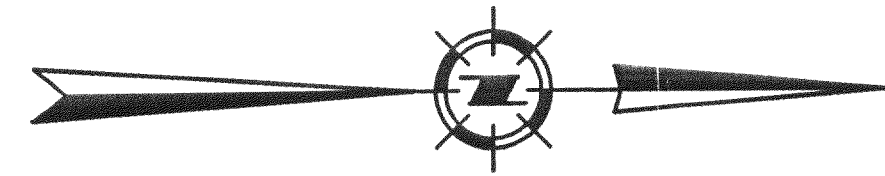


PLAT OF SURVEY



SCALE: 1" = 100'

TAX KEY NO.
T-15-7

N00°05'11"W 2309.76

W. LINE OF THE E. 1/2 OF THE N.E. 1/4, SEC. 15-4-17

NOTES:

- A** IN 4/25/1933 QUIT CLAIM DEED FROM C.M.S.T.P. RR TO T.&J. COUTER (REC. IN VOL. 230 OF DEEDS PG. 423), THE ABANDONED R.R. R-O-W IS STATED AS BEING 50 FT. ON EACH SIDE OF CENTERLINE (OR 100 FT. IN WIDTH). IN ESTABLISHING THE LOCATION OF THE ABANDONED R.R. R-O-W IN THE N.E. 1/4 OF SEC. 15, THE S.E. 1/4 OF SEC. 10 AND THE S.W. 1/4 OF SEC. 11, ALL IN TOWN 4 NORTH, RANGE 17 EAST, THE FOLLOWING STEPS WERE UNdertaken:
- COPIES OF THE ORIGINAL R.R. R-O-W AND ALIGNMENT MAPS WERE OBTAINED FROM THE STATE'S RECORD FILES. THOSE MAPS IDENTIFIED THE R-O-W LOCATIONS SOUTH OF TROY CENTER, IN AND THROUGH TROY CENTER, NORTH OF TROY CENTER, THEN IN A NORTHEASTERLY DIRECTION (FIRST THROUGH AN ARC OF A CURVE, AND THEN AFTER CROSSING C.T.H. "N" IN A STRAIGHT LINE THROUGH THE S.W. 1/4 OF SEC. 11-4-17).
 - WE THEN CONSULTED WITH PROPERTY OWNERS IN THE AREA AS TO THEIR RECOLLECTIONS OF THE LOCATION OF THE ABANDONED R.R. R-O-W.
 - WE THEN IDENTIFIED ALL REMNANTS OF THE RAISED BED OF THE R.R. AND LOCATED MULTIPLE CENTERLINE POINTS ALONG SAID R.R. BED, INCLUDING ONE CROSSING CULVERT SHOWN ON THE MAPS.
 - WE THEN COMPUTED THE NORTH AND SOUTH TANGENTS AND FITTED A CURVE USING THE APPROXIMATE DESIGN RADIUS AND FOLLOWING THE MIDDLE OF THE FORMER R.R. R-O-W RAISED BED.
- B** "BRIGGS STREET" NORTH OF TROY CENTER TO C.T.H. "J" HAS BEEN IN EXISTENCE AND USE FOR A PERIOD OF TIME PRIOR TO 5/12/1897 AND THE IRVEN PAVEMENT IS ESSENTIALLY ON THE SAME NORTH/SOUTH LINE AS THAT PART EXISTING IN TROY CENTER (THE CENTERLINE OF "BRIGGS STREET" IS HERE STATED TO BE 498.0 FT. WEST OF THE EAST LINE OF THE N.E. 1/4 OF SEC. 15-4-17).

SUBJECT PROPERTY

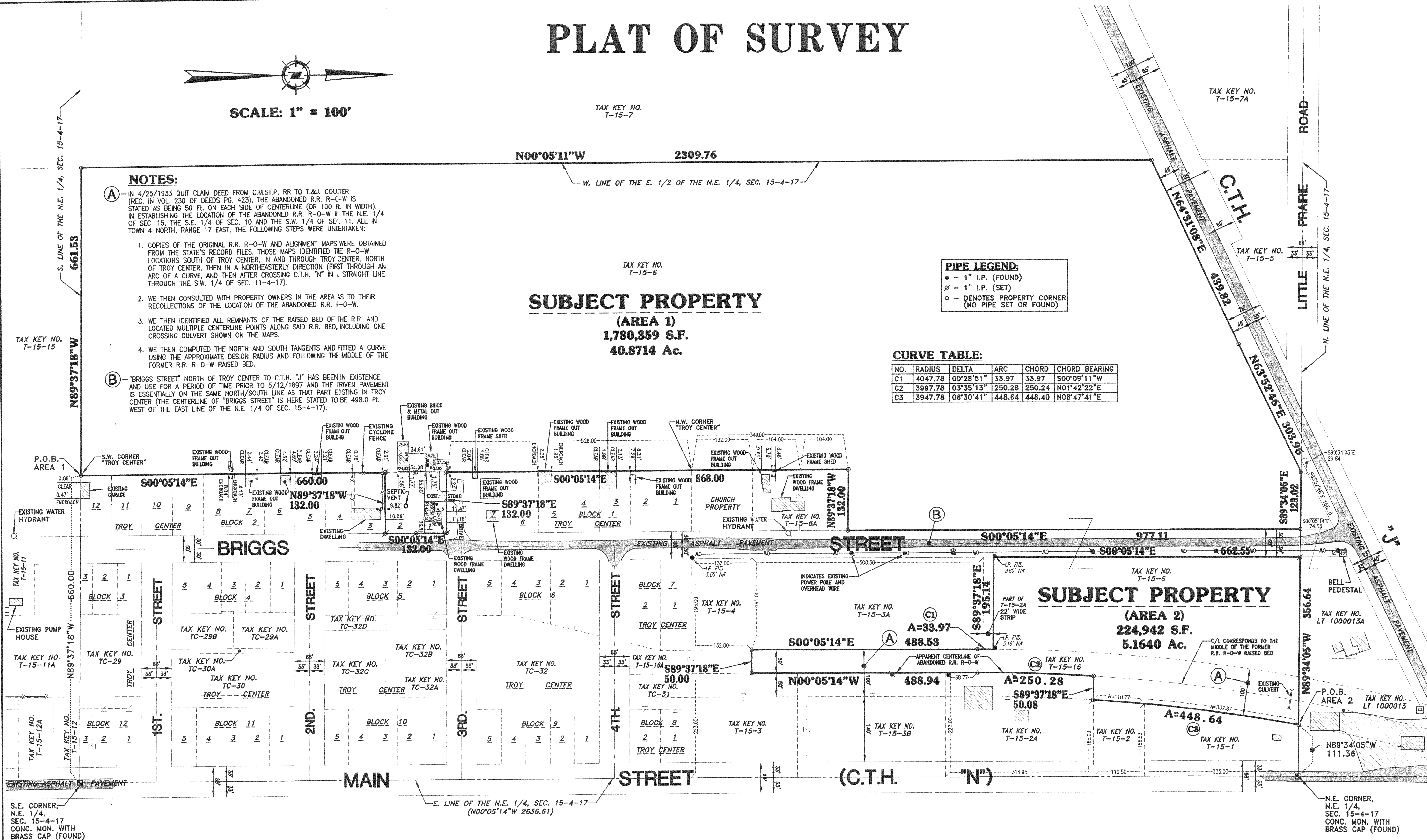
(AREA 1)
1,780,359 S.F.
40.8714 Ac.

PIPE LEGEND:

- - 1" I.P. (FOUND)
- o - 1" I.P. (SET)
- o - DENOTES PROPERTY CORNER (NO PIPE SET OR FOUND)

CURVE TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	4047.78	00°28'51"	33.97	33.97	S00°09'11"W
C2	3997.78	03°35'13"	250.28	250.24	N01°42'22"E
C3	3947.78	06°30'41"	448.64	448.40	N06°47'41"E



PROPERTY SURVEYED:

LEGAL DESCRIPTION OF AREA 1:

All that part of the West 1/2 and East 1/2 of the East 1/2 of the Northeast 1/4 of Section 15, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the said Northeast 1/4 Section; Thence North 89°37'18" West and along the South line of the said Northeast 1/4 Section, 660.00 feet to the place of beginning of lands hereinafter described;

Continuing thence North 89°37'18" West and along the said South line, 661.53 feet to a point; Thence North 00°05'11" West and along the East 1/2 of the said Northeast 1/4 Section, 2309.76 feet to a point in the Southern right-of-way line of C.T.H. "J"; Thence North 64°31'08" East and along the said Southern right-of-way line, 439.82 feet to a point; Thence North 63°52'46" East and along the said Southern right-of-way line, 303.96 feet to a point in the North line of the said Northeast 1/4 Section; Thence South 89°34'05" East and along the said North line, 123.02 feet to a point in the West right-of-way line of "Briggs Street", as now laid out and in use; Thence South 00°05'14" East and along the said West right-of-way line, 977.11 feet to a point; Thence North 89°37'18" West, 132.00 feet to a point; Thence South 00°05'14" East, 340.00 feet to the Northwest corner of "Troy Center"; Thence South 00°05'14" East and along the West line of said "Troy Center", 528.00 feet to a point in the South right-of-way line of "4th Street"; Thence South 89°37'18" East and along the said South right-of-way line, 132.00 feet to a point in the said West right-of-way line of said "Briggs Street"; Thence South 00°05'14" East and along the said West right-of-way line and along Lot One (1) and then Lot Two (2), Block Two (2) of said "Troy Center", 132.00 feet to a point; Thence North 89°37'18" West and along the South line of said Lot Two (2), Block Two (2), 132.00 feet to a point in the said West line of said "Troy Center"; Thence South 00°05'14" East and along the said West line, 660.00 feet to the point of beginning of this description.

Said Parcel of land contains 1,780,359 Square Feet (or 40.8714 Acres) of land, more or less.

LEGAL DESCRIPTION OF AREA 2:

All that part of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 15, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the said Northeast 1/4 Section; Thence North 89°34'05" West and along the North line of the said Northeast 1/4 Section, 111.35 feet to the place of beginning of lands hereinafter described;

Continuing thence North 89°34'05" West and along the said North line, 356.64 feet to a point in the East right-of-way line of "Briggs Street", as now laid out and in use; Thence South 00°05'14" East and along the said East right-of-way line, 662.55 feet to a point; Thence South 89°37'18" East, 195.14 feet to a point in the West line of the abandoned Railroad right-of-way; Thence Southwesterly 33.97 feet along the said West right-of-way line and the arc of a curve, whose center lies to the Southeast, whose radius is 4047.78 feet, whose central angle is 00°28'51" and whose chord bears South 00°05'11" West, 33.97 feet to a point of tangency; Thence South 00°05'14" East and along the said West right-of-way line, 488.53 feet to a point; Thence South 89°37'18" East, 50.00 feet to the centerline of the said abandoned Railroad right-of-way; Thence North 00°05'14" West and along the said centerline, 488.94 feet to a point of curvature; Thence Northeasterly 250.28 feet along the said centerline and the arc of a curve, whose center lies to the Southeast, whose radius is 3997.78 feet, whose central angle is 03°35'13" and whose chord bears North 01°42'22" East, 250.24 feet to a point; Thence South 89°37'18" East, 50.08 feet to a point in the East line of the said abandoned Railroad right-of-way; Thence Northeasterly 448.64 feet along the said East right-of-way line and the arc of a curve, whose center lies to the Southeast, whose radius is 3947.78 feet, whose central angle is 06°30'41" and whose chord bears North 06°47'41" East, 448.40 feet to the point of beginning of this description.

Said Parcel of land contains 224,942 Square Feet (or 5.1640 Acres) of land, more or less.

LEGAL DESCRIPTION SUPPLIED: (VOL. 657, PAGE 3422)

EXHIBIT "A"

PARCEL 1:

The West 1/2 of the East 1/2 of the Northeast 1/4 of Section No. 15, except an acre in the Northwest corner cut off by highway and the over run of about 2 feet of Troy Center Plat. Also the West part of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section No. 15, lying West of the highway. Excepting 8 rods off the South and sold to the Methodist Church and an over run of about 5 feet of the Troy Center Plat. All in Town 4 North Range 17 E., containing 43 1/2 acres more or less. Also lots 1 and 2 Block 2 Plat of Troy Center, Walworth County, Wisconsin. Also part of the Northeast quarter of Section fifteen (15), Town Four (4) North, Range Seventeen (17) East, described as follows: Commencing at a point in the North Section line of said section where the center of the line of the highway known as Briggs street crosses said section line, thence East in said North section line to the West line of the Right-of-way of the Chicago, Milwaukee and St. Paul Railway Company; thence Southerly in said West line to the North line of the strip of land one and one third rods wide, conveyed to the Town of Troy, by A.D. Andrus, by deed dated May 12th, 1897, and recorded in the Register of deeds office in and for Walworth County, Wisconsin, in Volume 93 of deeds, page 451, thence West in the North line of the land so conveyed to said Town of Troy to the center line of said Briggs Street; thence North in the center line of said Briggs street to the place of beginning. Except land conveyed to Richard Cesar and Sharon Cesar, his wife, by Warranty Deed dated and acknowledged July 26, 1962 and recorded July 26, 1962 in Vol. 580 of Deeds at page 211 as document # 540758 Walworth County Records.

PARCEL 2:

The West 1/2 of the Railroad right of way running North of the Village of Troy Center, Town of Troy, County of Walworth, beginning at Fourth Street in said Village and running to the North line of Section 15. Also the East 1/2 of said Right of way from the North line of the property owned by the Town of Troy to said Section line. Except land conveyed to Raymond A. O'Leary and Ruth M. O'Leary, husband and wife, by Warranty Deed dated and acknowledged November 8, 1989 and recorded November 19, 1989 in Vol. 473 of Records at page 367, document #186230 Walworth County Records.

APN : LT1500006; LT1500016; LT000004
Situs : N8757 Briggs Street
East Troy, Wisconsin 53120
County : Walworth

SURVEYOR'S CERTIFICATE:

I have surveyed the above described property and the map hereon 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 also those who purchase, mortgage or guarantee title thereto within one year from the date hereof.

Dated this 18th day of March 20 02.



Michael J. Losik, L.S., P.E.
Registered Land Surveyor S-1065



job number: 00-26
drawn by: G.L.G.
checked by: M.J.L.



Michael J. Losik & Assoc., Inc.

Michael J. Losik & Assoc., Inc.
3815 N. Brookfield Road
Brookfield, WI 53045
(262) 790-1480

revisions

date	description
3-18-02	FINALIZE R.R. R-O-W

This drawing, as an instrument of service, is and shall remain the property of the Engineer and shall not be modified, reproduced, published or in any way used without the express written permission of the Engineer.

PREPARED FOR:
LARRY & PATRICIA PETERSEN
TROY, WISCONSIN

PLAT OF SURVEY

DECEMBER 12, 2001