

Wisconsin Professional Land Surveyor S-2582

**MARKMIRITZ@
LAND-MARKSURVEYING.COM**

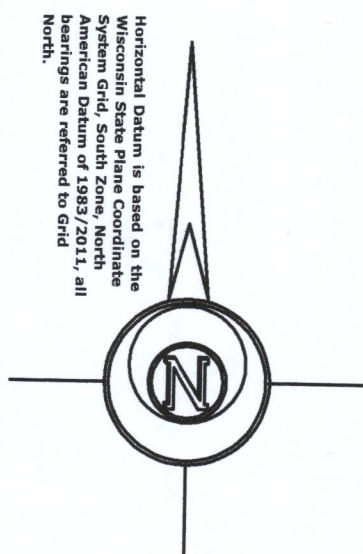
**LEGAL DESCRIPTION DOCUMENT NO.
978535, WALWORTH COUNTY RECORDS**

ORDERED BY:
CARL GUSTAFSON
KEEFE REAL ESTATE-ELKHORN
204 E. COMMERCE COURT
ELKHOR, WI 53121

A parcel of land located in the Southwest 1/4 of Section 36, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the intersection of centerline of Court Street and the North and South one-quarter Section line of said section; thence West along the centerline of said Street 610.31 feet; thence North at right angles to said centerline thirty-three (33) feet to place of beginning; thence continue North 150 feet, West 80.20 feet; South 150 feet to the North line of Court Street; thence East along Court Street 80.20 feet to the place of beginning.

Also, a parcel of land located in the Southwest 1/4 of Section 36, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at Southwest corner of Section 36, T3N, R16E, thence N 1 ° 41' 47" E 1333.08' to the North line of West Court Street, thence N 89° 22' 57" E 1938.78' along the North line of West Court Street to an iron pipe being the point of beginning, thence N 0° 22' W 149.50' to an iron pipe, thence N 89° 45' E 20.00' to an iron pipe, thence S 0° 22' E 149.50' to the North line of West Court Street, thence S 89° 22' 57" W 20.00'; along the North line of West Court Street to the point of beginning.

More particularly described as follows: A parcel of land located in the Southwest 1/4 of Section 36, Town 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the Southwest corner of said Section 36; Thence N 01°41'50" W along the West line of said Southwest 1/4, 1331.57 feet to the North line of West Court Street; Thence N 88°20'34" E along said North line 1938.47 feet to a found iron pipe at the Southeast corner of Certified Survey Map No. 1828 and the POINT OF BEGINNING; Thence N 01°41'20" W along the East line of said Certified Survey Map 149.54 feet to a found iron pipe; THENCE N 88°20'26" E 100.25 feet to a found iron pipe; THENCE S 01°40'41" E 149.55 feet to the North line of West Court Street; THENCE S 88°20'34" W along the North line of West Court Street 100.22 feet to the POINT OF BEGINNING, and containing 14,989 square feet or 0.3441 acre(s) of land, more or less.



LOT 1, C.S.M. NO. 1828

**WEST 1/4 CORNER
SECTION 36-3-16**

(1818.78') (120.00')
1818.59' 119.88'
N 88°20'34" E 1938.47'
(N 89°22'57" E 1938.78')

NOTE:
(N 01°41'47" E)
N 01°41'50" W 2647.64

RECEIVED
JUL 06 2021
By SMF

SURVEYOR'S NOTE:

THIS SURVEY RETRACES A SURVEY BY LLOYD L. JENSEN DATED 8/20/1968 AND C.S.M NO. 1738 AND CORRECTED ON C.S.M. NO. 1828 BY LLOYD L. JENSEN DATED 6/12/1989.

LEGEND

- ☒ FOUND IRON PIPE
☒ FOUND COUNTY MONUMENT
☐ FOUND CONCRETE MONUMENT
 (X X) RECORDED AS DIMENSION

SW CORNER
SEC. 36-3-16

A circular red ink seal. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "MARK L. MIRITZ", "S-2562", and "WHITEWATER, WI" stacked vertically.

**REVISED JUNE 8, 2021 WITH
NEW LEGAL DESCRIPTION**

SCALE: 1 INCH = 20 FEET

"I hereby certify that the above described property has been surveyed by me or 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 principal 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 date hereof."

Mark L. Miritz
MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: MAY 22, 2021 JOB NO. 21.504