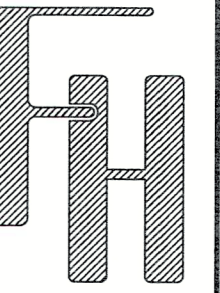


PLAT OF SURVEY



PLAT OF SURVEY
300 E CENTRALIA STREET
ELKHORN, WISCONSIN

WORK ORDERED BY -
DARYL MATHEWS
P.O. BOX 408
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.
11137
DATE
11/04/2024
SHEET NO.
1 OF 1

Parcel A: Commencing 204.1 feet due South of the Southeast corner of Lot 9, Block 3, in Elderkin's Addition to the Village (now City) of Elkhorn, Walworth County, Wisconsin, thence Easterly 268.00 feet to the place of beginning of the lands hereinafter described, thence North 138.1 feet to a point in the Easterly extension of the South line of East Centralia Street, thence Easterly 74.54 feet to a point in the fourth line of East Centralia Street, thence South 138.1 feet, thence Westerly 74.54 feet to the place of beginning.

Parcel B: Commencing 204.1 feet due South of the Southeast corner of Lot 9, Block 3, in Elderkin's Addition to the Village (now City) of Elkhorn, thence Easterly 202.00 feet; thence North 138.1 feet to a point in the Easterly extension of the South line of East Centralia Street; thence Easterly 66.00 feet to a point in the South line of East Centralia Street; thence South 138.1 feet; thence West 66.00 feet to the place of beginning.

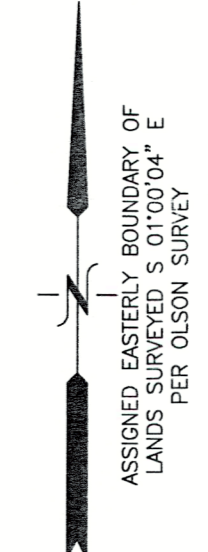
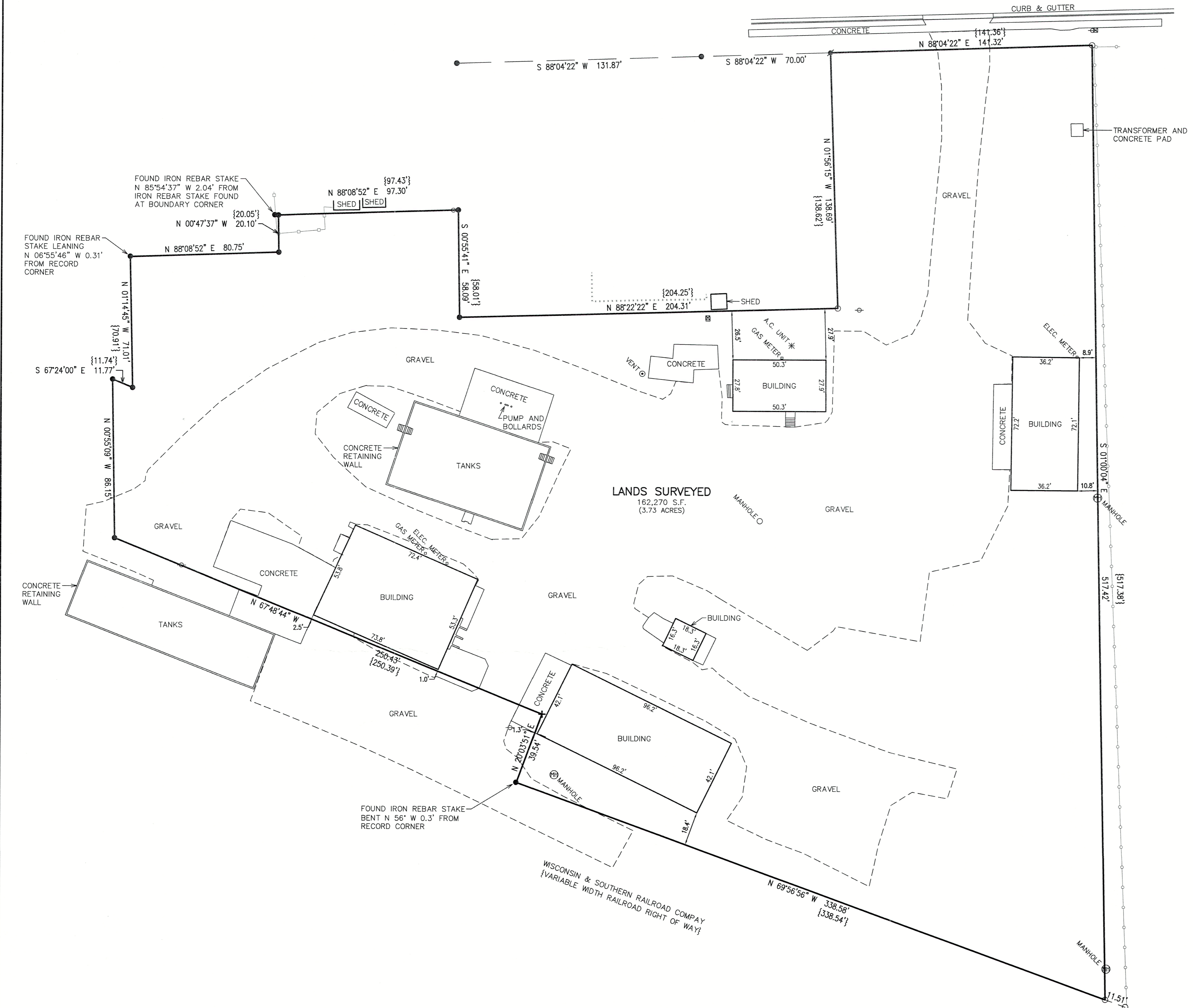
Parcel C: All that part of Block 5 of Elderkin's Addition to the Village (now City) of Elkhorn, lying East and Southeast of Lot 8 in said Block 5, said premises comprising parcels described as Lots 9, 10, 11, 12, 13 and 14 of said Block 5 until vacated by order of Circuit Court.

Parcel D: Commencing 204.1 feet due South of the Southeast corner of Lot 9, Block 3 in Elderkin's Addition to the Village (now City) of Elkhorn, Walworth County, Wisconsin; thence South 242.06 feet to an iron stake in the Northernly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Southeast along said right of way line 367.82 feet to an iron stake; thence North 374.05 feet to an iron stake; thence West 342.54 feet to the place of beginning. Excepting therefrom that portion in the Southwest corner of the above described parcel indicated on the plat of Elderkin's Addition recorded in Volume 2 of Plats, page 9, as occupied by the Racine and Mississippi Railroad Company; and further excepting any portion of the above described premises, if any, lying East of the East boundary line of Block 6 of said Elderkin's Addition (now vacated).

Parcel E: A parcel of land being part of Block 4 previously vacated of Elderkin's Addition to the City of Elkhorn and part of The Lane between said Block 4 and Block 5, said parcel being more particularly described as follows: Commencing at a point in the North line of said Block 4 located S 89° 38' W 176.75 feet from a 1/2" diameter rod found marking the Northeast corner of partially vacated Block 4; said point of commencement having been previously recorded as being 251 feet East of the Northwest corner of said Block 4, thence S 0° 47' W 100 feet to the point of beginning; thence S 0° 47' W 66.1 feet to the South line of said Block 4; thence N 63° 16' W 11.78 feet along said South line to the Southeast corner of Lot 8 of Block 4; thence S 0° 47' W 27.84 feet to the Northeast corner of Lot 8 of Block 5; thence S 68° 16' E 201 feet along the North line of said Block 5 to the Northeast corner of said Block 5; thence N 0° 47' E 185.15 feet along the East line of Block 4 to a point located 80 feet from the Northeast corner of said Block 4; thence S 89° 38' W parallel to the North line of Block 4 a distance of 96 feet; thence S 0° 47' W 20 feet; thence S 89° 38' W 80.75 feet to the point of beginning.

APPARENT LEGAL DESCRIPTION OF RECORD PER DOCUMENT NO. 142961

E CENTRALIA STREET
{66' WIDE R.O.W.}



LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ✦ = SET IRON REBAR STAKE
- + = SET CHISELED "X" ON CONCRETE
- ⊕ = UTILITY POLE LOCATED
- ⊞ = UTILITY BOX LOCATED
- = CHAINLINK FENCE LOCATED
- ⋯ = PLASTIC FENCE LOCATED
- = WOOD FENCE LOCATED
- {XXX} = RECORDED AS

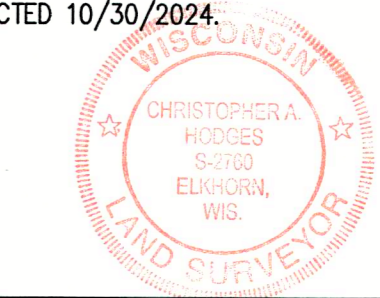
NOTE: THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY PREPARED BY DOUGLAS G. OLSON AND DATED 02/23/2008 WHICH NOTES "THIS IS A RETRACEMENT OF A PLAT OF SURVEY PREPARED BY THOMAS P.A. JENSEN DATED APRIL 27, 1988".

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. FIELD WORK WAS CONDUCTED 10/30/2024.

DATED: 11/4/2024

Christopher A. Hodges
CHRISTOPHER A. HODGES
LAND SURVEYOR



CHRISTOPHER A. HODGES P.L.S. 2760

4V SE -14A 004-2827

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