

PARCEL 1 LEGAL DESCRIPTION

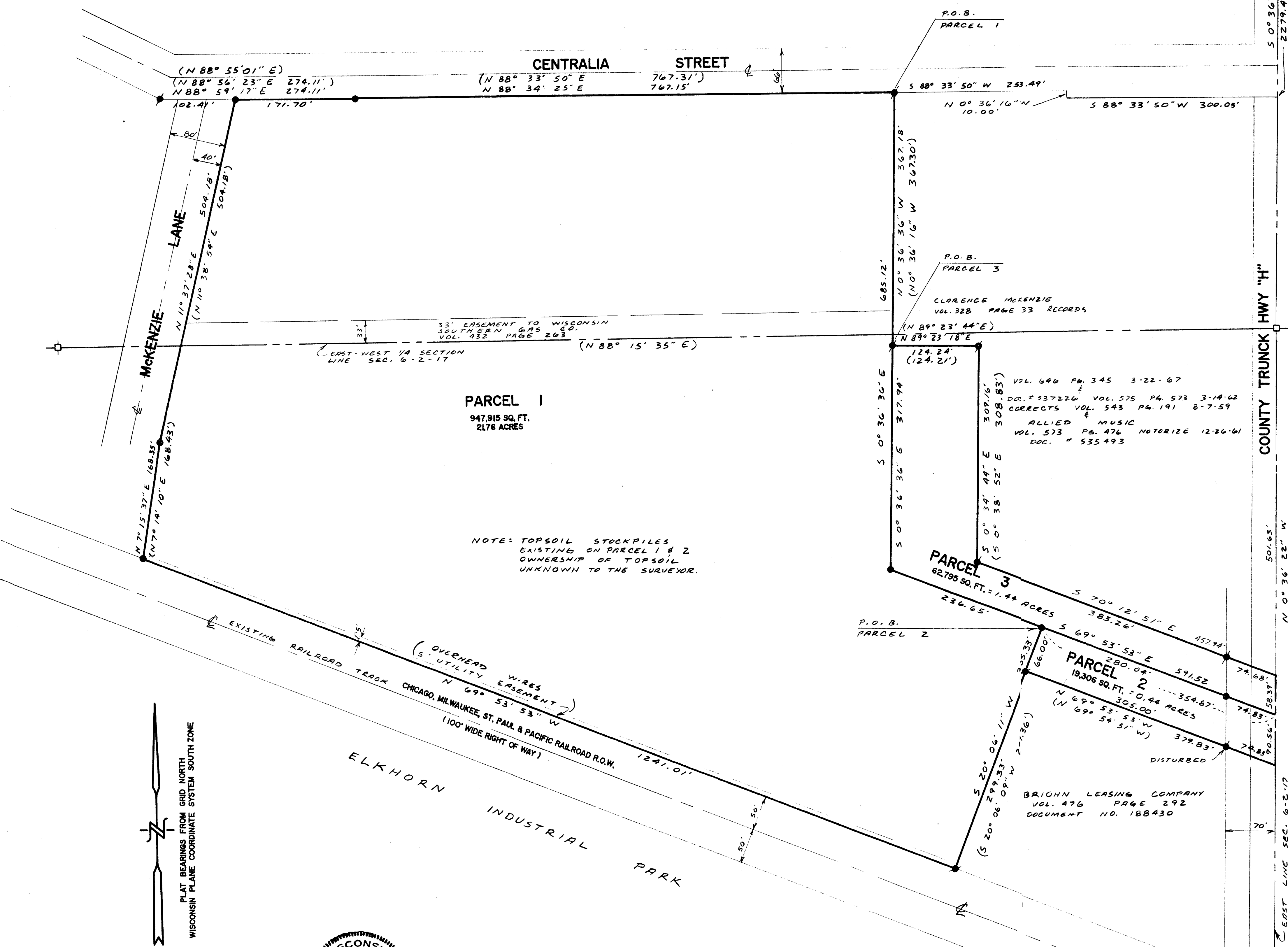
A parcel of land located in the NE 1/4 and the SE 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin. Described as follows: Commencing at the Northeast corner of said Section 6; thence South 0deg 36min 22sec East, along the east line of said Section 6, 2279.43 feet to the South line of Centralia Street extended to said Section line; thence South 88deg 33min 50sec West, along the South line of said street, 300.03 feet; thence North 0deg 36min 16sec West, along said street line 10.00 feet to a point where Centralia Street narrows to 66.00 feet in width; thence South 88deg 33min 50sec West along the South line of said street, 253.49 feet to the point of beginning at the Northwest corner of land owned by Clarence McKenzie, recorded in Volume 328 Page 33 of Walworth County Records; thence South 0deg 36min 36sec East, 685.12 feet along the Westerly line of said McKenzie lands and the Southerly extension thereof; thence South 69deg 53min 53sec East parallel with the North line of the Chicago, Milwaukee, St. Paul and Pacific railroad right-of-way; 236.65 feet to the Westerly line of the Briohn Leasing Company land extended Northerly recorded in Volume 476 Page 292 Document 188430 of Walworth County Records; thence South 20deg 06min 11sec West along said line 365.33 feet to the North line of said railroad right-of-way; thence North 69deg 53min 53sec West; along said right-of-way 1241.01 feet to the Easterly right-of-way line of McKenzie Lane; thence North 7deg 15min 37sec East along said line, 168.35 feet; thence continuing along the right-of-way line North 11deg 37min 28sec East, 504.18 feet to a point of intersection with the Southerly line of Centralia Street; thence North 88deg 33min 50sec East, 171.70 feet along said Southerly line; thence continue along said right-of-way line North 88deg 34min 25sec East 767.15 feet to the point of beginning. Containing 21.76 acres of land more or less along with rights of ingress and egress over Parcel 2 described below.

PARCEL 2 LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 and the SE 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin. Described as follows: Commencing at the Northeast corner of said Section 6; thence South 0deg 36min 22sec East, along the east line of said Section 6, 2279.43 feet to the South line of Centralia Street extended to said Section line; thence South 88deg 33min 50sec West, along the South line of said street, 300.03 feet; thence North 0deg 36min 16sec West, along said street line 10.00 feet to a point where Centralia Street narrows to 66.00 feet in width; thence South 88deg 33min 50sec West along the South line of said street, 253.49 feet; thence South 0deg 36min 36sec East, 685.12 feet; thence South 69deg 53min 53sec East, 236.65 feet to the point of beginning; thence continue South 69deg 53min 53sec East, 354.87 feet to the East line of said Section 6; thence S 0deg 36min 22sec East along said East line, 70.56 feet; thence North 69deg 53min 53sec West, 379.83 feet along the Northerly line of Briohn Leasing Company land recorded in Volume 476 Page 292 Document 188430 of the Walworth County Records; thence North 20deg 06min 11sec East, 66.00 feet to the point of beginning excepting therefrom the easterly 70 feet used for highway purposes, containing 0.44 acres more or less. This parcel shall be reserved for ingress and egress to Parcel 1 described above and shall not be used for any other purpose unless rights are waived by owners of Parcel 1.

PARCEL 3 LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 and the SE 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin. Described as follows: Commencing at the Northeast corner of said Section 6; thence South 0deg 36min 22sec East, along the east line of said Section 6, 2279.43 feet to the South line of Centralia Street extended to said Section line; thence South 88deg 33min 50sec West, along the South line of said street, 300.03 feet; thence North 0deg 36min 16sec West, along said street line 10.00 feet to a point where Centralia Street narrows to 66.00 feet in width; thence South 88deg 33min 50sec West along the South line of said street, 253.49 feet; thence South 0deg 36min 36sec East, 367.18 feet along the Westerly line of lands owned by Clarence McKenzie, recorded in Volume 328 Page 33 of the Walworth County Records to the point of beginning; thence North 89deg 23min 18sec East 124.24 feet along the South line of said McKenzie land to the Westerly line of lands owned by Allied Music; recorded in Volume 573 Page 573 of the Walworth County Deeds; thence South 0deg 34min 34sec East along said line 309.16 feet; thence South 70deg 12min 51sec East, 457.94 feet along the Southerly line of said Allied Music land to the East line of said Section 6; thence South 0deg 36min 22sec East along said Section line, 58.39 feet; thence North 69deg 53min 53sec West, 591.52 feet; thence North 0deg 36min 36sec West 317.94 feet to the point of beginning excepting therefrom the easterly 70 feet used for highway purposes containing 1.44 acres of land more or less. The grantor reserves the right to remove an existing stockpile of topsoil from said property within 2 years from the date hereof.



PARCEL 1
947.915 SQ. FT.
21.76 ACRES

NOTE: TOPSOIL STOCKPILES
EXISTING ON PARCEL 1 & 2
OWNERSHIP OF TOPSOIL
UNKNOWN TO THE SURVEYOR.

PARCEL 2
19,308 SQ. FT.
0.44 ACRES

PARCEL 3
62,795 SQ. FT.
1.44 ACRES

- LEGEND
- - FOUND IRON PIPE
 - - SET IRON PIPE
 - - FOUND IRON ROD
 - - SET IRON ROD
 - ⊗ - FOUND CONC. MONUMENT
 - ⊗ - CONCRETE MONUMENT
 - (XXX) - RECORD DIMENSION FROM ABUTTING SURVEYS OF RECORD

RECEIVED
AG 3 1990

NOTE: Copies of this map to which the following certificate shall apply are prints with the surveyors original seal and signature appearing in black ink, copies by any other means may contain alterations which do not represent the surveyor's work product.

Robert M. Baerenwald
Robert Baerenwald, RLS 1508

Feb. 19, 1990
DATE

I hereby certify that I have surveyed the above described properties and that the above map is a true representation thereof and shows the size and location of each parcel of property, their 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 (1) year from the date hereof.

WORK PERFORMED FOR THE
ELKHORN DEVELOPMENT COMPANY
ELKHORN, WISCONSIN

BOUNDARY SURVEY
FOR
SNAP-ON TOOLS (PARCEL 1)
CITY OF ELKHORN, WALWORTH CO., WISCONSIN

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court, P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (414) 723-2098
Fax: (414) 723-5886

REVISIONS

PROJECT NO
3308
DATE
02-19-90
SHEET NO
1 of 1

TAX# YVSE-3D1
YVSE-3D1B

SOUTHEAST CORNER
SEC. 6, T.2N, R.17E

4-587