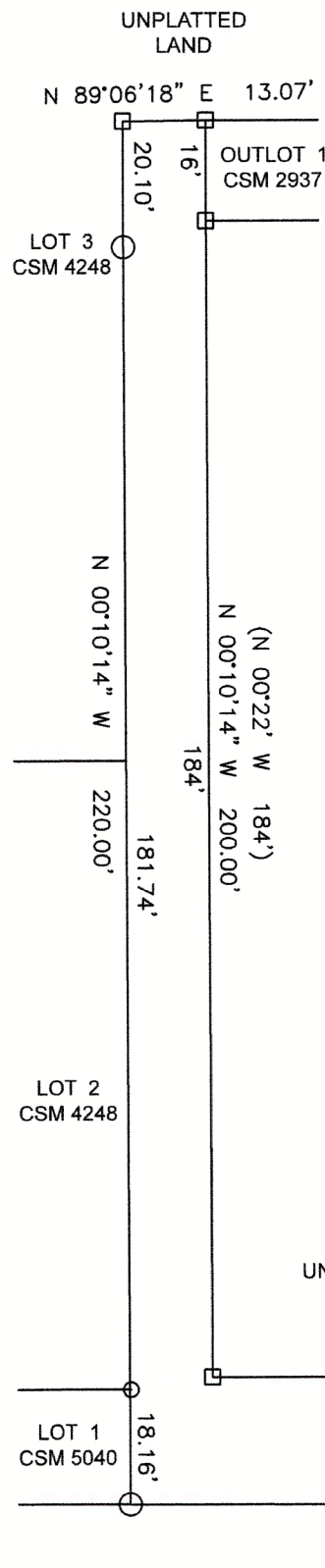


PLAT OF SURVEY

THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED AT WALWORTH COUNTY REGISTER OF DEEDS ON APRIL 29, 2024 AS DOCUMENT # 1093891

Parcels of land located in the Northeast 1/4 and Southeast 1/4 of Section 26, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as follows:
 Commencing at the Southwest corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 26, Town 2 North, Range 17 East, thence North in the 1/4 section line of said Section 16, 1435.36 feet to the Northerly line of the right of way of the C. & N.W. R.R. Company, thence South 67°20' West along said right of way line 1430.00 feet to a point in the West line of the Southeast 1/4 of the Northwest 1/4 of Section 26, 1096 feet South of the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 26, thence North in the West line of the Southeast 1/4 of Northwest 1/4 of Section 26, 330 feet to a point, thence North 67°20' East 1430 feet to a point in the 1/4 section line of said Section 26, that is 214.7 feet South of the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 26, thence South in said 1/4 section line 35.5 feet to a point, thence South 89°30' East 660 feet to a point in the East Line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section 26, thence North 0°49' 30" East in said East line of the West 1/2 of West 1/2 of the Northeast 1/4 of Section 26, 1049.66 feet to a point in the Southerly Right of way line of the United States Federal Highway #12, as relocated, thence Southeasterly 2037.51 feet along the arc of a curve (convex Northeasterly) (radius 4217.28 feet) to a point, thence North 61°38' East 89.48 feet to a point in the centerline of old U.S. Federal Highway #12, thence South 25° 23' East along the centerline of said old highway #12, 167.8 feet to a point, thence South 62°51' West 196.1 feet to a point, thence South 21°45' East 220.55 feet to a point in the Easterly line of the aforesaid railroad right of way, thence South 45°30' West across said right of way 100 feet to the Westerly line of said right of way, thence South 44°30' East 1122 feet along said right of way line to the South line of the North 1/2 of the Southwest 1/4 of Section 25, Town 2 North, Range 17 East of the 4th Principal Meridian, thence West along the last mentioned line and the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section 26, 2643.3 feet to the place of beginning.
 EXCEPTING THEREFROM the railroad right of way 100 feet in width as now staked and as it traverses the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of said Section 26.
 FURTHER EXCEPTING THEREFROM a right of way 16.5 feet in width (north and south) extending East and West along the South line of the North 1/2 of the Southeast 1/4 of said Section 26.
 FURTHER EXCEPTING THEREFROM the following described real estate conveyed to Arthur O. Bjornestad and his wife, by warranty Deed: Commence at the point where the Northerly line of the C. & N.W. Railroad intersects the North and South 1/4 Section line of Section 26, Town 2 North, Range 17 East, of the 4th Principal Meridian, said point being 1435.36 feet North of the Southwest corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section 26; thence South 67°20' West 1430. feet, thence North in the West, North and South 1/8 section line 330.0 feet, thence North 67°20' East, 1430 feet to a point in the North and South 1/4 section line that is 214.7 feet South of the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 26, thence South in said 1/4 section line 35.5 feet; thence South 89°30' East 660.0 feet to a point in the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section 26, thence North 0°49' 30" East, in the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section 26, 1049.66 feet to a point in the Southerly line of the right of way of United States Federal Highway #12 as relocated, thence Southeasterly 2037.51 feet along the arc of a curve (convex Northeasterly) (radius 4217.28 feet) to a point, thence North 61°38' East, 89.48 feet to a point in the centerline of old U.S. Federal Highway #12, thence South 25°23' East, along the centerline of the old highway #12, 72.8 feet to a point, thence South 58°53' 45" West, 335.9 feet to a point in the Northerly line of the C. & N.W. Railroad right of way, thence Northerly and Westerly along said Northerly right of way line 1945.0 feet more or less to the place of beginning.
 FURTHER EXCEPTING THEREFROM a right of way 20 feet North and South, said right of way running East and West, located just North of the Northerly boundary of Lots 3 and 4 of Columbian Second Subdivision, City of Lake Geneva
 FURTHER EXCEPTING THEREFROM all lands described in Warranty Deed recorded October 8, 1964, in Volume 611 of Deeds, Page 293, as Document No. 564264.
 FURTHER EXCEPTING THEREFROM , all lands described in Warranty Deed recorded December, 1965, in Volume 627 of Deeds, Page 527, as Document No. 576574.
 FURTHER EXCEPTING THEREFROM all lands described in Warranty Deed recorded August 31, 1967, in Volume 652 of Deeds, Page 635, as Document No. 594846.
 FURTHER EXCEPTING THEREFROM all lands described in Warranty Deed recorded October 31, 1967 in Volume 655 of Deeds, Page 419, as Document No. 596814.
 FURTHER EXCEPTING THEREFROM all lands described in Warranty Deed recorded January 22, 1970 in Volume 22 of records, Page 88, as Document No. 621142.
 FURTHER EXCEPTING THEREFROM all lands described in Warranty Deed recorded July 16, 1970 in Volume 31 of Records, Page 120, as Document No. 626204.

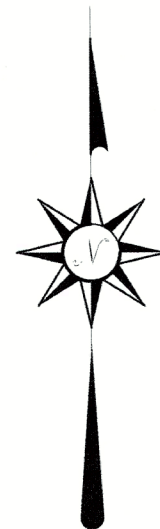
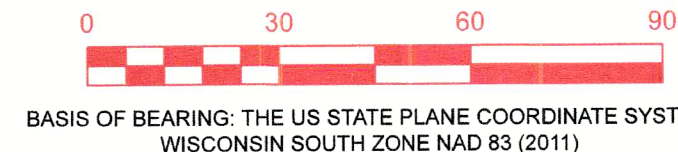


- (XXX) = RECORDED AS
- = FOUND IRON PIPE
- = FOUND 2" IRON PIPE
- = FOUND IRON BAR

SCALE 1" = 30'

JOB NO. 2024-031

TAX ID # ZYUP 00044



PREPARED FOR:
MITCHELL NELSON

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THIS DATE HEREOF.

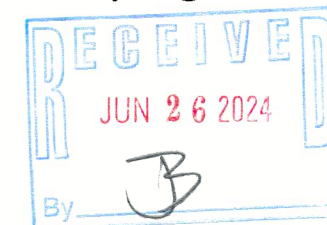
DATED THIS 11TH DAY OF JUNE 2024



Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

LAKELAND SURVEYORS LLC
P O BOX 188
DELAVAN, WI 53115
262-475-9567
email: lakelandsurveyors@outlook.com



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