PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 3985

RECORDED IN VOLUME 24 ON PAGE 278 AS DOCUMENT NO. 686184
LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 24, TOWN 3 NORTH, RANGE 16 EAST, CITY OF ELKHORN,
WALWORTH COUNTY, WISCONSIN

Lot 2 of Certified Survey Map No. 3985 recorded August 24, 2006 in Volume 24 of Certified Surveys on Page 278 as Document No. 686184, being a redivision of Lot 5 and Lot 6, excepting the South 1 acre thereof, of Fairways Edge Business Park located in part of the SE 1/4 of the NE 1/4 of Section 24, T3N, R16E, City of Elkhorn, Walworth County, Wisconsin.

Tax Key No: YA398500002
Address: Lot 2, Country Club Parkway

NORTH
GRID

WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE – NAD 1927
ASSIGNED SOUTH LINE OF THE NORTHEAST 1/4
SECTION 24–3–16
S 88°41'17" W

LOT 1 – C.S.M. 3985

FOUND REBAR
0.78' NORTH OF CORNER

N 88°41'17" E
339.87

FOUND REBAR UNDER
TRANSFORMER EDGE
SET REBAR 7.00' WEST OF CORNER

20' WIDE UTILITY EASEMENT REC.
AS DOC. NO. 481193
AS SHOWN ON RECORD PLAT

64.04'

35'

N 02°11'15" W
135.91

FOUND REBAR STAKE
0.30' EAST

LOT 2 – C.S.M. 3985

46,184 S.F.

71.87'

339.86
S 88°41'17" W

S 02°11'13" E
135.91

12' WIDE DISTRIBUTION EASEMENT
DOC. 538328

EXTG. 8" WATERMAIN

COUNTRY CLUB PARKWAY

EXTG. 8" SANITARY SEWER

66' WIDE R.O.W. ALSO SAN. SWERE & WATERMAIN EASE. DOC. 481193}

EXTG. 15" STORM SEWER

CB

MH

LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
⌀ = SET IRON REBAR STAKE
{XXX} = RECORDED AS

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

RECEIVED
DEC 9 2015
By jan

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: SEPTEMBER 16, 2015

PETER S. GORDON P.L.S. 2101

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

WORK ORDERED FOR:
ALLIANCE DEV. CORP.
BY: CLAIR LAW OFFICES
DELAVAN, WI.

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
7081.15

DATE:
09–16–2015

SHEET NO.
1 OF 1

9/16/2015 X:\Projects\7081\Dcad\LOT2CSM3985

YA3985-2

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