PLAT OF SURVEY

~of~

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

DOCUMENT NO. 96626

Tax Parcel No: LT 31 00023

STATE BAR OF WISCONSIN FORM 1 — 1968
WARRANTY DEED
VOL 313 PAGE 320

A parcel of land located in the NW 1/4 of Section 31, T4N, R17E, Walworth County, Wisconsin, described as follows: Commence at the West 1/4 corner of Section 30; thence Southerly 3239 feet, more or less, to the point of beginning; thence Easterly 673 feet, more or less; thence Northeasterly 490 feet, more or less; thence Southeasterly 440 feet, more or less; thence Southerly 370 feet to the centerline of Piney Creek; thence Westerly along the centerline of Piney Creek, 1350 feet, more or less, to the North East corner of the Old Mill property as owned by others; thence Westerly, along the said North line 264 feet, more or less; thence Northerly 60 feet, more or less, to the point of beginning. The above described land intends to describe 9.9 acres of land, more or less, and is a parcel numbered as Lot 23 of a map showing a proposed land division in the Town of Troy, dated Nov. 4, 1978 by Thomas P.A. Jensen, Surveyor. (End of legal description.)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

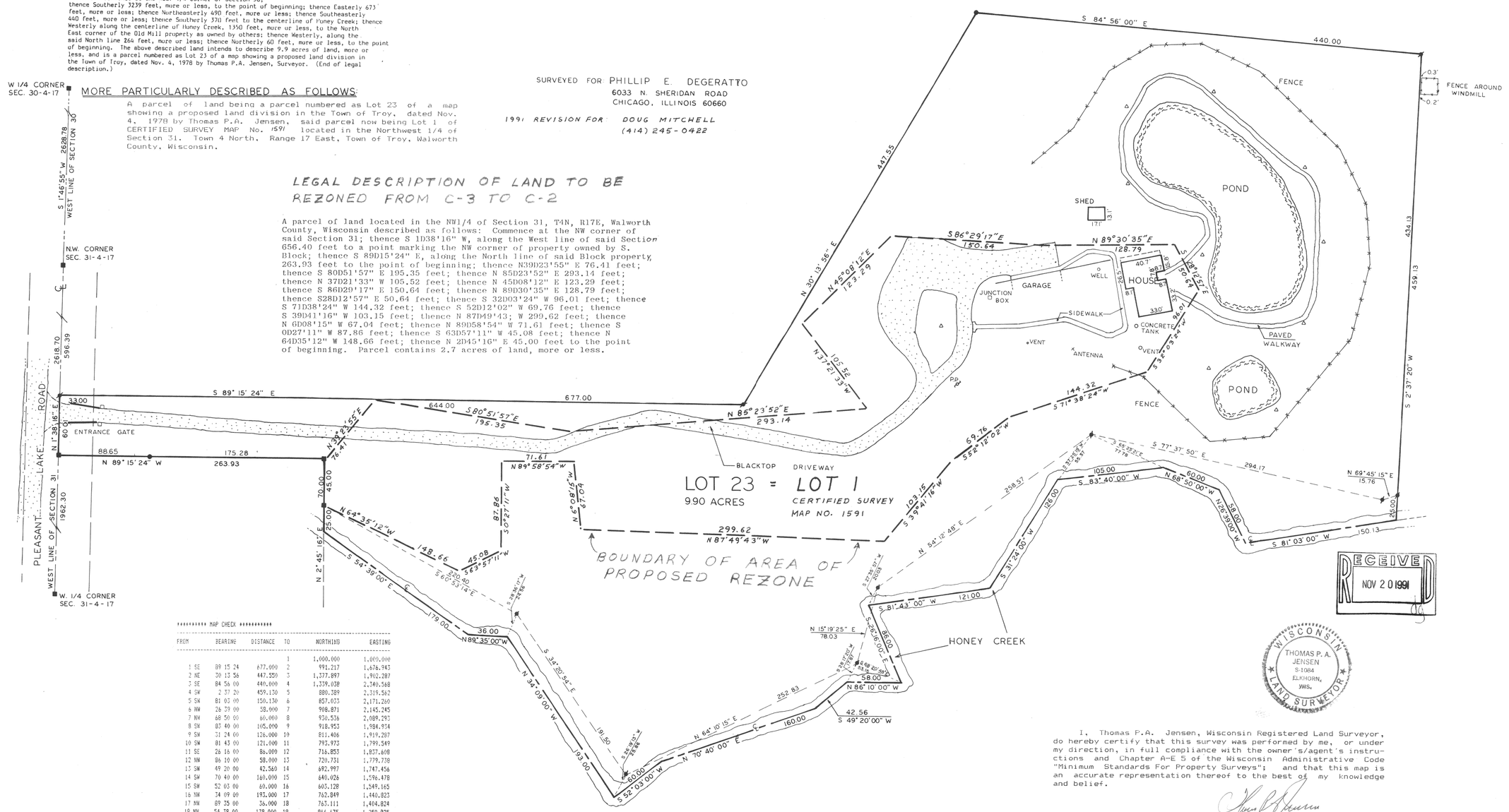
A parcel of land being a parcel numbered as Lot 23 of a map showing a proposed land division in the Town of Troy, dated Nov. 4, 1978 by Thomas P.A. Jensen, said parcel now being Lot 1 of CERTIFIED SURVEY MAP No. 1591 located in the Northwest 1/4 of Section 31, Town 4 North, Range 17 East, Town of Troy, Walworth County, Wisconsin.

SURVEYED FOR: PHILLIP E. DEGERATTO
6033 N. SHERIDAN ROAD
CHICAGO, ILLINOIS 60660

1991 REVISION FOR: DOUG MITCHELL
(414) 245-0422

LEGAL DESCRIPTION OF LAND TO BE REZONED FROM C-3 TO C-2

A parcel of land located in the NW1/4 of Section 31, T4N, R17E, Walworth County, Wisconsin described as follows: Commence at the NW corner of said Section 31; thence S 1D38'16" W, along the West line of said Section 656.40 feet to a point marking the NW corner of property owned by S. Block; thence S 89D15'24" E, along the North line of said Block property, 263.93 feet to the point of beginning; thence N39D23'55" E 76.41 feet; thence S 80D51'57" E 195.35 feet; thence N 85D23'52" E 293.14 feet; thence N 37D21'33" W 105.52 feet; thence N 45D08'12" E 123.29 feet; thence S 86D29'17" E 150.64 feet; thence N 89D30'35" E 128.79 feet; thence S28D12'57" E 50.64 feet; thence S 32D03'24" W 96.01 feet; thence S 71D38'24" W 144.32 feet; thence S 52D12'02" W 69.76 feet; thence S 39D41'16" W 103.15 feet; thence N 87D49'43; W 299.62 feet; thence N 6D08'15" W 67.04 feet; thence N 89D58'54" W 71.61 feet; thence S 0D27'11" W 87.86 feet; thence S 63D57'11" W 45.08 feet; thence N 64D35'12" W 148.66 feet; thence N 2D45'16" E 45.00 feet to the point of beginning. Parcel contains 2.7 acres of land, more or less.



FROM	BEARING	DISTANCE	TO	NORTHING	EASTING
			1	1,000.000	1,000.000
1 SE	89 15 24	677.000	2	991.217	1,676.943
2 NE	30 13 56	447.550	3	1,377.897	1,902.287
3 SE	84 56 00	440.000	4	1,339.038	2,340.568
4 SW	2 37 20	459.130	5	880.389	2,319.562
5 SW	81 03 00	150.130	6	857.023	2,171.260
6 NW	26 39 00	58.000	7	908.871	2,145.245
7 NW	68 50 00	60.000	8	930.536	2,089.293
8 SW	83 40 00	105.000	9	918.953	1,984.934
9 SW	31 24 00	126.000	10	811.406	1,919.287
10 SW	81 43 00	121.000	11	795.973	1,799.549
11 SE	26 16 00	86.000	12	716.853	1,837.608
12 NW	86 10 00	58.000	13	720.731	1,779.759
13 SW	49 20 00	42.560	14	692.997	1,747.456
14 SW	70 40 00	160.000	15	640.026	1,596.478
15 SW	52 03 00	60.000	16	603.128	1,549.165
16 NW	34 09 00	193.000	17	762.849	1,440.823
17 NW	89 35 00	36.000	18	763.111	1,404.824
18 NW	54 39 00	179.000	19	866.675	1,258.825
19 NE	2 45 16	70.000	20	936.594	1,262.189
20 NW	89 15 24	263.930	21	940.018	998.281
21 NE	1 38 16	60.010	22	1,000.004	999.997
			1	1,000.000	1,000.000

SE 44 35 40 0.005 CLOSING LINE
3,852.310 DIST TRAV
783,274.141 PRECISION

AREA 431243.05 SF 9.9000 ACRES

RECEIVED
NOV 20 1991

WISCONSIN
THOMAS P. A. JENSEN
S-1084
ELKHORN, WIS.
LAND SURVEYOR

I, Thomas P.A. Jensen, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction, in full compliance with the owner's/agent's instructions and Chapter A-E 5 of the Wisconsin Administrative Code "Minimum Standards For Property Surveys"; and that this map is an accurate representation thereof to the best of my knowledge and belief.

Thomas P.A. Jensen R.L.S-1084
Jensen Surveying & Mapping S.C.

Legend
■-FOUND CONCRETE MON.
●-FOUND IRON PIPE
✓-SET IRON PIPE
△-LIGHT

Sheet no. 1 of 1 sheets.

Job reference number 1991.024

1991.024

Mapping date: 3-24-87

Revisions: FEB. 13, 1991

Scale: 1" = 50'

0' 25' 50' 100' 150'

JENSEN SURVEYING & MAPPING S.C.
45 South Wisconsin Street P.O. Box 322
Elkhorn, Wisconsin. 53121
(414) 723-3434

417-315

LA1951-1