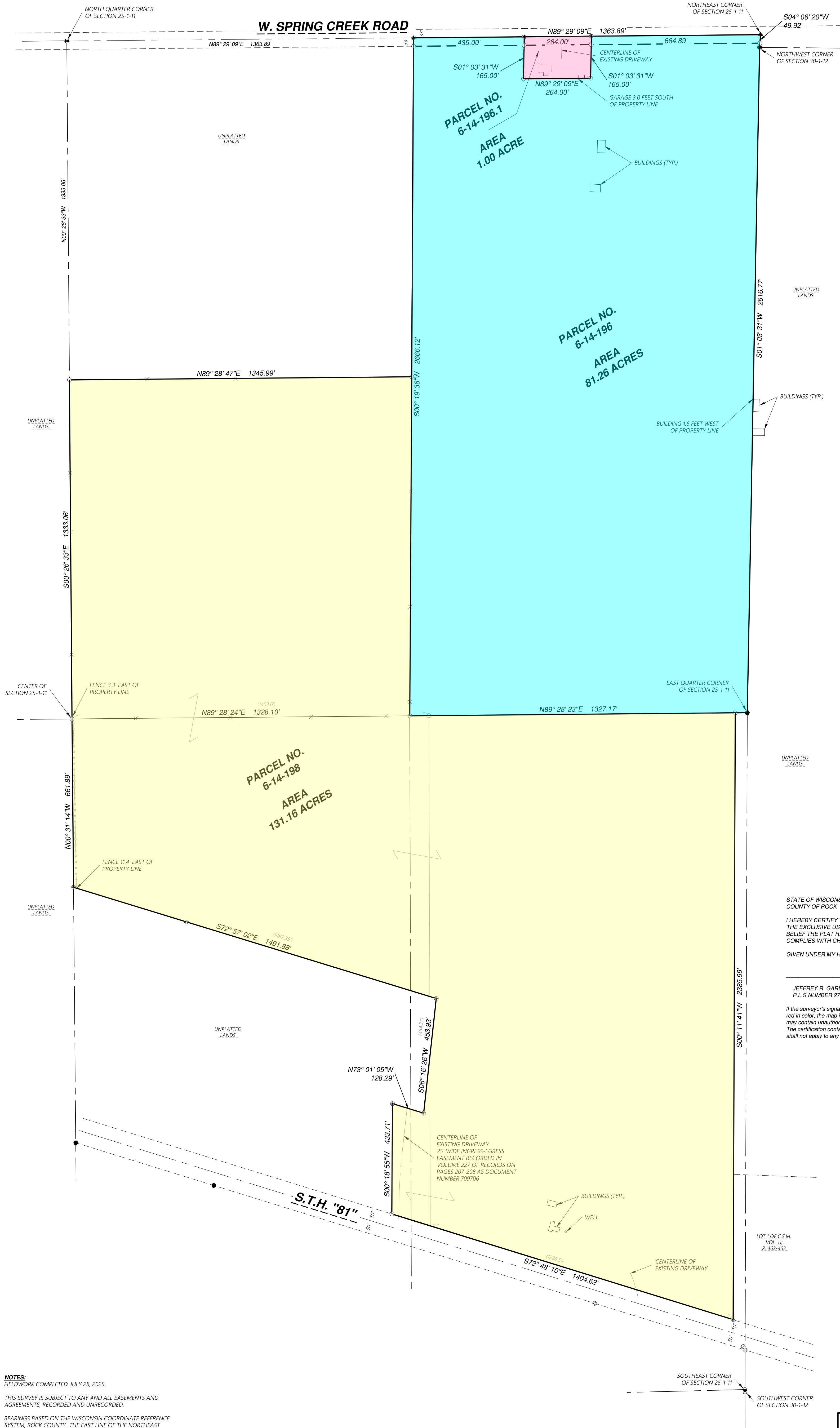


PLAT OF SURVEY

OF PARTS OF EACH OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND NORTHWEST OF THE SOUTHEAST QUARTER AND ALL OF EACH OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 25 OF T.1N., R.11E. OF THE 4TH P.M., TOWN OF NEWARK, ROCK COUNTY, WISCONSIN.



LEGAL DESCRIPTION (PARCEL NO. 6-14-196.1):
(FROM BRABAZON TITLE TEAM GROUP LLC, COMMITMENT NO. RR333335)
ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 11 E., TOWN OF NEWARK, COUNTY OF ROCK, STATE OF WISCONSIN, BEGINNING AT A POINT 435 FEET EAST OF THE NW CORNER OF SAID NE 1/4 OF THE NE 1/4 OF SECTION 25, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 165 FEET; THENCE EAST 264 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION, THENCE NORTH 165 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION, THENCE WEST 264 FEET ON THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PARCEL NO. 6-14-196):
(FROM BRABAZON TITLE TEAM GROUP LLC, COMMITMENT NO. RR333337COM)
THE E. 1/2 OF THE NE 1/4 OF SECTION 25, T. 1 N., R. 11 E. OF THE 4TH P.M., TOWN OF NEWARK, COUNTY OF ROCK, STATE OF WISCONSIN.

EXCEPTING THEREFROM THAT PART OF THE NE 1/4 OF SAID SECTION 25, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 435 FEET EAST OF THE NORTHWEST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 264 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SECTION, 165 FEET; THENCE WEST, ON THE NORTH LINE OF SAID SECTION, 264 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PARCEL NO. 6-14-198):
(FROM BRABAZON TITLE TEAM GROUP LLC, COMMITMENT NO. RR333337COM)
THE E. 1/2 OF THE NE 1/4 OF SECTION 25, T. 1 N., R. 11 E. OF THE 4TH P.M., TOWN OF NEWARK, COUNTY OF ROCK, STATE OF WISCONSIN.

PARCEL 1:
PARTS OF THE SE 1/4 OF SECTION 25, T. 1 N., R. 11 E. OF THE 4TH P.M., TOWN OF NEWARK, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
A) BEGINNING AT AN IRON PIPE MONUMENT 47.58 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION; THENCE WEST, ALONG THE QUARTER SECTION LINE, 1204.12 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH, PARALLEL WITH THE CENTERLINE OF SAID SECTION, TO THE CENTER OF THE HIGHWAY; THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF SAID HIGHWAY, 1286.5 FEET TO A POINT 47.58 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH TO THE POINT OF BEGINNING; AND
B) BEGINNING AT AN IRON MONUMENT 1403.6 FEET EAST OF THE CENTER OF SAID SECTION; THENCE WEST, ALONG THE QUARTER SECTION LINE, 1403.6 FEET TO AN IRON PIPE MONUMENT AT THE CENTER OF SAID SECTION; THENCE SOUTH, ALONG THE QUARTER SECTION LINE, 1615.3 FEET TO THE CENTER OF THE HIGHWAY; THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF THE HIGHWAY, 1468.6 FEET; THENCE NORTH, PARALLEL WITH THE QUARTER SECTION LINE, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 25 WITH THE MONROE ROAD; THENCE NORTHERLY, ALONG SAID QUARTER LINE, 485 FEET; THENCE SOUTHEASTERLY, ALONG A FENCE, 1300 FEET; THENCE SOUTHERLY, TO THE CENTERLINE OF SAID MONROE ROAD, 491 FEET; THENCE NORTHWESTERLY, ALONG THE CENTER OF SAID ROAD, 1300 FEET MORE OR LESS TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM ALL THAT PART THEREOF LYING WITHIN AND BEING 50 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 25, 209.2 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE N. 76° 00' W. 1801 FEET;

FURTHER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 25, 661.78 FEET SOUTH OF AN IRON PIPE AT THE CENTER OF SAID SECTION; THENCE S. 72° 24' E. 1492.35 FEET TO AN IRON PIPE; THENCE S. 6° 52' W., ALONG AN EXISTING FENCE LINE, 454.31 FEET TO AN IRON PIPE; THENCE N. 72° 24' W. 1435.36 FEET TO AN IRON PIPE; THENCE NORTH, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION, 468.8 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
THE SW 1/4 OF THE NE 1/4 OF SECTION 25, T. 1 N., R. 11 E. OF THE 4TH P.M., TOWN OF NEWARK, COUNTY OF ROCK, STATE OF WISCONSIN.

STATE OF WISCONSIN
COUNTY OF ROCK

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF BELOIT AUCTION & REALTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-17.

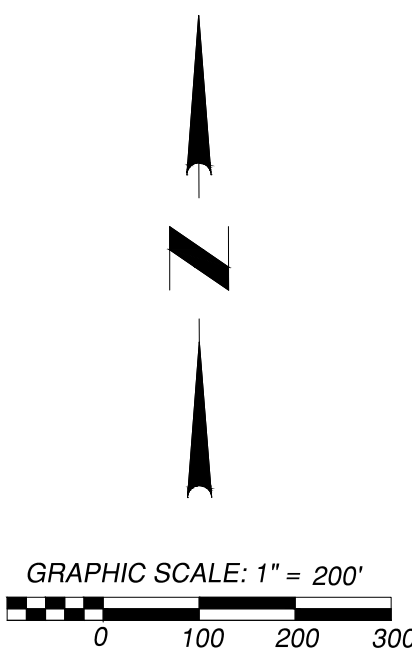
GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JULY, 2025, AT JANESVILLE, WISCONSIN.

JEFFREY R. GARDE
P.L.S NUMBER 2766

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

LEGEND

- FOUND 1" IRON PIPE
- FOUND ALUMINUM MONUMENT
- FOUND MAG NAIL
- ▲ FOUND SURVEY SPIKE
- FOUND CUT STONE MONUMENT
- FOUND DOT DISK
- SET IRON REBAR, 3/4" x 24", (1.5 LBS./LIN.FT.)
- ★ SET MAG NAIL
- × SET WOODEN LATH (ON PROPERTY LINE)
- (XXX) RECORD DATA



NOTES:
FIELDWORK COMPLETED JULY 28, 2025.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, ROCK COUNTY. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, T.1N., R.11E. THAT BEARS S01°03'31"W.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 125-199
For: BELOIT AUCTION & REALTY



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

tel: 608-752-0575
fax: 608-752-0534

DATE
07/29/2025
BY
SWC
APPROVED
JRG
PROJECT NO.
125-199