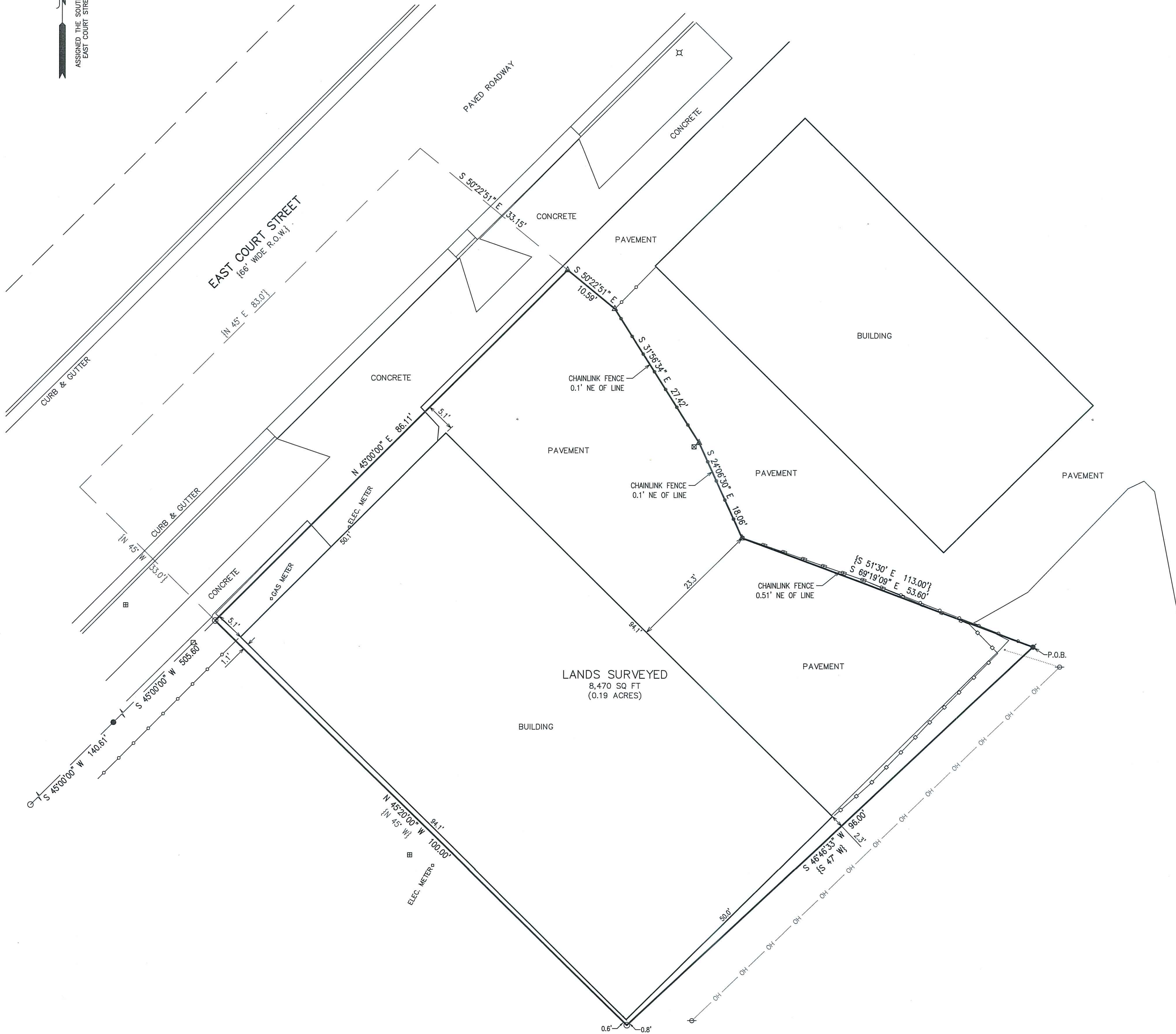


PLAT OF SURVEY

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

ASSIGNED THE SOUTHERLY BOUNDARY OF
EAST COURT STREET N 45°00'00" E



INCORRECT LEGAL

Beginning at an iron fence post that is 500.28 feet north of a point known as the southwest corner of the old cemetery grounds, said last mentioned point being in the east and west 1/8 section line of section 31, Town 3 north, Range 17 east of the 4th P. M. 1022.67 feet west of the centerline of said section; thence N.51°-50'W., 113.0 feet to an iron stake in the southeasterly line of Plank Road in the City of Elkhorn, thence north 46.66 feet to a point in the centerline of said Plank Road, thence S. 45° W., 83 feet along the centerline of said road to a point, thence S. 45° E., 153.0 feet, to an iron stake, thence N. 47° E., 98.0 feet to the place of beginning.

LEGAL DESCRIPTION PER PLAT OF SURVEY PREPARED BY JOSEPH M. BIAGI AND DATED 4/6/1945

NOTE: THE ABOVE LEGAL DESCRIPTION AND LEGAL DESCRIPTIONS IN SEVERAL DOCUMENTS PROVIDED BY CLIENT, SOME OF WHICH WERE ALSO MISSING A COURSE, DESCRIBE A BOUNDARY THAT DOESN'T CLOSE BY 30+ FEET.

NEW LEGAL

BEGINNING AT AN IRON FENCE POST THAT IS 500.28 FEET NORTH OF A POINT KNOWN AS THE SOUTHWEST CORNER OF THE OLD CEMETERY GROUNDS, SAID LAST MENTIONED POINT BEING IN THE EAST AND WEST 1/8 SECTION LINE OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST OF THE 4TH P.M. 1022.67 FEET WEST OF THE CENTERLINE OF SAID SECTION; THENCE S 46DEG 46MIN 33SEC W, 96.00 FEET; THENCE N 45DEG 20MIN W, 100.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF EAST COURT STREET; THENCE N 45DEG E ALONG SAID RIGHT OF WAY, 86.11 FEET; THENCE S 50DEG 22MIN 51SEC E, 10.59 FEET; THENCE S 31DEG 56MIN 34SEC E FOLLOWING AN EXISTING FENCE LINE, 27.42 FEET; THENCE S 24DEG 06MIN 30SEC E FOLLOWING SAID FENCE LINE, 18.06 FEET; THENCE CONTINUING ALONG SAID FENCE LINE S 69DEG 19MIN 09SEC E, 53.60' TO THE POINT OF BEGINNING. CONTAINING 8,470 SQUARE FEET (0.19 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION OF PLAT OF SURVEY PREPARED BY CHRISTOPHER A HODGES, DATED 4/18/2024

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE ACTUAL BOUNDARY AGREED UPON ON SITE BY ADJACENT OWNERS ON APRIL 17, 2024.

LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ✕ = SET IRON REBAR STAKE
- ✕ = SET CHISELED "X" IN CONCRETE
- △ = SET PK NAIL IN PAVEMENT
- = CABLE BOX LOCATED
- = ELECTRIC BOX LOCATED
- ⊠ = TELEPHONE BOX LOCATED
- ⊙ = UTILITY POLE LOCATED
- ⋮ = GUY WIRE LOCATED
- OH — = OVERHEAD WIRES
- ✕ = LIGHT POLE LOCATED
- ○ — = CHAINLINK FENCE LOCATED
- □ — = WOOD FENCE LOCATED
- {xxx} = RECORDED AS

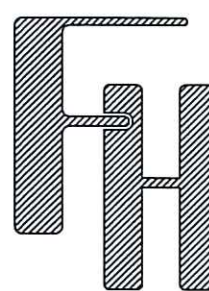
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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 THERE TO WITHIN ONE YEAR FROM THE DATE HEREOF. FIELD WORK WAS CONDUCTED 3/4/2024.

DATED: 4/18/2024

CHRISTOPHER A. HODGES
S-2760
ELKHORN,
WIS.

CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY
325 EAST COURT STREET
ELKHORN, WISCONSIN

WORK ORDERED BY -
ROBERT & KARI LANSER
W5543 VICKY TERRACE
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGEWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.	10993
DATE	03/06/2024
SHEET NO.	1 OF 1