

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT — P.O. BOX 437 — ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 FAX: (262) 723-5886

BOUNDARY SURVEY

PART OF LOTS 1, 2 & 3 OF ROCKWELLS SECOND ADDITION
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

— WORK ORDERED BY —
NATHAN BOAS — NGB LEASING, LLC
PO BOX 701
ELKHORN, WI 53121



EAST ROCKWELL STREET
{66' WIDE R.O.W.}

CURB
CUTOUT

CONC.
APRON

N 88°42'50" E 121.36'
{121.40'}

YARD SIGN

FLAG
POLE

RAMP
19.2'

CONC.

STEPS

CONC.

CONC.

N 01°33'00" W 179.15'
{179.10'}

ELEC.
METER
GAS
METER

EXISTING BUILDING
6,800 SQ FT

CONC. PATH

ASPHALT DRIVE

AC
UNIT

NORTH
GRID

WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-27)

WEST LINE OF BLOCK 47 OF ROCKWELLS SECOND ADDITION
CITY OF ELKHORN, WALWORTH COUNTY, WI
BEARS N 1° 33' 00" W

LOT 1

LOT 2

LEGEND

- = IRON PIPE FOUND
- = SQUARE IRON ROD FOUND
- ⊗ = LIGHT POLE
- {XXX} = RECORDED AS
- = 6' TALL WOODEN FENCE
- OH — = OVERHEAD UTILITY WIRES

SOUTH WASHINGTON STREET
{66.33' WIDE R.O.W.}

S 00°58'01" E 175.62'
{175.43'}

N 88°42'01" E
9.83' {10.00'}

S 01°12'26" E
3.33' {3.27'}

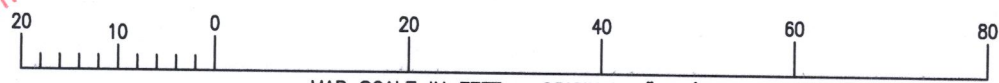
S 88°37'45" W 129.38'
{129.48'}

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 AND ITS EXTERIOR BOUNDARIES. 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: 5/06/2022

CHRISTOPHER A. HODGES P.L.S. 2760



PROJECT: 10677
DATE: 5/06/2022
SHEET 1 OF 1

YRW2 - 2

004-2773