

AFFIDAVIT OF CORRECTION

Type or print CLEARLY using BLACK ink.

AFFIANT (name and company if applicable), Mark A. Bolender

Ambit Land Surveying

hereby swears or affirms that a certain document which was titled as follows: _____

Certified Survey Map No. 5277 (type of document), recorded

on the 20th day of July, 2026

(year) as document number 1132977 and in volume (if

applicable) NA and page (if applicable) NA

and was recorded in Walworth County, State of Wisconsin, contained

the following error (if more space is needed, please attach addendum):

1. Owner's Certificate of Dedication had owner as Mike Durbin.
2. W. line Lot 1 N00 45'59"W 405.34'
3. W. line Lot 2 N00 45'59"W 462.96'
4. Lot 2 area: 115,581sq.ft. / 2.65 acres

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows (if more space is needed, please attach addendum):

1. New Phoenix Development Group, LLC
2. W. line Lot 1 N00 45'59"W 405.41'
3. W. line Lot 2 N00 45'59"W 468.15'
4. Lot 2 area: 112,753 sq.ft. / 2.59 acres

Return Document to:

Ambit Land Surveying

8120 - 312th Avenue

Wheatland, WI. 53105

NA

Parcel Identification Number (PIN)

Grantor (from document being corrected)

NA

Grantee (from document being corrected)

NA

AFFIANT is the (check one):

- ☒ Drafter of the document being corrected
☐ Owner of the property described in the document being corrected
☐ Other (Explain: _____)

The original document (in part or whole) ☒ is ☐ is not attached to this Affidavit (if original document is not attached, please attach legal description and include names of grantor(s) and grantee(s)).

Dated: September 2, 2026

Signed: Mark A. Bolender

* Mark A. Bolender

STATE OF WISCONSIN, County of Wisconsin

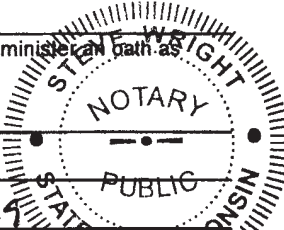
Signed and sworn to before me on 9-2-2026
by the above-named person(s).

Steve Wright
Signature of Notary or other person authorized to administer an oath as
per Sec. 706.06, 706.07

Print or type name: Steve Wright

Title: Notary Public

Date Commission expires: 3/14/2029



This instrument ☐ is ☐ is not (check one) a conveyance of real property as per s. 77.21(1) Wisconsin Statutes. (A Wisconsin Real Estate Transfer Return is required for instruments that do convey real property.)

This document drafted by:

Mark A. Bolender/Ambit Land Surveying

(name and company if applicable)

WALWORTH COUNTY CERTIFIED SURVEY MAP No. _____

That part of the Southwest Quarter, the Southeast Quarter, the Northwest Quarter and the Northeast Quarter of the Northeast Quarter Section 35, Township 1 North, Range 18 East of the 4th Principal Meridian, Village of Genoa City, Walworth County, Wisconsin

DOCUMENT#: 1132977
 CSM # 5277
 07-20-2026 at 9:33 AM
 KATHY KOSTOCK
 REGISTER OF DEEDS
 WALWORTH COUNTY, WISCONSIN
 Pages: 5 Fee Amount: \$30.00

RECORDING INFORMATION AREA PER s.59.43(2M)(c)3

SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, Wisconsin Professional Land Surveyor hereby certify:

That I have surveyed, divided and mapped part of the Southwest Quarter, the Southeast Quarter, the Northwest Quarter and the Northeast Quarter of the Northeast Quarter of Section 35, Township 1 North, Range 18 East of the 4th Principal Meridian, Village of Genoa City, Walworth County, Wisconsin, described as follows:

COMMENCING at the northeast corner of the Northeast Quarter of the Northeast Quarter of said section; THENCE South 01 degree 20 minutes 31 seconds East, grid bearing from North, Wisconsin Coordinate System, South Zone, NAD83/2011, along the east line of said quarter section 832.09 feet; THENCE South 88 degrees 56 minutes 49 seconds West 397.52 feet to the PLACE OF BEGINNING of the land to be described; THENCE South 00 degrees 42 minutes 24 seconds East 969.89 feet; THENCE South 89 degrees 11 minutes 39 seconds West 213.88 feet; THENCE South 00 degrees 33 minutes 38 seconds East 131.86 feet; THENCE South 87 degrees 18 minutes 30 seconds West 27.08 feet; THENCE North 00 degrees 39 minutes 44 seconds West 380.67 feet; THENCE South 89Z degrees 06 minutes 07 seconds West 409.40 feet; THENCE North 01 degree 26 minutes 01 seconds West 132.04 feet; THENCE South 89 degrees 05 minutes 22 seconds West 68.07 feet; THENCE South 01 degree 26 minutes 01 seconds East 132.03 feet; THENCE South 89 degrees 12 minutes 35 seconds West 66.27 feet; THENCE North 01 degree 37 minutes 45 seconds West 134.89 feet; THENCE South 89 degrees 09 minutes 59 seconds West 145.92 feet; THENCE North 01 degree 16 minutes 30 seconds West 326.81 feet; THENCE North 90 degrees 00 minutes 00 seconds East 2.85 feet; THENCE North 01 degree 24 minutes 12 seconds West 225.07 feet; THENCE South 89 degrees 06 minutes 30 seconds West 135.12 feet; THENCE North 01 degree 25 minutes 10 seconds West 31.69 feet; THENCE North 88 degrees 56 minutes 49 seconds East 1069.48 feet to the POINT OF BEGINNING. Said parcel contains 710,694 square feet/16.32 acres, more or less.

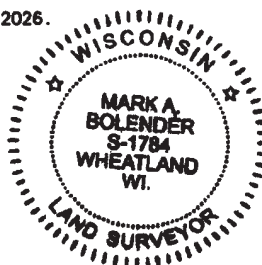
That I have made such survey, land division, and map by the direction of New Phoenix Development Group, LLC, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Genoa City.

Dated this 3rd day of APRIL, 2026.

Mark A. Bolender
 Mark A. Bolender, P.L.S. No. S - 1854



CSM #5277

WALWORTH COUNTY CERTIFIED SURVEY MAP No. _____

That part of the Southwest Quarter, the Southeast Quarter, the Northwest Quarter and the Northeast Quarter of the Northeast Quarter Section 35, Township 1 North, Range 18 East of the 4th Principal Meridian, Village of Genoa City, Walworth County, Wisconsin

OWNER/SUBDIVIDER

New Phoenix Development Group, LLC
1044 Inverness Lane
Itasca, Illinois 60143

SURVEYOR

AMBIT LAND SURVEYING
8120 - 312th Avenue
Wheatland, Wisconsin 53105
262-537-4874
ambitpls@gmail.com

NOTES

There are no 100-year floodplain boundaries on subject property per FIRM Panel 55127C0364E, effective on 4/8/2022.

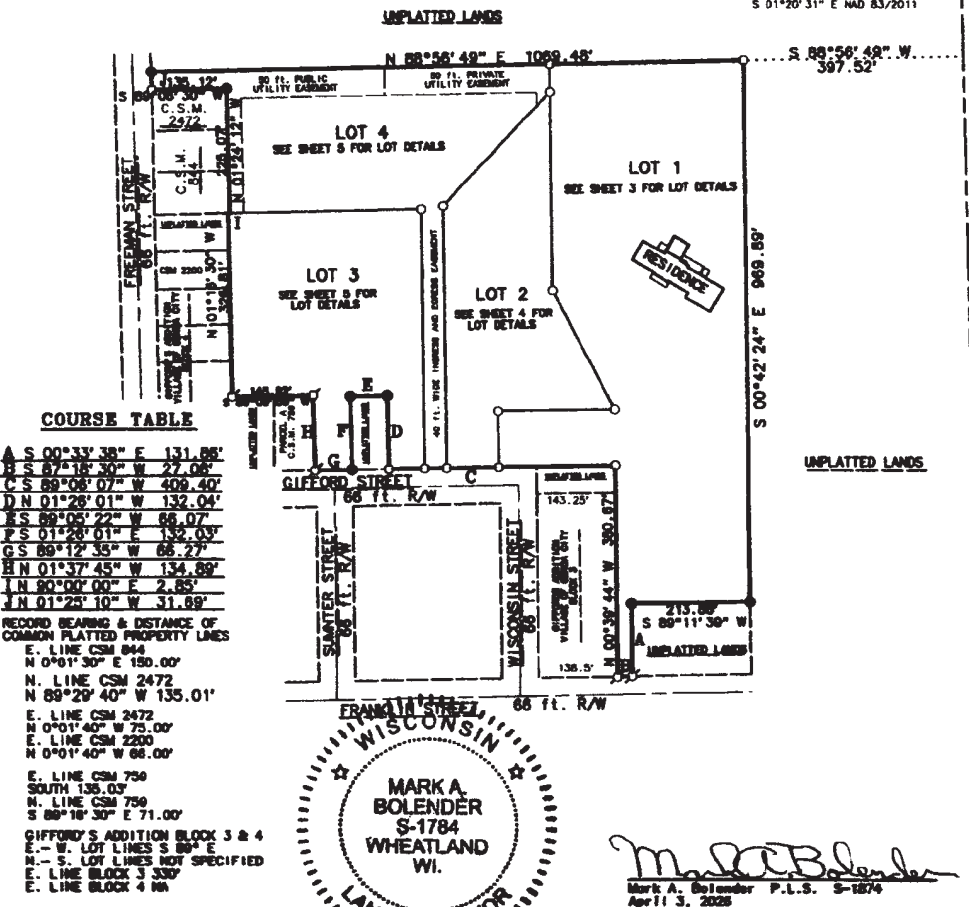
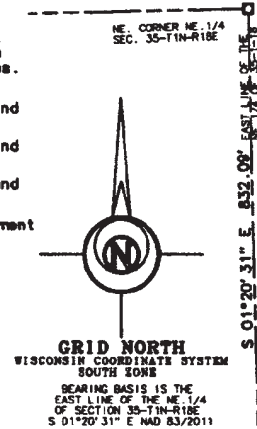
The 100-year floodplain boundary is the boundary of a flood with a one-percent chance of being equaled or exceeded in any given year.

Lots will be served by municipal sanitary sewer system.

The property is within the R-1 Zoning District

LEGEND

- Denotes Iron Pipe Set
1 inch O.D. x 18 inch
Not less than 1.13 lbs.
per Linear Foot
- Denotes Iron Pipe Found
1 inch O.D.
- ⊗ Denotes Iron Pipe Found
1 3/8 inch O.D.
- ⊗ Denotes Iron Pipe Found
2 inch O.D.
- Denotes Concrete Monument
with Brass Cap Found



CSM #5277

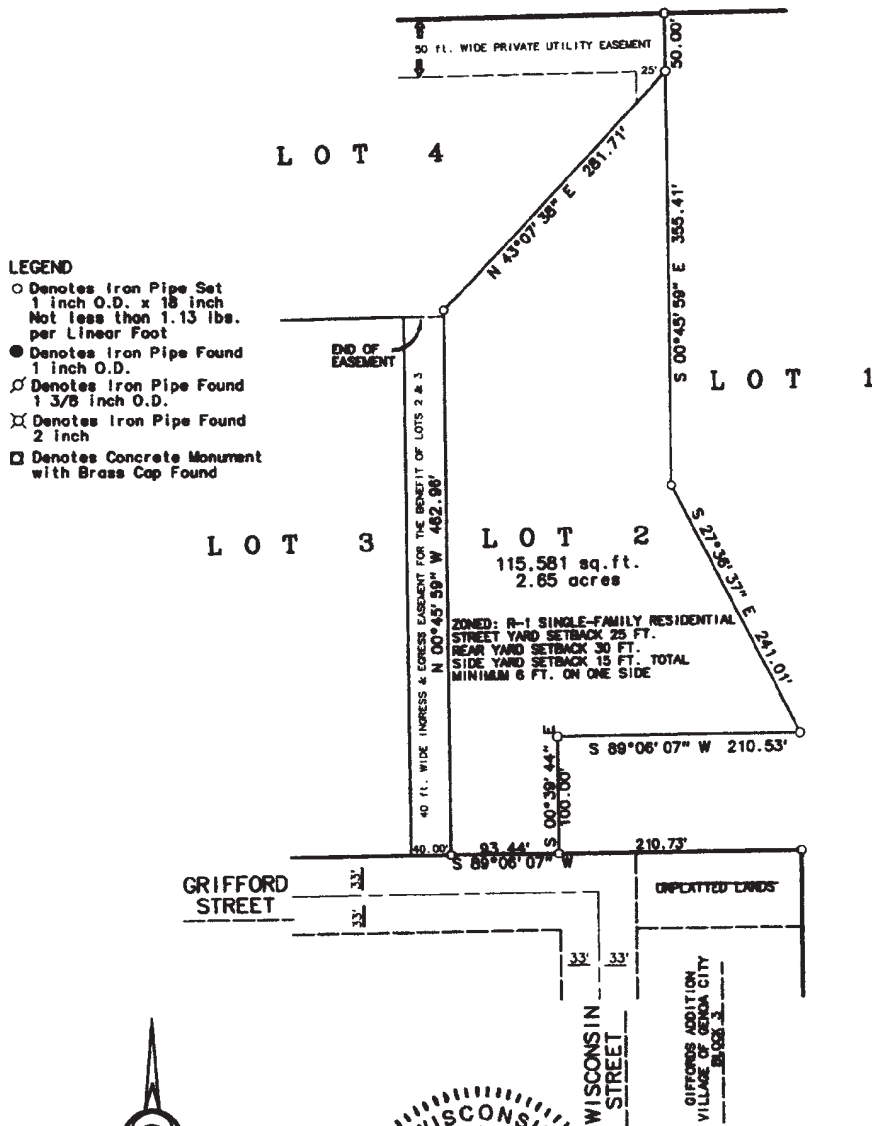
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GRAPHIC SCALE
1 inch = 120 feet



UNPLATTED LANDS



GRID NORTH
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE NAD83/2011

BEARINGS BASED ON THE EAST LINE
OF THE NE. 1/4 SEC. 35-1-18
S 01°20' 31" E



Mark A. Bolender
Mark A. Bolender P.L.S. S-1574
April 3, 2020

CSM #5277

WALWORTH COUNTY CERTIFIED SURVEY MAP No. _____

That part of the Southwest Quarter, the Southeast Quarter, the Northwest Quarter and the Northeast Quarter of the Northeast Quarter Section 35, Township 1 North, Range 18 East of the 4th Principal Meridian, Village of Genoa City, Walworth County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

Mike Durbin, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Mike Durbin, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Genoa City

IN WITNESS WHEREOF, the said Mike Durbin has caused these presents to be signed by Ken Parker, its president, and countersigned by Jackie Petitis, its secretary (cashier), at Wisconsin, and its corporate seal to be hereunto affixed on this 17th day of July, 2026. In the presence of:



Ken Parker President
Jackie Petitis Secretary or Cashier

STATE OF WISCONSIN

Walworth COUNTY } SS

Personally came before me this 17th day of July, 2026,
Ken Parker President, and Jackie Petitis

Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as the deed of said corporation, by its authority.

(Notary Seal)
Wisconsin

Notary Public, Johnathan George Cole

My commission expires 8/20/2028

VILLAGE OF GENOA CITY BOARD APPROVAL CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Resolved that this Certified Survey Map, in the Village of Genoa City, Walworth County, Wisconsin is hereby approved by the Village Board of the Village of Genoa City on this 17th day of July, 2026.

Ken Parker
Village President

Jackie Petitis
Village Clerk-Treasurer



Mark A. Bolender
Mark A. Bolender P.L.S. S-1874
April 3, 2026