Plat of Survey

of

Tax Parcels QVD 00037 & QVD 00037A,

located in the Southwest 1/4 of Section 27, Town 2 North, Range 15 East, Village of Darien, Walworth County, Wisconsin.

Legal Description

A parcel of land described in Title Commitment No. WA-1516 prepared by Chicago Title Insurance Company, dated December 30, 2013, as shown below:

Parcel A:
All that certain piece or parcel of land lying and being in the Southwest 1/4 of Section 27, T2N, R15E, being in the Village of Darien, Walworth County, Wisconsin, and more fully described as follows, to-wit: Beginning at a point where the centerline of the so-called Chicago and Madison Territorial Road intersects the Northwesterly line of the right of way of the Chicago, Milwaukee & St. Paul Railway Company; thence S 65° 30' West in the Northwesterly line of said right of way 617 feet to an iron stake; thence North on a line parallel with and 1050 feet East of the West line of said 1/4 Section 775 feet to the iron stake in the center of the above-mentioned Chicago and Madison Territorial Road; thence Southeasterly along the centerline of said Road to the place of beginning.

EXCEPTING THAT PART THEREOF described in deed to Gloria S. Chaney recorded June 28, 1968 in Volume 664 on Page 212 as Document No. 603767, and being described as:

A parcel of land located in the Southwest 1/4 of Section 27, T2N, R15E, Village of Darien, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the centerline of U.S. Highway No. 14 and the Northwesterly line of the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company; thence South 65° 30' West along the Northwesterly line of said right-of-way 617 feet; thence North parallel with and 1050 feet East of the West line of said Section, 431.33 feet; thence East 70.00 feet; thence North 70.00 feet; thence West 20.00 feet, thence North parallel with and 1100 feet East of the West line of said Section, 237.00 feet more or less to the centerline of said Highway 14; thence Southeasterly along said centerline of said Highway 14 to the place of beginning

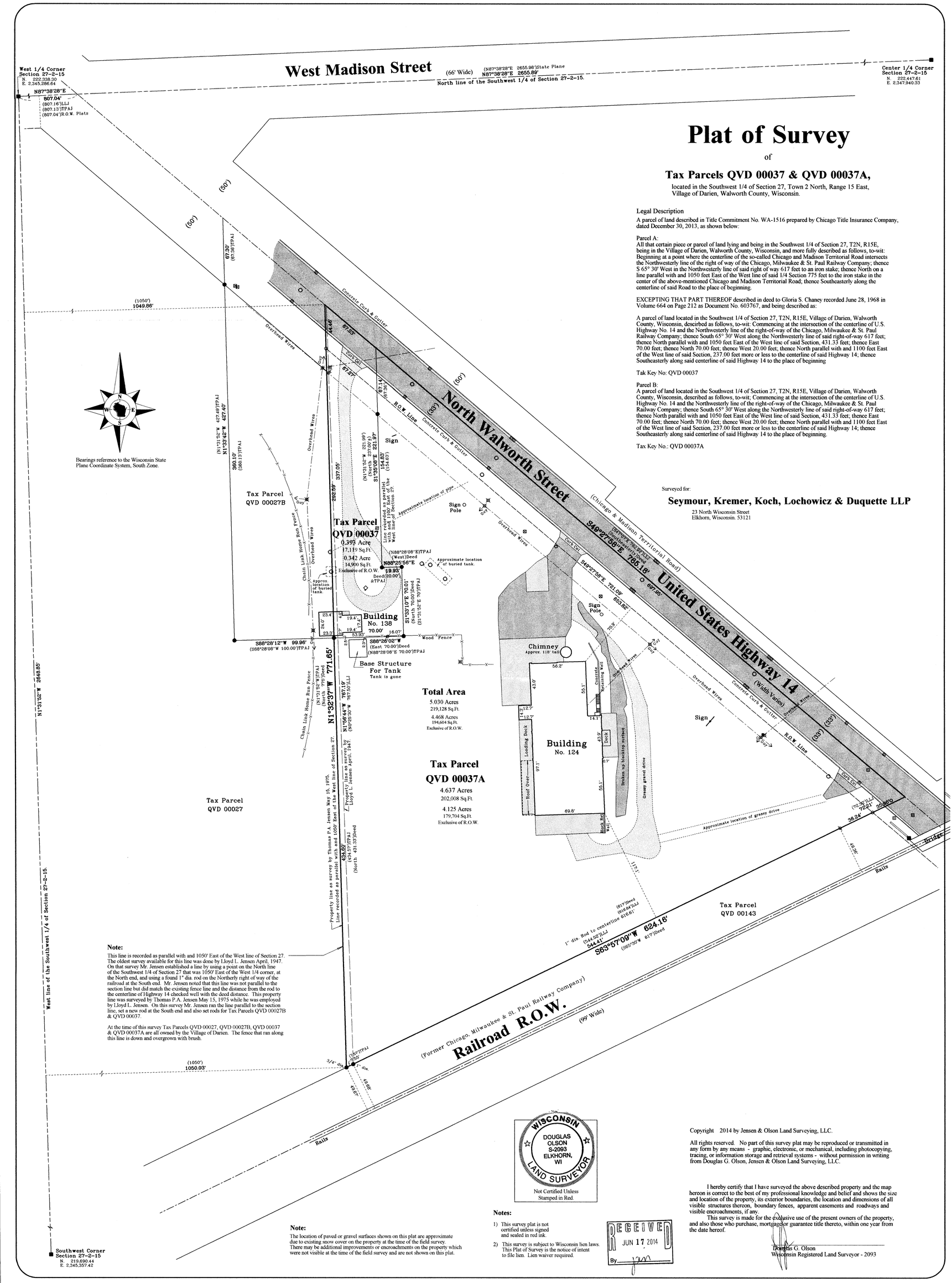
Tak Key No: QVD 00037

Parcel B:
A parcel of land located in the Southwest 1/4 of Section 27, T2N, R15E, Village of Darien, Walworth County, Wisconsin, described as follows, to-wit; Commencing at the intersection of the centerline of U.S. Highway No. 14 and the Northwesterly line of the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company; thence South 65° 30' West along the Northwesterly line of said right-of-way 617 feet; thence North parallel with and 1050 feet East of the West line of said Section, 431.33 feet; thence East 70.00 feet; thence North 70.00 feet; thence West 20.00 feet; thence North parallel with and 1100 feet East of the West line of said Section, 237.00 feet more or less to the centerline of said Highway 14; thence Southeasterly along said centerline of said Highway 14 to the place of beginning.

Tax Key No.: QVD 00037A

Surveyed for:

Seymour, Kremer, Koch, Lochowicz & Duquette LLP
23 North Wisconsin Street
Elkhorn, Wisconsin. 53121



Note:

This line is recorded as parallel with and 1050' East of the West line of Section 27. The oldest survey available for this line was done by Lloyd L. Jensen April, 1947. On that survey Mr. Jensen established a line by using a point on the North line of the Southwest 1/4 of Section 27 that was 1050' East of the West 1/4 corner, at the North end, and using a found 1" dia. rod on the Northerly right of way of the railroad at the South end. Mr. Jensen noted that this line was not parallel to the section line but did match the existing fence line and the distance from the rod to the centerline of Highway 14 checked well with the deed distance. This property line was surveyed by Thomas P.A. Jensen May 15, 1975 while he was employed by Lloyd L. Jensen. On this survey Mr. Jensen ran the line parallel to the section line, set a new rod at the South end and also set rods for Tax Parcels QVD 00027B & QVD 00037.

At the time of this survey Tax Parcels QVD 00027, QVD 00027B, QVD 00037 & QVD 00037A are all owned by the Village of Darien. The fence that ran along this line is down and overgrown with brush.

Note:

The location of paved or gravel surfaces shown on this plat are approximate due to existing snow cover on the property at the time of the field survey. There may be additional improvements or encroachments on the property which were not visible at the time of the field survey and are not shown on this plat.

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

Not Certified Unless Stamped in Red.

Notes:

1) This survey plat is not certified unless signed and sealed in red ink.

2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

RECEIVED
JUN 17 2014
By

Copyright 2014 by Jensen & Olson Land Surveying, LLC.

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Jensen & Olson Land Surveying, LLC.

I hereby certify that I have surveyed the above described property and the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary 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.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

2014.007

Sheet 1 of 1 Sheets

Drawing Name: t2nr15s-2014007-2014007Plat.scj

Job Reference Number

2014.007

Legend

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Utility Pedestal
- Manhole or Concrete Cover
- Catch Basin
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Gas Sign

Jensen & Olson Land Surveying, LLC

45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: jensen.olson@elknet.net

Scale in Feet

1" = 40'

0' 20' 40' 80' 120'

Survey date: March 18, 2014.
Revisions:

Qvd-37
Qvd-37A

001-584