Plat of Survey

of

Lands located in the Northeast 1/4 of Section 32 and the Northwest 1/4 of Section 33, Township 1 North, Range 15 East, Village of Sharon, Walworth County, Wisconsin.

Part of Lot 3 of Certified Survey Map No. 2419, recorded in Vol. 12 of Certified Survey Maps of Walworth County on page 57 and located in the Northwest 1/4 of Section 33, Town 1 North, Range 15 East, Village of Sharon, Walworth County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 33; thence South 1°25'45" East, 687.12 feet to an iron pipe at the Northwest corner of said Lot 3 of Certified Survey Map No. 2419; thence North 86°35'03" East, along a North line of said Lot 3, 329.77 feet to an iron pipe and the Point of Beginning; thence North 1°29'41" West, along the West line of Lot 1 of Block 6 of Citizen's Addition to the Village of Sharon, thence South 36 rods (594.00 feet) on the East line of said lot; thence East 5 rods (148.50 feet) to the place of beginning.

EXCEPTING THEREFROM a parcel conveyed to Richard C. and Sandra V. Rogers as per deed recorded in Volume 134 of Records, page 309, Document No. 691024, Walworth County Records.

ALSO EXCEPTING therefrom the South 352.29 feet thereof.

Tax Key No: UCA 00098B

PARCEL 3 :

All that part of Lot 1, Block 6 of Citizens Addition to the Village of Sharon as per plat recorded in the office of the Register of Deeds in and for the County of Walworth, State of Wisconsin, described as beginning at the Northeast corner of said Lot 1 Block 6 of Citizens Addition to the Village of Sharon, thence South 36 rods (594.00 feet) on the East line of said lot; thence West 9 rods (148.50 feet) parallel with the East line of said lot, thence North 36 rods on the East line of said Lot to the North line of said Lot, thence East 9 rods to the place of beginning.

Tax Key No: UCA 00098

PARCEL 2:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 32, T1N, R15E, Village of Sharon, Walworth County, Wisconsin; part of Lot 1 of Block 6 of Citizen's Addition to the Village of Sharon, and part of Wise and Blossom Streets shown on the plat of Wise & Nelson Addition, all being more particularly described as follows: Beginning at an iron pipe found marking the Northeast corner of said Lot 1 of Block 6 of Citizen's Addition; thence S 1° 29' 41" E along the East line of said Lot 1, 594.00 feet to an iron pipe found marking the Southeast corner of said Lot 1 of Block 6 of Citizen's Addition; thence S 86° 35' 03" W, 343.82 feet to an iron pipe found marking the Southeast corner of Lot 1 Certified Survey Map No. 2419; thence N 2° 40' 01" W, 238.59 feet to an iron pipe found marking the Southeast corner of Lot 2 Block 6 of Citizen's Addition as shown on the plat of Citizen's Addition; thence West, 343.67 feet to an iron pipe found marking the Southwest corner thereof; thence East 148.5 feet to an iron pipe found marking the Southeast corner of Lot 1 Block 6 of Citizen's Addition; thence N 1° 29' 41" W, 24.79 feet to an iron pipe found marking the Northeast corner of a parcel described as Exception "A" in Volume 520 of Deeds on page 467; thence S 89° 59' W 329.83 feet to an iron pipe found marking the Northwest corner of said parcel described as Exception "A" and the Northeast corner of Certified Survey Map No. 1407; thence N 89° 59' W 338.26 feet and the Northeast corner of Certified Survey Map No. 1407 (being also a line formerly described as 41.5 rods South and parallel to the North line of said Section 32) to an iron pipe found in the Northerly right of way line of New Factory Road (formerly CTH "G"); thence N 26° 42' 39" E along said Northerly right of way line; thence N 0° 16' E 428.00 feet along the East line of lands described in Volume 258 of Records on page 656 to an iron pipe found in the Southerly Right of Way Line of School Street; thence S 89° 40' E 751.81 feet to the point of beginning.

Excepting therefrom all that portion of said NE 1/4 of the NE 1/4 as is set forth in a Quit Claim Deed from Sharon Interstate Grain to the Village of Sharon recorded in Volume 628 of Records on Page 1307 as Document No. 276690; and,

Further Excepting therefrom all that portion of said NE 1/4 of the NE 1/4 as is set forth in a Warranty Deed from Sharon Interstate Grain, Inc. to Complete Feed Service, LLC, recorded October 13, 2003 as Document No. 579745.

Tax Key No: UCA 00096 and UWV 00001C

PARCEL 1:

All that part of Lot 1, Block 6 of Citizens Addition to the Village of Sharon as per plat recorded in the office of the Register of Deeds in and for the County of Walworth, State of Wisconsin, described as beginning at the Northeast corner of said Lot 1 of Block 6 of Citizens Addition to the Village of Sharon, thence South 36 rods (594.00 feet) on the East line of said lot; thence West 5 rods (82.50 feet); thence North 36 rods (594.00 feet) parallel with the East line of said lot to the North line of said lot; thence East 5 rods (82.50 feet) to the place of beginning.

EXCEPTING therefrom a parcel conveyed to Richard C. and Sandra V. Rogers as per deed recorded in Volume 134 of Records, page 309, Document No. 691024, Walworth County Records.

Tax Key No: UCA 00098B

Proposed Lot Line Adjustment 1

A proposed Lot Line Adjustment from Lot 3 of Certified Survey Map No. 2419 (Tax Parcel UA241900003) to Lot 1 of Certified Survey Map No. 2419 (Tax Parcel UA241900001)

Part of Lot 3 of Certified Survey Map No. 2419, recorded in Vol. 12 of Certified Survey Maps of Walworth County on page 57 and located in the Northwest 1/4 of Section 33, Town 1 North, Range 15 East, Village of Sharon, Walworth County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 33; thence South 1°25'45" East, 687.12 feet to an iron pipe at the Northwest corner of said Lot 3 of Certified Survey Map No. 2419; thence North 86°35'03" East, along a North line of said Lot 3, 329.77 feet to an iron pipe and the Point of Beginning; thence North 1°29'41" West, along the West line of Lot 1 of Block 6 of Citizen's Addition to the Village of Sharon, thence South 36 rods (594.00 feet) on the East line of said lot; thence East 5 rods (148.50 feet) parallel with the East line of said lot to the North line of said lot; thence West 5 rods (148.50 feet) to the place of beginning.

Said parcel contains 0.016 acre (708 sq.ft.) of land, more or less.

Proposed Lot Line Adjustment 2 (Includes Lot Line Adjustment 1 and must be recorded after Lot Line Adjustment 1)

A proposed Lot Line Adjustment from Lot 1 and Lot 3 of Certified Survey Map No. 2419 (Tax Parcel UA241900001) & Tax Parcel UCA 00096

Part of Lot 1 and Lot 3 of Certified Survey Map No. 2419, recorded in Vol. 12 of Certified Survey Maps of Walworth County on page 57 and located in the Northwest 1/4 of Section 33, Town 1 North, Range 15 East, Village of Sharon, Walworth County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 33; thence South 1°25'45" East, 687.12 feet to an iron pipe at the Northwest corner of said Lot 3 of Certified Survey Map No. 2419; thence North 86°35'03" East, along the North line of said Lot 3, 329.77 feet to an iron pipe and the Point of Beginning; thence North 1°29'41" West, along said Lot 3, 24.79 feet to an iron rod; thence North 86°34'05" East, along the North line of said Certified Survey Map No. 2419, 343.82 feet to an iron pipe; thence South 2°40'01" East, along the East line of said Lot 1, 24.89 feet to an iron pipe; thence South 86°35'03" West, 343.75 feet to the Point of Beginning.

Said parcel contains 0.196 acre (8,534 sq.ft.) of land, more or less.

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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 encroachments, if any, and the location of all visible roadways and buildings on the property, except underground utilities, foundations and other subsurface improvements. 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

WISCONSIN DOUGLAS G. OLSON S-2093 ELKHORN, WI LAND SURVEYOR

Not Considered Valid 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. The Surveyor reserves his right to file lien. Lien waiver required.

Surveyed for: **Farm-City Elevator, Inc.**
104 Wisconsin Street
Darien, Wisconsin 53114

Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

North

Scale in Feet
1" = 40'
0' 20' 40' 80' 120'

Detail
1" = 20'

UCA -96
UA241-3
UA241-1

RECEIVED OCT 7 2013

Sheet 1 of 1 Sheets	**Legend**	**Jensen & Olson Land Surveying, LLC**	**Farm-City Elevator, Inc.**
Drawing Name: t1nr15e-20130l2-20130l2Plat REV2.scj	■ Found County Section Corner ⊗ Found Iron Pipe ● Found Iron Rod ○ Set Iron Pipe, 1" dia. ( ) Recorded Information ○ Manhole ⊠ Catch Basin ✕ Utility Pole ⊠ Utility Pedestal or Transformer ◇ Fire Hydrant ◇ Water Valve Asphalt Surface Concrete Surface Gravel Surface	45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121 Telephone: (262) 723-3434 * Facsimile: (262) 723-8044 Email: jensen.olson@elknet.net	104 Wisconsin Street Darien, Wisconsin. 53114
Job Reference Number 2013.012			
2013.012			

Survey date: May 28, 2010.
Revisions: No. 1 – Sanitary Sewer Line and Easement
No. 2 – Rotation to State Plane, proposed Lot Line Adj. & misc.