

# PLAT OF SURVEY PARCELS: YV SE 00024F

LOCATED IN PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 7, TOWN 2 NORTH, RANGE 17 EAST,  
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN



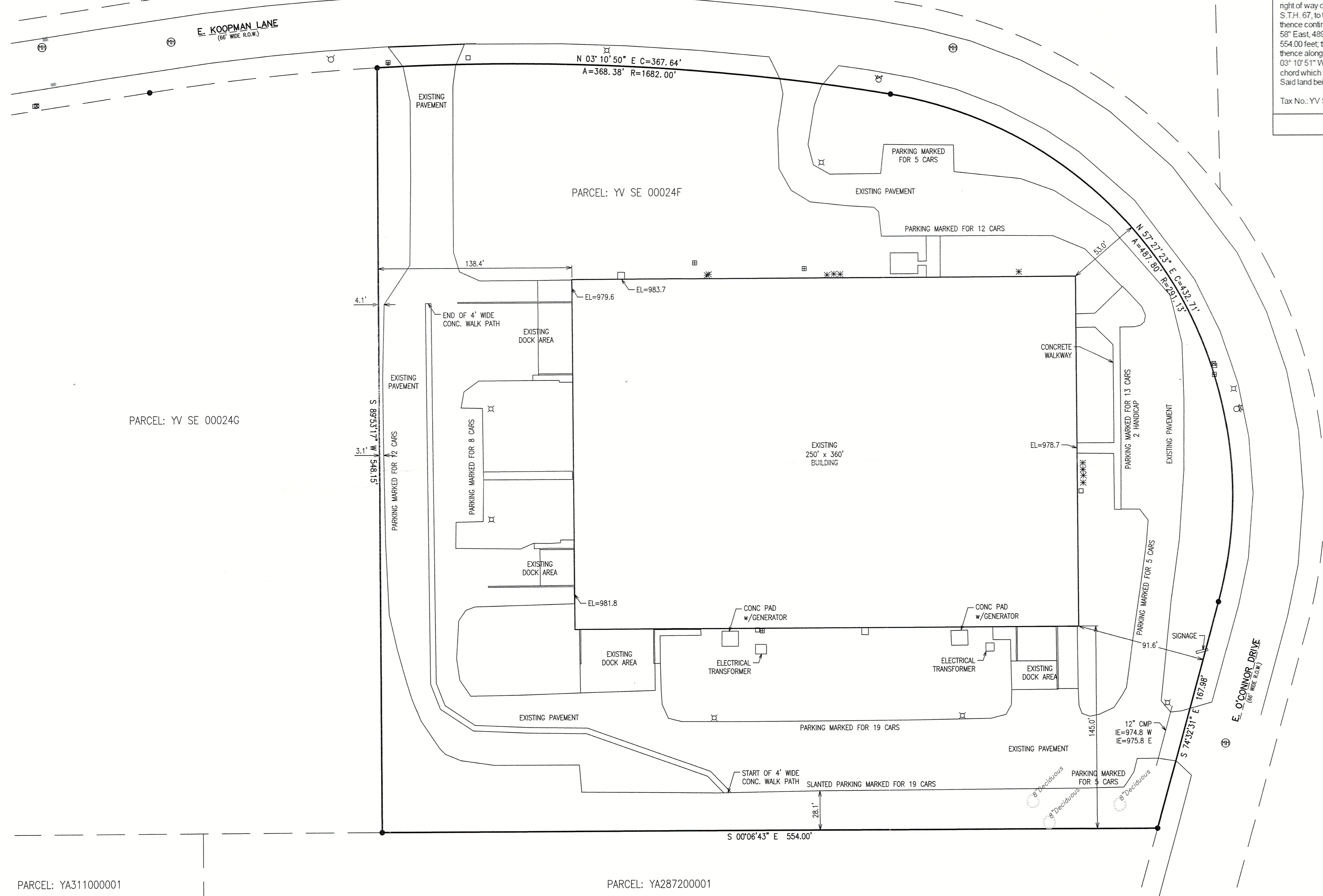
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of WALWORTH, State of Wisconsin, and is described as follows:

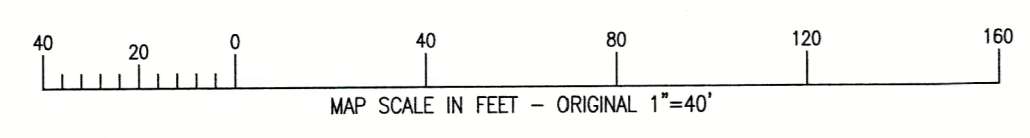
A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 7, Town 2 North, Range 17 East, Walworth County, Wisconsin described as follows: Commencing at a concrete monument found marking the Northwest corner of said Section 7; thence South 01° 14' 32" East, 1188.51 feet along the West line of said Northwest 1/4; thence North 88° 45' 29" East, 80.00 feet to the easterly right of way of State Trunk Highway 67 and the centerline of Commerce Court; thence South 01° 14' 32" East, 692.69 feet along said S.T.H. 67, to the Northerly right of way of O'Connor Drive; thence along said O'Connor Drive, North 87° 06' 33" East, 553.12 feet, thence continue 491.73 feet along the arc of a curve to the right having a radius of 1535.45 feet and a chord which bears South 83° 42' 58" East, 489.63 feet; thence continue South 74° 32' 31" East, 217.62 feet to the point of beginning; thence North 00° 06' 43" West, 554.00 feet; thence North 89° 53' 17" East, 548.15 feet to the Westerly right of way of a public road (O'Connor Drive-Koopman Lane); thence along said road, 368.37 feet along the arc of a curve to the right having a radius of 1682.00 feet and a chord which bears South 03° 10' 51" West, 367.64 feet; thence continue 487.80 feet along the arc of a curve to the right having a radius of 291.13 feet and a chord which bears South 57° 27' 23" West, 432.71 feet; thence continue North 74° 32' 31" West, 167.98 feet to the point of beginning. Said land being in the City of Elkhorn, County of Walworth and State of Wisconsin.

Tax No.: YV SE 00024F

LEGAL DESCRIPTION OF RECORD PER FIRST AMERICAN TITLE  
COMMITMENT NUMBER: 86750 DATED: APRIL 7, 2025 at 8:00am



- LEGEND**
- = IRON PIPE FOUND 1 3/8" O.D.
  - = IRON REBAR FOUND 3/4" O.D.
  - ⊕ = MANHOLE
  - ⊙ = BENCHMARK
  - ⊕ = WATER VALVE & HYDRANT
  - ⊞ = ELECTRICAL TRANSFORMER
  - ⊞ = ELECTRICAL BOX
  - = CABLE BOX
  - ⊞ = TELEPHONE BOX
  - \* = AC UNITS
  - ⊞ = LIGHT POST

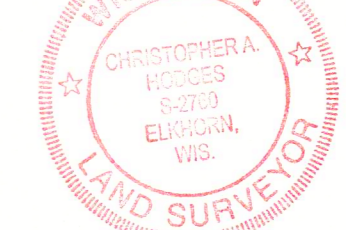


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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. FIELDWORK COMPLETED 4/21/2025.

DATED: 5/01/2025

CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY

WORK ORDERED BY -  
DARYL MATHEWS  
310 O'CONNOR DRIVE  
ELKHORN, WI 53121

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  
5/01/2025 - DHC  
ONE PARCEL ONLY

PROJECT NO.  
9103.22  
DATE  
4/30/2025  
SHEET NO.  
1 OF 1

004-2825

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