

LAND-MARK SURVEYING

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PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 7,
TOWN 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 442060

PARCEL 1:

The SE 1/4 of Sec. 7, T 2 N. R 17 E., Town of Geneva, Walworth County, Wisconsin, excepting therefrom the following: Commencing at a point on the section line between Sections 7 and 18 in T. 2 N. R 17 E. 4 chains and 2 links E. of the 1/4 section post on the S. line of said Sec. 7, running thence N. 2 chains and 50 links to a post; thence E. 2 chains and 50 links to post; thence S. 2 chains and 50 links to a post, thence W. 2 chains and 50 links to the place of beginning.

ALSO EXCEPTING the following: Beginning at the NE corner of the SE 1/4 of Section 7 in T. 2 N. R 17 E. said point being in the middle of the highway, and running thence W. along the N. line of said SE 1/4, 22 1/2 rods, thence S. parallel with the E. line of said section, 36 and 1/6 rods; thence E. parallel with the N. line of said 1/4 Section to the middle of said highway, thence N. along the center line of said highway to the place of beginning.

EXCEPTING THEREFROM all that portion thereof as is set forth in Certified Survey Map No. 4080, recorded August 30, 2007 in Volume 25 of Certified Survey Maps on Page 244, as Document No. 717732.

PARCEL 2:

Part of the Northeast 1/4 of Section 7, T 2 N. R 17 E., Town of Geneva, Walworth County, Wisconsin described as follows: Commencing at the Southeast corner of the Northeast 1/4 of Section 7, Town 2 North, Range 17 East of the 4th Principal Meridian, thence West along the South line of said quarter section, 2640.80 feet, thence North along the West line of said quarter section 970.00 feet, thence Easterly parallel with the South line of said quarter section, 1796.21 feet, thence South parallel with the West line of said section, 714.22 feet, thence Easterly parallel with the South line of said quarter section, 851.51 feet to a point in the East line of said quarter section, thence South along the East line of said quarter section 255.78 feet to the place of beginning.

NORTH 1/4 CORNER
SECTION 7-2-17

PARCEL 2
TAX PARCEL NO. YV SE 00029
44.79 ACRES
44.60 ACRES LESS RIGHT-OF-WAY

CENTER OF SECTION
7-2-17

PARCEL 1
TAX PARCEL NO. YV SE 00028
125.57 ACRES
119.71 ACRES LESS WETLANDS
123.49 ACRES LESS RIGHT-OF-WAY

JACKSON
LOT

CSM 4080

CREEK
LOT

WETLANDS

JACKSON CREEK WETLANDS AREA

5.04 ACRES

REMER ROAD

SOUTHEAST CORNER
SEC. 7-2-17SOUTH 1/4 CORNER
SEC. 7-2-17

SURVEYOR'S NOTES:

THE WETLANDS WERE DELINEATED BY DAVE MEYERS OF WETLAND & WATERWAY CONSULTING AND MARKED WITH 60 PENNY NAILS BY KENNETH B. ARBERNATHY, JR. AND SHOWN ON PLAT DATED SEPTEMBER 24, 2003. THE 100 YEAR FLOOD LINE WAS DIGITIZED FROM FEMA FIRM FLOOD INSURANCE MAP NO. 55127C01940 DATED OCTOBER 2, 2009.

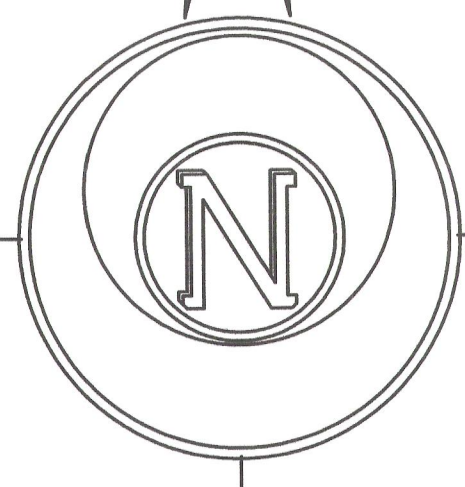
DUNBAR CEMETERY WAS CONVEYED BY DEED IN 1851 IN VOL. 13 OF DEEDS, PAGE 49 WITH DIMENSIONS OF 165' X 165'. JAMES F. BIAGI DID A PLAT OF DUNBAR CEMETERY RECORDED OCT. 13, 1959 IN VOL. 13 OF PLATS, PAGE 43. THE BIAGI PLAT HAS SEVERAL BLUNDERS, MOST NOTICABLE IS A NORTH-SOUTH DISTANCE THAT IS 24.75' LONGER THAN THE ORIGINAL DEED. BIAGI MARKED THE BLOCK CORNERS OF THE CEMETERY WITH STEEL SPIKES, LOCATED 32 OF THE BLOCK CORNERS AS WELL AS EXTERIOR FENCES. THE LOCATED BLOCK CORNERS CONFIRMED THAT BIAGI'S PLAT WAS ACCURATE FOR THE LOCATION OF THE INDIVIDUAL GRAVE PLOTS AND THE ERRORS WHERE CONTAINED IN THE RIGHT-OF-WAY OF REMER ROAD AND ITS RELATIONSHIP WITH THE SECTION LINE. I HELD THE ORIGINAL DEED DISTANCE OF 165' X 165'.

OWNERS: EUGENE AND RUSSELL BOEGER
N4229 COUNTY ROAD "H"
ELKHORN, WI 53121



Mark L. Miritz
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WISCONSIN REGISTERED
LAND SURVEYOR S-2582
DATE: FEB. 17, 2012 JOB NO. 11.607

Horizontal Datum is based on the
North American Datum of 1983
American Datum of 1927, all
measurements are in feet and
North. The South line of the SE
1/4 of Section 7-2-17 was assumed
to bear S 88°45'27" W

EAST 1/4 CORNER
SEC. 7-2-17

LEGEND

- UTILITY POLE
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND 60 PENNY NAIL
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING WIRE FENCE

SCALE: 1 INCH = 150 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

004-2354