

LOCATION: W905 CTH "H", Genoa City, Wisconsin

PREPARED FOR: Robert Jirout

PROPERTY DESCRIPTION: Per Document No.: 958765

LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 34, TOWN 1 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST ¼ N 89 DEG 24 MIN 40 SEC W, 1321.96 FEET; THENCE S 01 DEG 12 MIN 50 SEC W, 841.55 FEET; THENCE N 74 DEG 58 MIN 50 SEC E, 103.23 FEET; THENCE S 89 DEG 03 MIN 50 SEC E, 413.99 FEET; THENCE S 01 DEG 31 MIN 47 SEC W, 473.55 FEET; THENCE S 89 DEG 27 MIN 55 SEC E, 545.15 FEET TO THE POINT OF BEGINNING; THENCE N 00 DEG 55 MIN 27 SEC E, 12.20 FEET; THENCE N 89 DEG 27 MIN 55 SEC W, 70.00 FEET; THENCE S 00 DEG 32 MIN 05 SEC W, 12.20 FEET; THENCE S 89 DEG 27 MIN 55 SEC E, 69.92 FEET TO THE POINT OF BEGINNING..

CURRENT OWNER: Robert Jirout

TAX ID: TVGC 00005A1

PROPERTY DESCRIPTION OF LANDS TO BE TRANSFERRED:

A parcel of land located in the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 34, Township 1 North, Range 18 East, Village of Genoa City, Walworth County, Wisconsin, bound and described as follows:

Commencing at the Northeast corner of said Section 34; thence South 01°02'39" East on and along the East line of said ¼ Section, 1326.24 feet; thence South 88°34'05" West and parallel with the East-West ⅙ line, 30.23 feet to the Point of beginning;

thence continuing South 88°34'05" West and parallel with the East-West ⅙ line, 245.00 feet; thence North 01°27'37" West, 35.00 feet; thence North 01°06'06" West, 12.20 feet; thence South 88°30'32" West, 70.00 feet; thence South 01°06'06" East, 12.20 feet; thence South 88°30'32" West, 474.32 feet; thence North 00°12'30" West, 298.23 feet; thence South 83°01'11" East, 300.25 feet; thence South 66°37'52" East, 455.63 feet; thence South 01°02'39" East, 121.45 feet to the place of beginning.

Said described area contains 161,140 S.F. or 3.6993 Acres of Land more or Less.

June 20, 2023

Revised: August 17, 2023

Revised: September 14, 2023

Revised: September 29, 2023

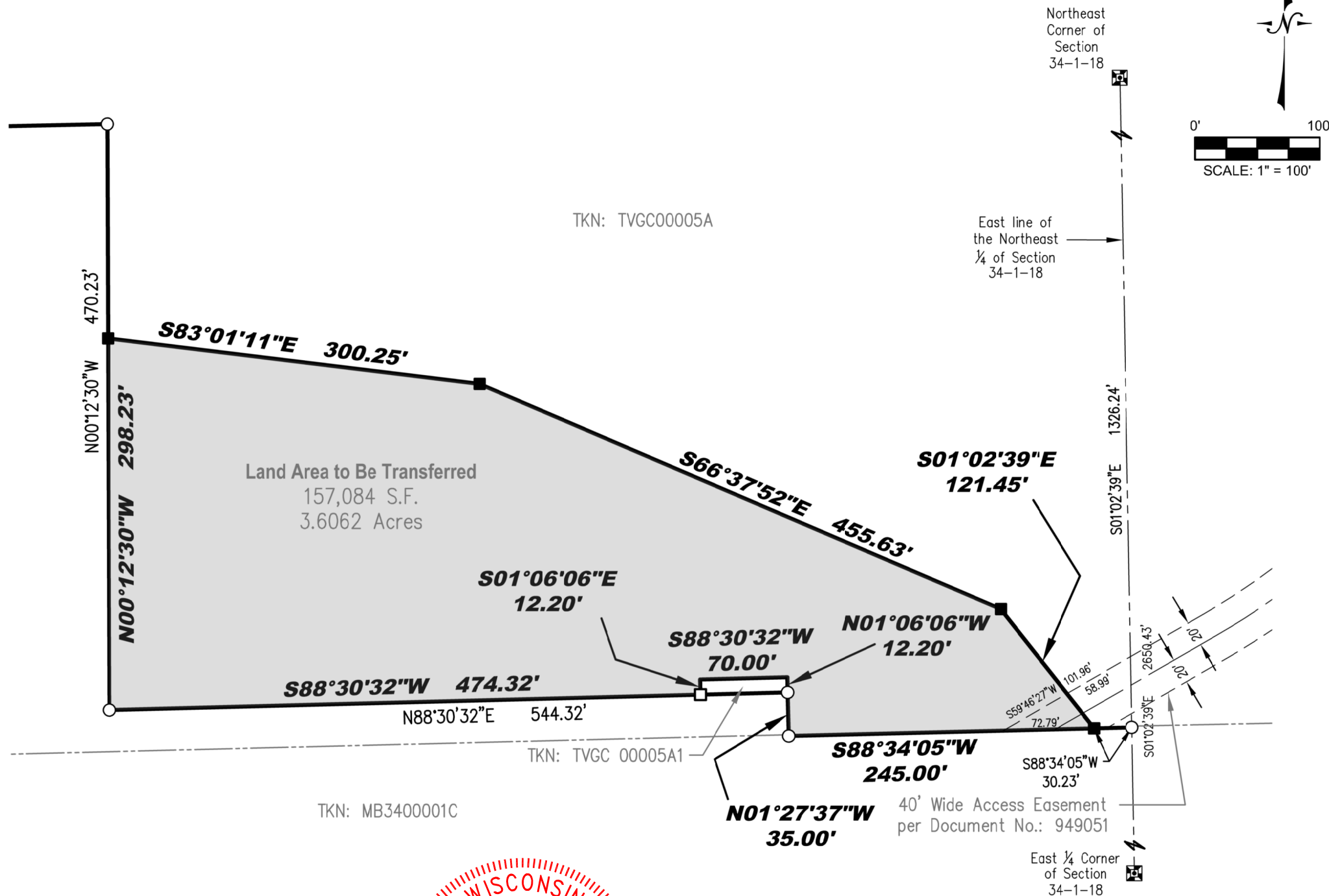
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

Legend:

- Found Monument
- Found 1" Iron Pipe
- Found Iron Rod
- Set ¾" Iron Rod

PLAT OF SURVEY

Survey No. 23.5058



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY:
FIELD WORK BY: