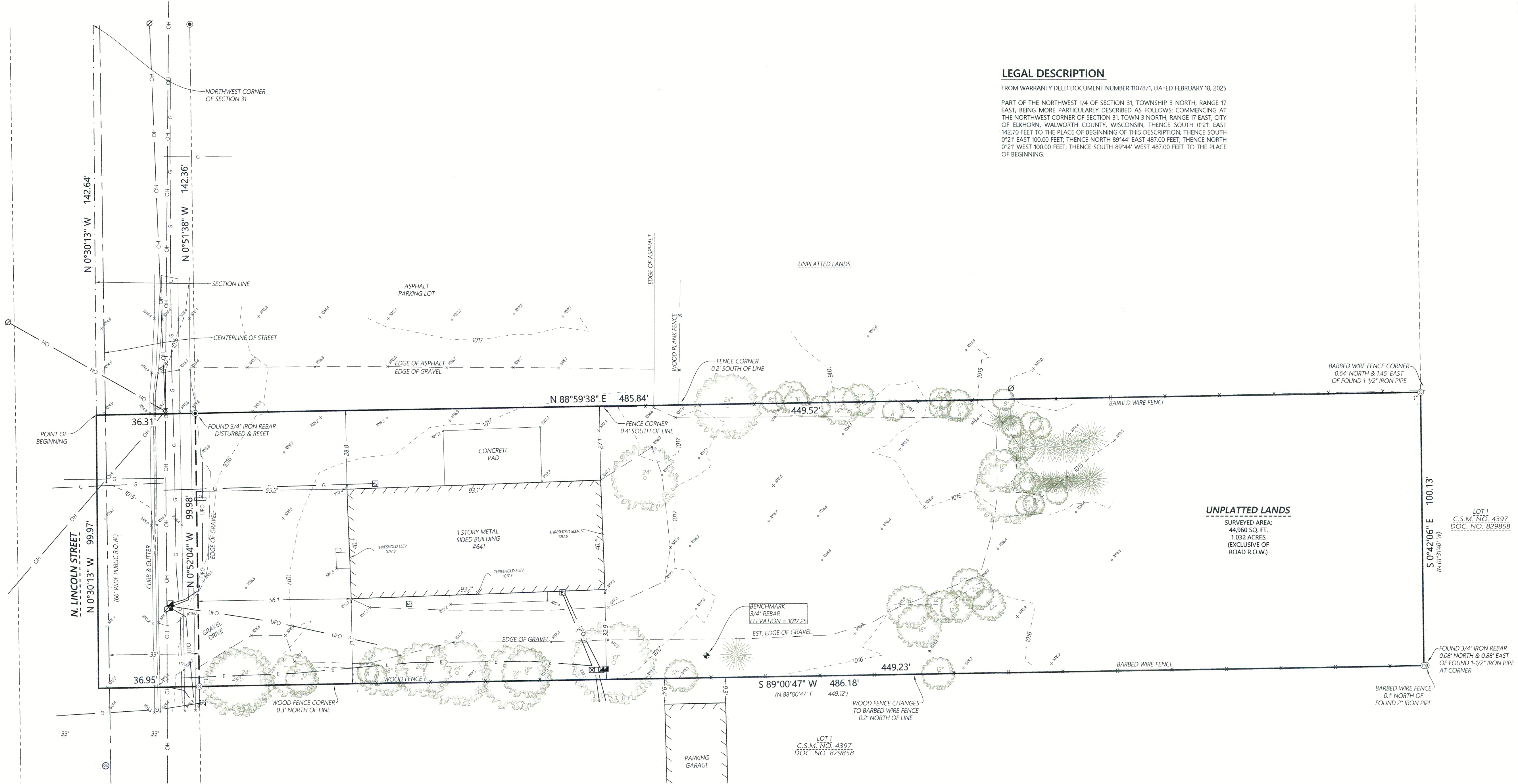


PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, T. 3 N., R. 17 E.,
OF THE 4TH P.M., CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.



LEGAL DESCRIPTION

FROM WARRANTY DEED DOCUMENT NUMBER 1107871, DATED FEBRUARY 18, 2025

PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, THENCE SOUTH 0°21' EAST 142.70 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 0°21' EAST 100.00 FEET, THENCE NORTH 89°44' EAST 487.00 FEET, THENCE NORTH 0°21' WEST 100.00 FEET, THENCE SOUTH 89°44' WEST 487.00 FEET TO THE PLACE OF BEGINNING.

UNPLATTED LANDS

SURVEYED AREA:
44,560 SQ. FT.
1.032 ACRES
(EXCLUSIVE OF
ROAD R.O.W.)

LOT 1
C.S.M. NO. 4397
DOC. NO. 829858

LOT 1
C.S.M. NO. 4397
DOC. NO. 829858

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Electric
- Existing Underground Fiber Optic
- Existing Overhead Power
- Existing Gas Main
- Existing Electric Meter
- Existing Gas Meter
- Existing Air Conditioner
- Existing Sanitary Manhole
- Existing Telephone Pedestal
- Existing Utility Vault
- Existing Utility Cabinet
- Existing Utility Pole
- Existing Guy Wire
- Coniferous Tree
- Deciduous Tree
- Existing Mailbox
- Existing Spot Elevation

MONUMENT KEY

- 3/4" Iron Rebar Found
- Iron Pipe Found (Size Noted)
- Record Information
- Benchmark

SURVEY NOTES

- SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY PREPARED BY FARRIS, HANSEN & ASSOCIATES, INC. DATED 9/28/1988.



Kristin J. Belongia

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
County of Walworth

State of Wisconsin
County of Walworth

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal at Elkhorn, Wisconsin this 10th day of June, 2025
Last day of field work June 10th, 2025

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.



DIGGERS HOTLINE TICKET NUMBER
20252307601
START DATE: 6-6-2025 @ 6:00 A.M.
MEMBERS NOTIFIED:
CHARTER COMMUNICATIONS
CITY OF ELKHORN
WINDSTREAM
STATE LONG DISTANCE TELEPHONE
WE ENERGIES



Scale: 1" = 20'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE, THE NORTH LINE OF LOT 1 OF C.S.M. NO. 4397 BEARING S 89°00'47" W

VERTICAL DATUM BASED ON NAVD-88 (2012)
GEOID 18 WISCONSIN
STARTING BENCHMARK
NGS MONUMENT PID: DG4968
PUBLISHED ELEVATION: 914.1'

PLAT OF SURVEY WITH TOPOGRAPHIC MAPPING

FOR
641 N LINCOLN STREET
ELKHORN, WISCONSIN

FOR THE EXCLUSIVE USE OF:
Simmons Feed & Seed, LLC c/o Scott Simmons
641 N Lincoln Street
Elkhorn, WI 53121

ORDER NO: 35568

FIELD CREW: JPL
DRAWN BY: BJL / BWR
SHEET 1 OF 1

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Barlett Dr., Beloit, WI 53511
608-365-4464 | www.batterman.com