

Plat of Survey

of

Part of Lots 1, 3 & 4 in Block 1 of Rockwell's Addition to the Village of Elkhorn,

a subdivision recorded November 15, 1839 in Vol. 3 of Plats of Walworth County on Page 1 as Document Number 50629 and located in the Northwest 1/4 of the Southwest 1/4 of Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

Description of Record

A parcel of land described in a Warranty Deed recorded November 19, 2025 as Document No. 1120964 as shown below:

Part of Lot One (1), Block One (1), Rockwell's Addition to the City of Elkhorn, County of Walworth, Wisconsin, described as follows: Commencing at the Northeast corner of Block One (1) of Rockwell's Addition to the City of Elkhorn; thence South along the East line of Block One (1), 100.60 feet; thence West parallel to the North line of Block One (1), 92.00 feet; thence North parallel to the East line of Block One (1), 100.60 feet; thence East along the North line of Block One (1); 92.00 feet to the place of beginning.

ALSO that part of Lots Three (3) and Four (4), Block One (1), Rockwell's Addition to the City of Elkhorn, a recorded plat, described as follows: Commencing at the Southeast corner of Block One (1) of Rockwell's Addition to the City of Elkhorn; thence North along the East line of Block One (1); 88.00 feet; thence West parallel to the South line of Block One (1), 157.00 feet; thence South parallel to the East line of Block One (1); 88.00 feet; thence East along the South line of Block One (1), 157.00 feet to the place of beginning.

Surveyed for: **Josh & Nicole Holuna**

208 East Page Street
Elkhorn, Wisconsin. 53121

**Lot 6 Block 1
Fairlane Subdivision**

recorded as(East 136.98')*
East 137.06'
recorded as(East 92.00')¹
recorded as(East 92.00') (92.00')²
S89°22'07"E 91.99'

recorded as(East 329.48')*
East 329.47'

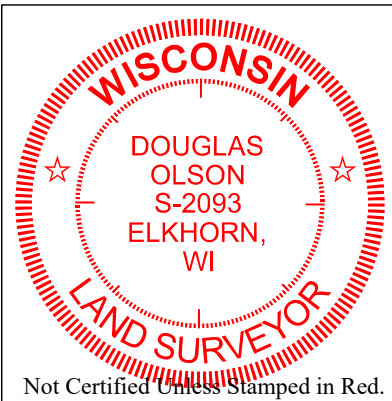
South Line of Fairlane Subdivision
South line of the Northwest 1/4 of Section 31-3-17.
S88°49'47"E 2535.34'
recorded as(N88°49'24"E 2535.46') State Plane
Center 1/4 Corner
Section 31-3-17
(N. 250,310.50)
(E. 2,394,789.37)



Bearings referenced to the South line of Fairlane Subdivision, recorded as East on the subdivision plat, which produces a bearing of S88°49'47"E on the South line of the Northwest 1/4 of Section 31-3-17. A rotation of 2°20'49" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

**Tax Parcel
YU NE 00023
Walworth County
Fairgrounds**



Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.

Note:

Recorded Information is From Various Sources

(##) - Deed Description
(##) - Plat of Rockwell's Addition, 1839
(##) - Tubb's Map of the City of Elkhorn, 1930
(##)* - Plat of Fairlane Subdivision, 1962
(##)1 - 3 Plats of Survey by James F. Biagi, August 1966
(##)2 - Plat of Survey by Ignatius H. Robers, 11-6-1973

**West 1/4 Corner
Section 31-3-17**
(N. 250,258.44)
(E. 2,392,254.54)

North Lincoln Street
(66' Wide)

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I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Survey Date: June 2, 2026.

Revisions:

Scale in Feet
1" = 20'



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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
N North
S South
E East
W West
In Bearings
In Degrees
In Minutes
In Seconds
In Feet
In Miles
Found County Section Corner
Found Iron Pipe, 1" dia.
Set Iron Pipe, 1" dia.
Recorded Information - See Note
Light Pole
Utility Pedestal
Catch Basin
Catchment
Water Value
Gravel Surface
Asphalt Surface
Brick Surface

Sheet 1 of 1 Sheets

Drawing Name

Job Reference Number
2026.037

2026.037