

Plat of Survey

Tax Parcels AS 500002, AAG 00021 & AAG 00021A,

located in the Northwest 1/4 and the Southwest 1/4 of Section 5 and the Northeast 1/4 of Section 6, all in Town 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin.

Legal Description

A parcel of land described in Title Commitment No. WA-16187 prepared by Chicago Title Insurance Company, revised July 27, 2020 as shown below:

Parcel A:

The Northwest 1/4 of Section 5 and the Northwest 1/4 of the Southwest 1/4 of Section 5, all in Township 1 North, Range 15 East, in the Town of Sharon, Walworth County, Wisconsin.

EXCEPTING THEREFROM that part of the land described in Certified Survey Map 161 recorded July 26, 1972 in Volume 1 of Certified Surveys on Page 161, as Document No. P652973.

AND FURTHER EXCEPTING THEREFROM that part of the land lying Northwest of the Centerline County Highway "X".

Tax Key No.: A S 500002
Address: W9255 SD Townline Road

Parcel B:

The following described parcel of land located in the East 1/2 of the Northeast 1/4 of Section 6, Township 1 North, Range 15 East, Town of Sharon, Walworth County, Wisconsin, and Blocks 12, 17 and 18, and Race Street, Washington Street (n/k/a Temperance Trail), Center Street (n/k/a South Street), now vacated) and those certain alleys platted in said Blocks 12, 17 and 18, in the Plat of Allen's Map of Allen's Grove, being sometimes known as the Original Plat of Allen's Grove, more particularly described as:

Commencing at a point on Section line 13 chains 82 links North of the Quarter Section corner between Section 5 and 6, in Township 1, North of Range 15 East and running thence West 1 chain 48 links to a post; thence South 71 1/2 degrees West 2 chains 27 links to a post; thence South 7 degrees East 3 chains 35 links to a post; thence South 17 1/4 degrees West 2 chains 3 links to a post; thence South 59 1/2 degrees West 1 chain 68 links to a post; thence North 80 3/4 degrees West 2 chains 94 links to a post; thence North 59 Degrees West 14 chains to a post in 1/8 section line; thence North on said 1/8 section line 14 chains 27 links to the center line of Center Street in the Village of Allens Grove; thence East in the center line of said street 10 chains 50 links; thence North on the West line of Lots 3 and 10, in Block 12, in said Village, 7 chains 26 links to the center of Milwaukee Street thence Northeasterly along the center line of said Street to the East line of said section; thence South along the East line of said section to the place of beginning, containing 40 acres of land.

EXCEPTING THEREFROM any portion thereof as set forth in a Quit Claim Deed from Raymond Henning and Nellie Henning to Jake Hiemstra and Elma Hiemstra, recorded January 26, 1956, in Volume 493 of Deeds on Page 25, as Document No. 477800, and being more particularly described as:

A part of the Northeast 1/4 of Section 6, Town 1 North, Range 15 East of the 4th P. M. and being in the Village of Allens Grove, Town of Sharon, Walworth County, Wisconsin. Beginning at the Northwest corner of Block 17 running thence South on the 1/8th Section line to the point of Intersection of said line with the center of the gravel road, known as Washington Street; thence North 34° 5' East along the center of said gravel road 738 feet to an iron pipe monument at an angle in said road; thence North 3° 2' West along the center of said gravel road 344 feet to an iron pipe monument thence South 87° 15' West along the present property line 462 feet to an iron pipe monument being the place of beginning.

AND FURTHER EXCEPTING THEREFROM any portion of Race Street, Washington Street (n/k/a Temperance Trail), Center Street (n/k/a South Street), now vacated), lying West of the centerline of Washington Street (n/k/a Temperance Trail) not previously excepted in Document No. 477800.

AND FURTHER EXCEPTING THEREFROM any portion thereof as lies north of the centerline of County Trunk Highway "X", n/k/a Milwaukee Street, as said Highway was laid out, improved and used prior to its relocation as referenced on a Plat of Survey by Olson Land Surveying, LLC, dated April 21, 2020, as Job No. 2020.026

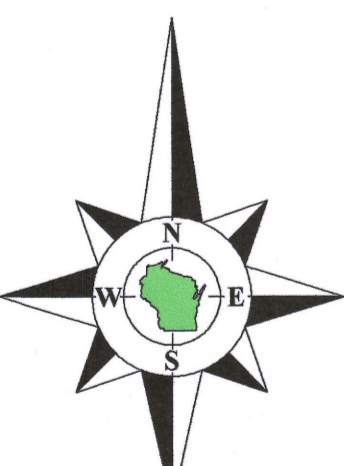
Tax Key No.: PART of AAG 00021

Parcel C:

Lots 4, 5, 6, 7, 8 and 9, Block 12, and that portion of an unnamed alley lying between said Lots 4, 5 and 6, and Lots 7, 8 and 9, Block 12, all in the Plat of Allen's Map of Allen's Grove, being sometimes known as the Original Plat of Allen's Grove, Town of Sharon, Walworth County, Wisconsin, together with the North 1/2 vacated Center Street lying South and adjoining Lots 7, 8 and 9 in said Block 12, and having being historically described as:

That part of Block 12 lying West of the East line of Lots 4 and 9, Plat of Allen's Map of Allen's Grove, being sometimes known as the Original Plat of Allen's Grove, Town of Sharon, Walworth County, Wisconsin together with the North 1/2 vacated Center Street lying South and adjoining Lots 7, 8 and 9 in said Block 12.

Tax Key No.: AAG 00021A



Bearings referenced to the East line of the Northwest 1/4 of Section 5-1-15, recorded as N0°49'13"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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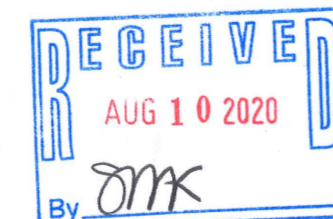
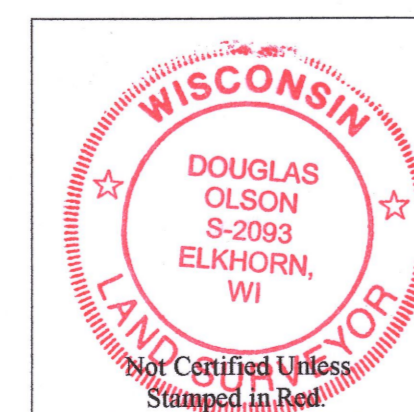
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I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

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.

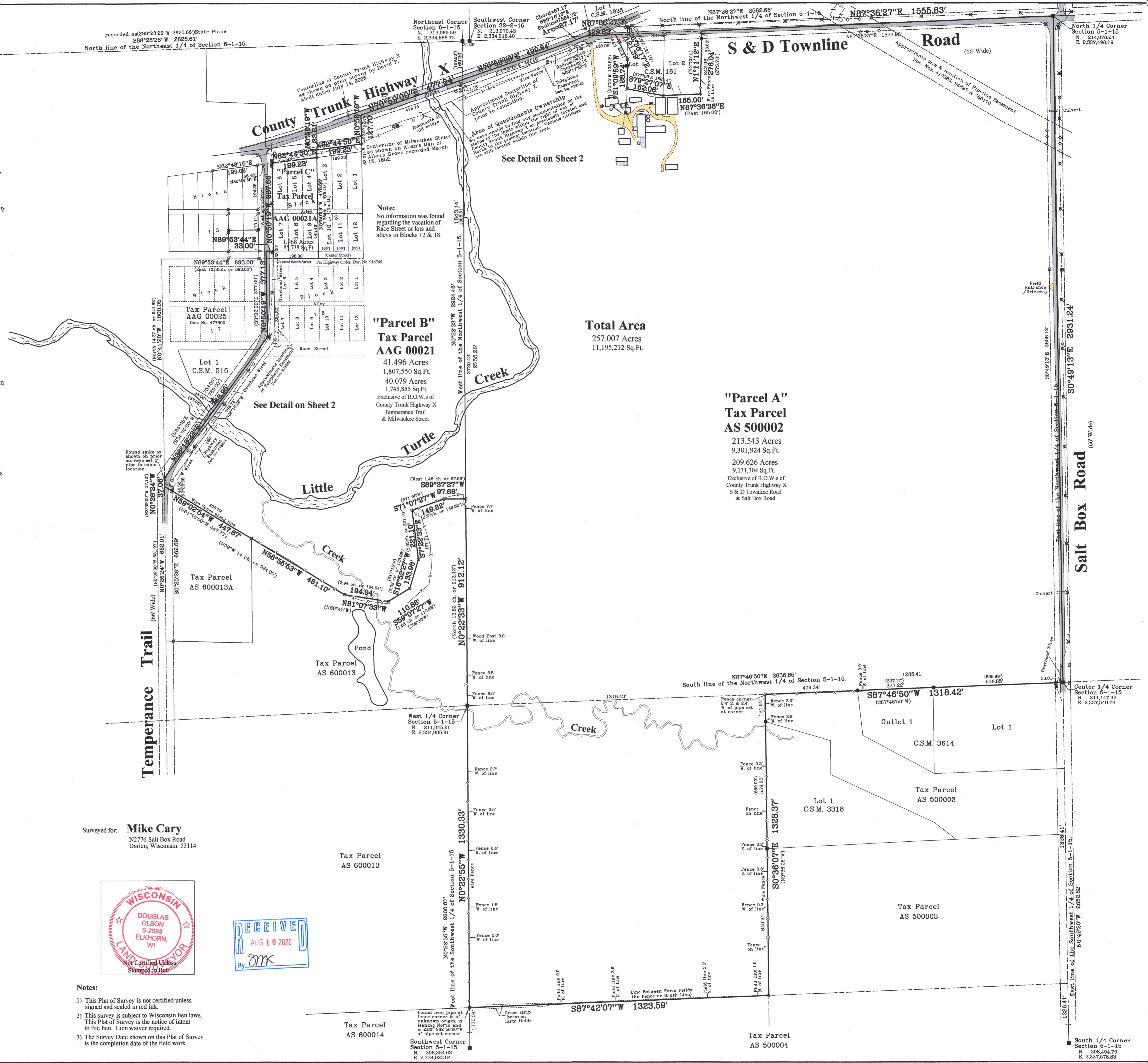
Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Surveyed for: **Mike Cary**
N2776 Salt Box Road
Darien, Wisconsin. 53114



Notes:

- 1) This Plat of Survey is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- 3) The Survey Date shown on this Plat of Survey is the completion date of the field work.



Total Area
257.007 Acres
11,195,212 Sq.Ft.

"Parcel A"
Tax Parcel
AS 500002

213.543 Acres
9,301,924 Sq.Ft.
209.626 Acres
9,131,304 Sq.Ft.
Exclusive of R.O.W.s of
County Trunk Highway X
& Salt Box Road

"Parcel B"
Tax Parcel
AAG 00021

41.496 Acres
1,807,550 Sq.Ft.
40.079 Acres
1,745,855 Sq.Ft.
Exclusive of R.O.W.s of
County Trunk Highway X
& Milwaukee Street

Tax Parcel
AS 600013

Tax Parcel
AS 600013

Tax Parcel
AS 600014

Tax Parcel
AS 500003

Tax Parcel
AS 500003

Tax Parcel
AS 500004

Survey date: April 21, 2020.
Revisions: No. 1 - Revised Legal Description

Scale in Feet
1" = 200'
0' 100' 200' 400' 600'

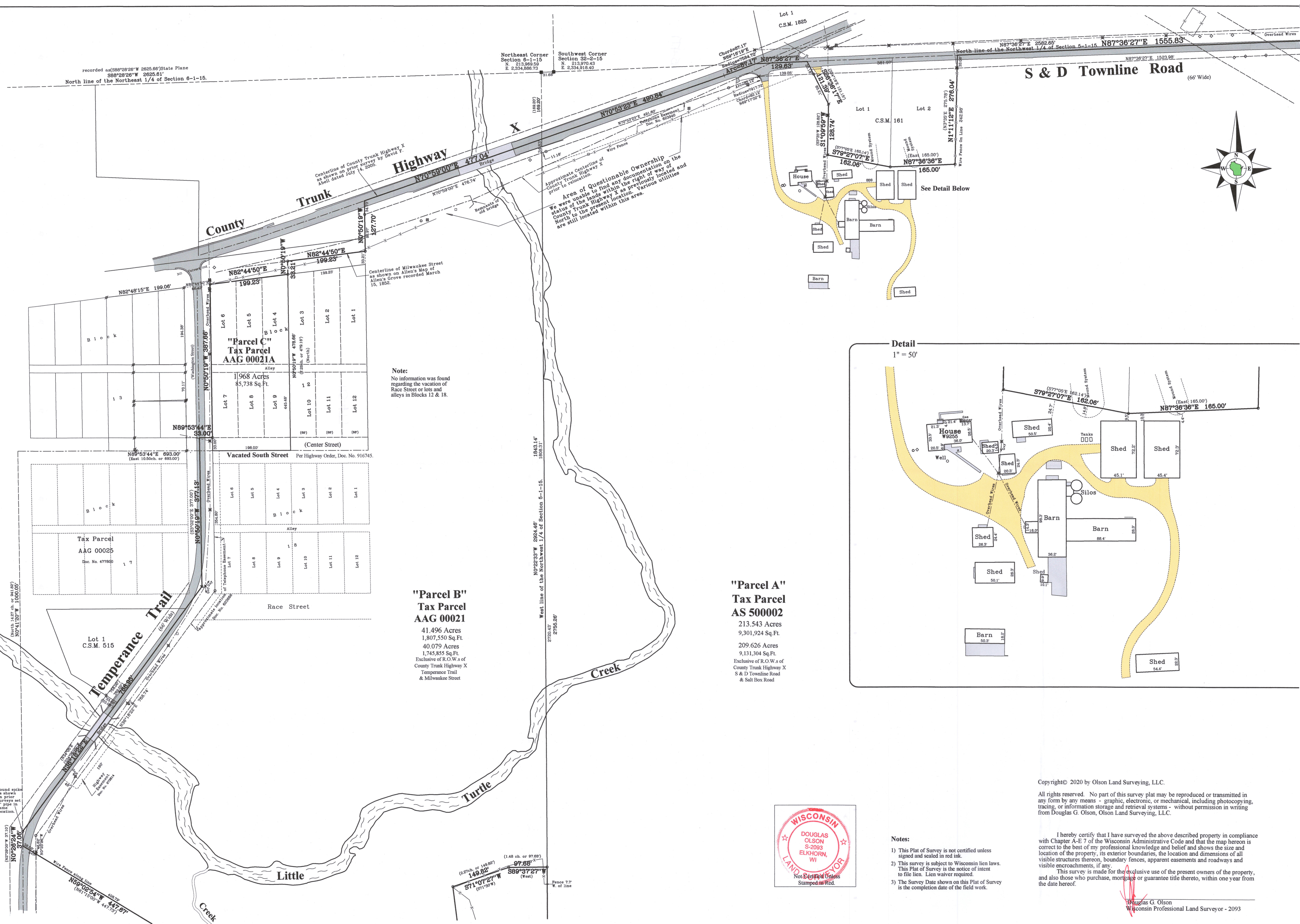
45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

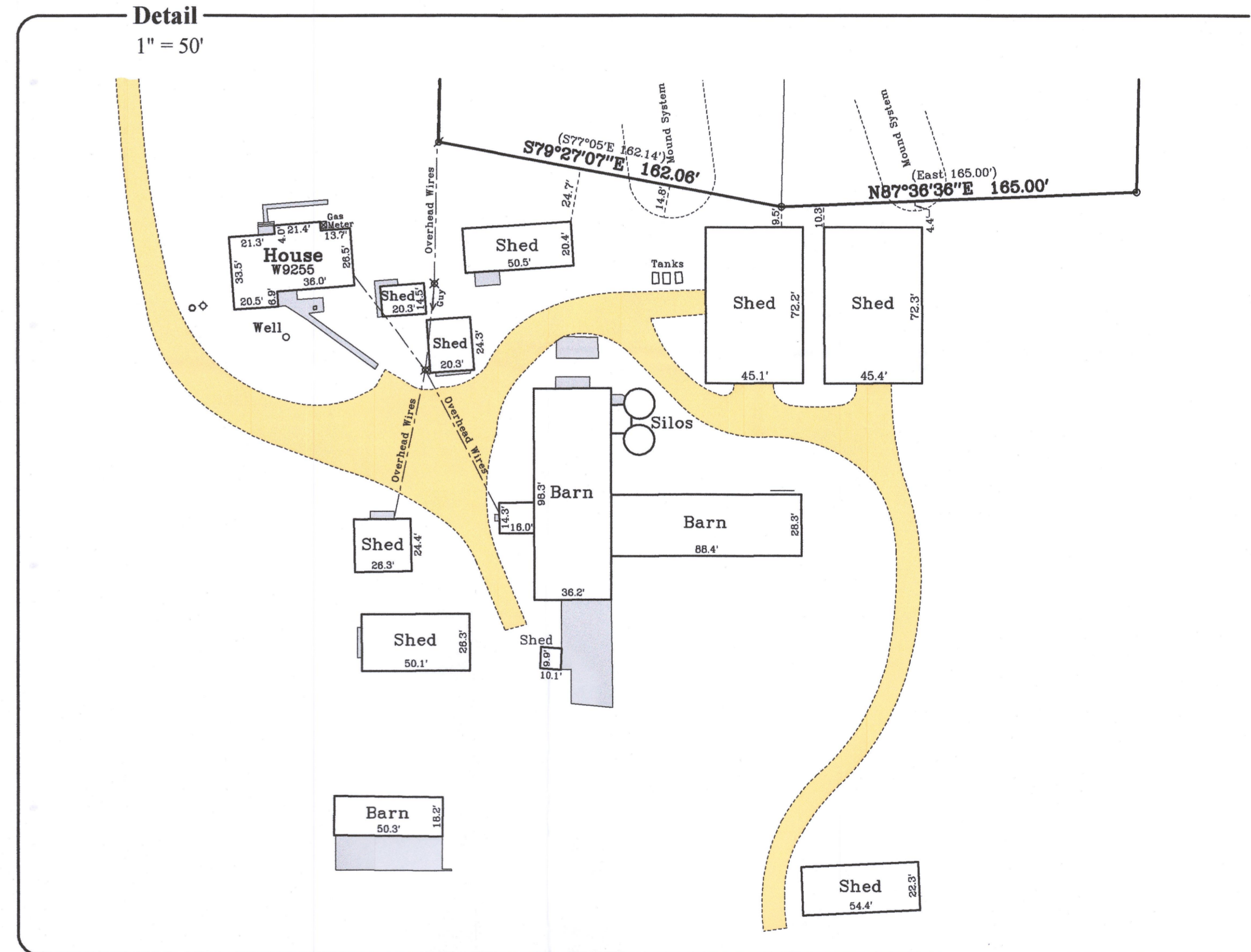
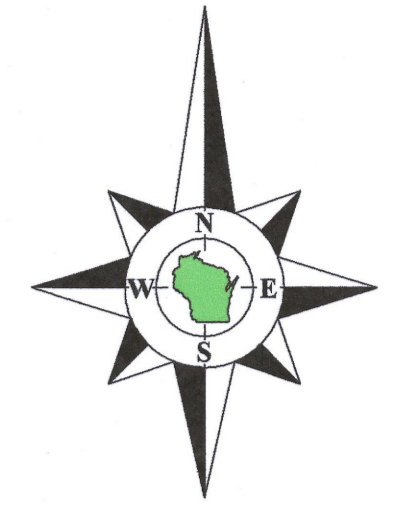
Legend of Symbols & Abbreviations:
North Arrow
Section Corner
Point found from flight
Set from plat
Mended information
Utility Pedestal
Culvert
Mantle
Asphalt Surface
Gravel Surface
Track Pavers

Sheet 1 of 2 Sheets
Job Reference Number
2020.026

2020.026



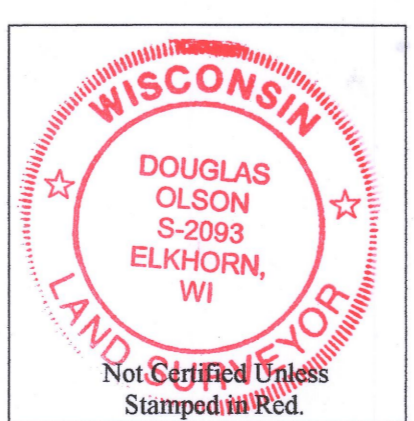
S & D Townline Road
(66' Wide)



Note:
No information was found regarding the vacation of Race Street and alleys in Blocks 12 & 18.

"Parcel B"
Tax Parcel
AAG 00021
41.496 Acres
1,807,550 Sq.Ft.
40.079 Acres
1,745,855 Sq.Ft.
Exclusive of R.O.W.s of County Trunk Highway X Temperance Trail & Milwaukee Street

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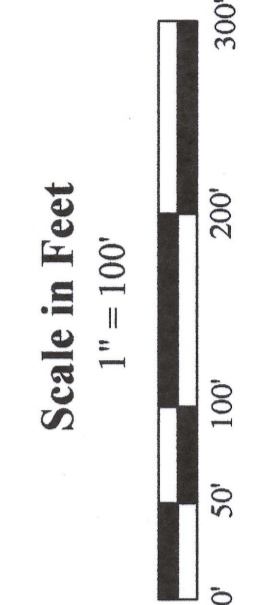
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This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Survey date: April 21, 2020.
Revisions: No. 1 - Revision Legal Description (Revision on Sheet 1 only)



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Website: www.olsonsurveying.com



Legend
of Symbols & Abbreviations

- Found Section Corner
- Found Iron Pipe
- Found on Plat
- Survey on Plat
- Recorded Information
- Utility Pedestal
- Survey Point
- Spot Elevation
- Asphalt Surface
- Gravel Surface
- Gravel Pavement
- Brick Pavement

Sheet 2 of 2 Sheets
Drawing Name:
Job Reference Number
2020-026

2020.026