Plat of Survey

of

Tax Parcels BD 200003A, BD 200003B & BD 200003C,

located in the Northwest 1/4 of Section 2, Town 2 North, Range 15 East,
Town of Darien, Walworth County, Wisconsin.

Survey date: April 26, 2022.
Revisions:
No. 1 – C-2 Zoning Parcel
No. 2 – Property Split
No. 3 – Modified Proposed Boundary Split
No. 4 – Modified Proposed Boundary Split
No. 5 – Legal Descriptions
No. 6 – Legal Description of 50' Ingress & Egress Easement.
No. 7 – Legal Description of 50' Ingress & Egress Easement.
No. 8 – Legal Description of 50' Ingress & Egress Easmt.

Legal Description of Tax Parcel BD 200003A

Lands described in a Quit Claim Deed recorded September 20, 2022 as Document No. 1068650 as shown below:

A parcel of land located in the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 2, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Begin at the North 1/4 corner of said Section 2; thence South 0°03'03" West, along the East line of said Northwest 1/4 of Section 2, 2591.11 feet to a concrete monument marking the Center 1/4 corner of said Section 2; thence South 88°49'58" West, along the South line of said Northwest 1/4 of Section 2, 1271.12 feet to an iron pipe; thence North 0°38'12" East 435.16 feet to an iron pipe; thence North 89°45'17" East 511.39 feet to an iron pipe; thence North 0°03'03" East 324.59 feet to an iron pipe; thence West 349.53 feet to an iron pipe; thence North 0°05'00" East 1805.23 feet to a point on the North line of said Northwest 1/4 of Section 2; thence North 87°24'48" East, along said North line and the centerline of R&D Townline Road, 1104.68 feet to the Point of Beginning. Consisting of approximately 64.356 acres, more or less.

Legal Description of Tax Parcel BD 200003B

Lands described in a Quit Claim Deed recorded September 20, 2022 as Document No. 1068650 as shown below:

A parcel of land located in the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 2; thence South 87°24'48" West, along the North line of said Northwest 1/4 of Section 2 and the centerline of R&D Townline Road, 1104.68 feet to the Point of Beginning; thence South 0°05'00" West 1805.23 feet to an iron pipe; thence East 349.53 feet to an iron pipe; thence South 0°03'03" West 324.59 feet to an iron pipe; thence South 89°45'17" West 511.39 feet to an iron pipe; thence South 0°38'12" West 435.16 feet to an iron pipe on the South line of said Northwest 1/4 of Section 2; thence South 88°49'58" West, along said South line, 851.54 feet to an iron pipe; thence North 3°19'39" West 522.27 feet to an iron pipe; thence North 86°29'47" East 981.93 feet to an iron pipe; thence North 5°21'21" East 198.74 feet to an iron pipe; thence North 0°05'00" East 1802.97 feet to a point on the North line of said Northwest 1/4 of Section 2; thence North 87°24'48" East, along said North line and the centerline of R&D Townline Road, 50.05 feet to the Point of Beginning. Consisting of approximately 16.208 acres, more or less.

Legal Description of Tax Parcel BD 200003C

Lands described in a Quit Claim Deed recorded September 20, 2022 as Document No. 1068650 as shown below:

A parcel of land located in the Northeast 1/4, Southeast 1/4, Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 2; thence South 87°24'48" West, along the North line of said Northwest 1/4 of Section 2 and the centerline of R&D Townline Road, 1154.73 feet to the Point of Beginning; thence South 0°05'00" West 1802.97 feet to an iron pipe; thence South 5°21'21" West 198.74 feet to an iron pipe; thence South 86°29'47" West 981.93 feet to an iron pipe; thence South 3°19'39" East 522.27 feet to an iron pipe on the South line of said Northwest 1/4 of Section 2; thence South 88°49'58" West, along said South line, 528.29 feet to a concrete monument marking the West 1/4 corner of said Section 2; thence North 0°06'58" East, along the West line of said Northwest 1/4 of Section 2, 2115.50 feet to an iron pipe at the Southwest corner of Certified Survey Map No. 4416; thence North 87°24'48" East, along the South line of said Certified Survey Map, 578.43 feet to an iron pipe; thence North 0°06'58" East, along the East line of said Certified Survey Map, 410.00 feet to a point on the North line of said Northwest 1/4 of Section 2; thence North 87°24'48" East, along said North line and the centerline of R&D Townline Road, 917.12 feet to the Point of Beginning. Consisting of approximately 69.566 acres, more or less.

Surveyed for: **Fieldview LLC**
P.O. Box 593
Williams Bay, Wisconsin. 53191

Bearings referenced to the North Line of the Northwest 1/4 of Section 2-2-15, recorded as N87°24'48"E 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).

Legal Description of 50' Wide Ingress & Egress Easement

A 50' Wide Ingress & Egress Easement located in the Southeast 1/4 of the Northwest 1/4 of Section 2, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 2; thence South 0°03'03" West, along the East line of said Northwest 1/4 of Section 2, 1855.08 feet; thence West 755.00 feet to an iron pipe at a corner of a parcel of land described as "Parcel B" in a Quit Claim Deed recorded September 20, 2022 as Document No. 1068650; thence continue West, along a North line of said "Parcel B", 156.93 feet to the Point of Beginning; thence South 2°39'16" West 325.68 feet to a point on a South line of said "Parcel B"; thence South 89°45'17" West, along said South line, 50.06 feet; thence North 2°39'16" East 325.89 feet to a point on said North line of "Parcel B"; thence East, along said North line, 50.05 feet to the Point of Beginning.

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

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.

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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, Olson Land Surveying, LLC.

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

Scale in Feet
1" = 120'
0' 60' 120' 240' 360'

OLSON
LAND SURVEYING, LLC
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Legend of Symbols & Abbreviations
Found County Section Corner
Found Iron Pipe
Found Iron Rod
Set Iron Pipe, 1" dia. 18" long, 1.13 lbs/ft
Utility Pole
Utility Box (Buried)
Concrete Cover
Septic Vent
Asphalt Surface
Concrete Surface
Gravel Surface
Brick Pavers
N North
S South
E East
W West
B Bearings
M Measured
' - Minutes
" - Seconds
D Distances
M Measured
C Calculated
R Radius
NW Northwest
SW Southwest
Dia. Diameter

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number 2022.055
2022.055

