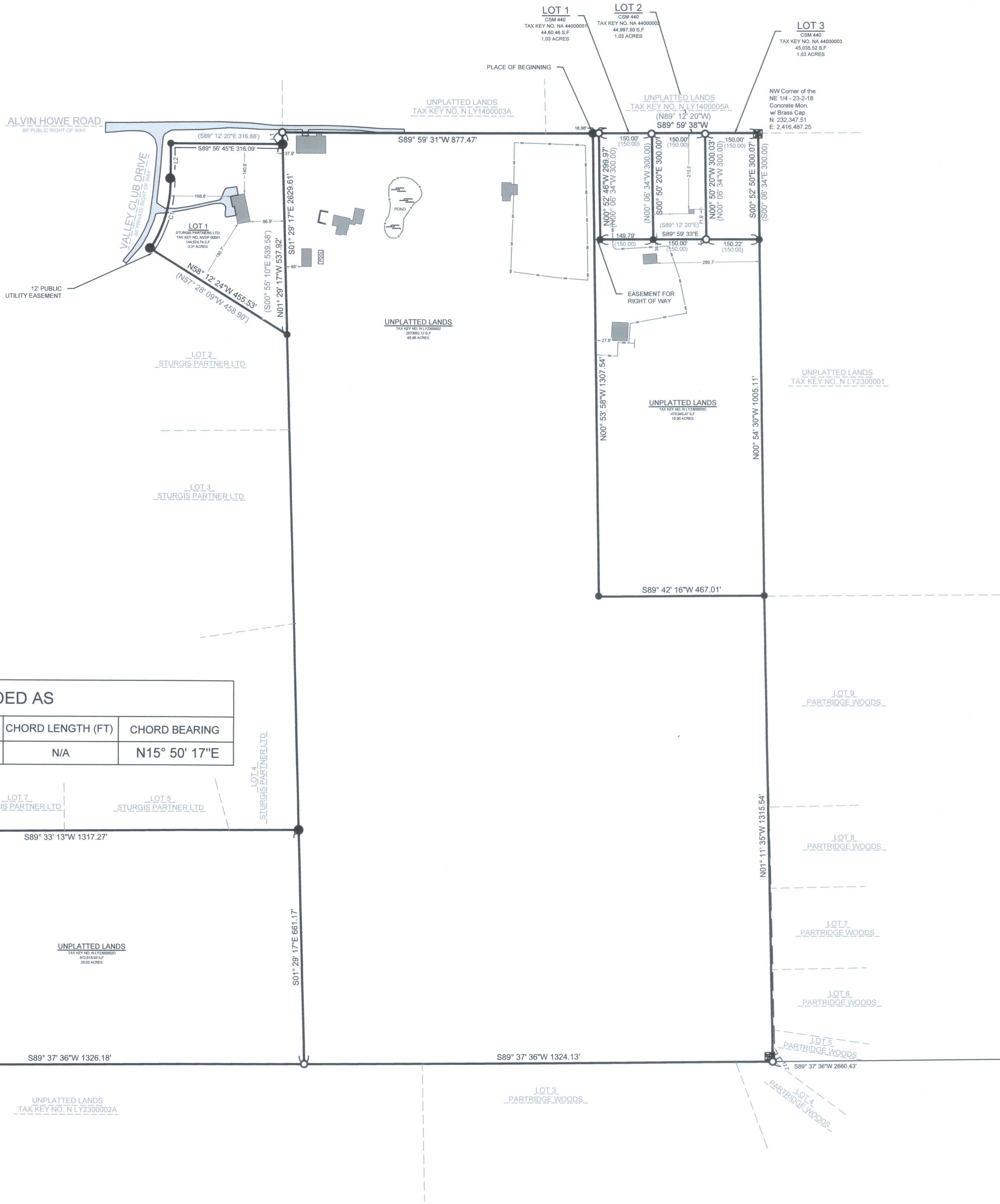
"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY  
AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR  
BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES,  
APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H. VAN HENKELUM, PLS #1931  
DATE: 4/1/2024

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

DATE: 4 / 3 / 2024  
SHEET: 1 OF 1

JOB No. 23535  
SEM



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

SE Corner of the  
NE 1/4 - 23-2-18  
Concrete Mon.  
w/ Brass Cap  
N: 229,737.84'  
E: 2,419,195.71'