FARRIS, HANSEN & COOPER, INC.
ENGINEERING, SURVEYING & LAND PLANNING
715 W. WALWORTH ST. - BOX 487 - ELKHORN, WI.
PHONE: 414-723-2098

LAWRENCE "BABE" MANN PARK

24.43± A. OF LAND
26.6± A. OF WATER

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD 100' WIDE

STATE TRUNK HIGHWAY "15"

PROPOSED RAILROAD SIDING

INDUSTRIAL SITES - PHASE II

PROCTOR DRIVE 66' WIDE

MCKENZIE LN. 80' WIDE

PROCTOR DR.

PHASE I

WAL CO MET SEWER EASEMENT 40' WIDE

3.10 ACRES TO ROAD R.O.W.

1.05 ACRES

6.22 ACRES TO ROAD R.O.W.

NOTE: IRON PIPES MONUMENTING PROCTOR DRIVE WILL BE PLACED AFTER ROAD CONSTRUCTION.

LAKE OVERFLOW PIPE

NORTH-SOUTH 1/4 LINE

ELKHORN LAKE

INTERTRAC LANDS
NOT PART OF PHASE II

OPTIONED LANDS
NOT PART OF PHASE II

KOOPMAN LANE

1.34 ACRES OF PHASE I LANDS OWNED BY ELKHORN DEVELOPMENT COMPANY AND PROPOSED TO BE DEEDED TO THE CITY OF ELKHORN

SCALE IN FEET (1"=100')

DESCRIPTION OF 1.34 ACRE PARCEL TO BE DEEDED FROM ELKHORN DEVELOPMENT COMPANY TO THE CITY OF ELKHORN FOR PARK

Part of the Southeast 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commencing at an iron pipe located on the South line of said Section 6 N 88°44' E 1234.70 feet from the South 1/4 corner of said Section 6; thence N 10°16' W 197.86 feet to an iron pipe; thence N 19°15' W 198.00 feet to an iron pipe; thence N 20°19' W 66.00 feet to an iron pipe; thence N 19°57' W 412.35 feet to an iron pipe and the place of beginning; thence continue N 19°57' W 50.02 feet to an iron pipe; thence N 52°20' E 300.00 feet to an iron pipe; thence N 21°00' E 220.00 feet to an iron pipe; thence N 6°22' W 175.26 feet to an iron pipe; thence N 60°40' W 206.63 feet to an iron pipe; thence N 68°50' W 188.38 feet to an iron pipe; thence N 77°32' W 204.57 feet to an iron pipe; thence N 47°52' W 68.05 feet to an iron pipe; thence N 22°00' E 26.63 feet to an iron pipe; thence S 47°52' E 59.16 feet to an iron pipe; thence Southeasterly 46.57 feet along the arc of a curve to the left, having a radius of 75.00 feet and chord bearing S 65°39'18.5" E 45.83 feet to an iron pipe; thence Southeasterly 540.50 feet along the arc of a curve to the right, having a radius of 1025.00 feet and chord bearing S 68°20' 13.5" E 534.26 feet to an iron pipe; thence Southeasterly 169.70 feet along the arc of a curve to the right, having a radius of 190.00 feet and chord bearing S 27°38'38" E 164.11 feet to an iron pipe; thence Southwesterly 643.04 feet along the arc of a curve to the right, having a radius of 500.00 feet and chord bearing S 34°47'11" W 599.63 feet to the place of beginning. Containing 1.34 acre of land, more or less.

PLAT OF SURVEY OF

PHASE II—THE ELKHORN INDUSTRIAL PARK

LOCATED IN THE SOUTH 1/2 OF SECTION 6, TOWN 2 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

NOTE: Bearings referenced to Grid North by Department of Transportation. The North-South 1/4 line of Section 6, Town 2 North, Range 17 East is assumed to bear N 0°35'16" W as platted by the Department of Transportation, Plat of Right-of-way for State Trunk Highway "15," Project 1091-3-21.

SURVEY ORDERED BY: THE CITY OF ELKHORN

LOCATION DRAWING



DESCRIPTION OF PHASE II INDUSTRIAL SITES

Part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, Described as follows: Commencing at a concrete monument at the South 1/4 corner of said Section 6; thence N 0°35'16" W 2660.56 feet along the North-South 1/4 line of Section 6 to an iron pipe on the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 69°53'50" E 426.81 feet along said Southerly right-of-way line to an iron pipe and the place of beginning; thence continue S 69°53'50" E 545.72 feet along said Southerly right-of-way line to an iron pipe on the Westerly right-of-way line of McKenzie Lane; thence S 22°00' W 619.23 feet along said Westerly right-of-way line, and along a Southwesterly extension thereof, to an iron pipe; thence N 47°52' W 47.60 feet to an iron pipe; thence Northwesterly 47.42 feet along the arc of a curve to the left, having a radius of 91.94 feet and chord bearing N 62°38'30" W 46.89 feet to an iron pipe; thence N 77°25' W 468.50 feet to an iron pipe; thence N 33°45'W 157.32 feet to an iron pipe; thence N 20°05' E 206.64 feet to an iron pipe; thence N 41°05' W 197.71 feet to an iron pipe; thence Northeasterly 432.65 feet along the arc of a curve to the right, having a radius of 543.69 feet and chord bearing N 71°42'50" E 421.33 feet to the place of beginning. Containing 10.37 acres of land, more or less.

DESCRIPTION OF CITY PARK AND ELKHORN LAKE

Part of the South 1/2 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commencing at a concrete monument at the South 1/4 corner of said Section 6; thence N 0°35'16" W 630.46 feet along the North-South 1/4 line of Section 6 to an iron pipe and the place of beginning; thence S 81°30'W 92.61 feet to an iron pipe; thence S 87°14'W 428.00 feet to an iron pipe; thence North 724.00 feet to an iron pipe; thence S 88°29'38"W 320.00 feet to an iron pipe on the Southeasterly right-of-way line of State Trunk Highway "15"; thence N 33°49'29"E 871.66 feet along said Southeasterly right-of-way line to an iron pipe; thence N 27°27'29"E 706.85 feet along said right-of-way line to a point N 69°53'50"W 7.50 feet from an iron pipe on the Southerly right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 69°53'50"E 434.31 feet along said Southerly right-of-way line to an iron pipe; thence Southwesterly 432.65 feet along the arc of a curve to the left, having a radius of 543.69 feet and chord bearing S 71°42'50"W 421.33 feet to an iron pipe; thence S 41°05'E 197.71 feet to an iron pipe; thence S 20°05'W 206.64 feet to an iron pipe; thence S 33°45'E 157.32 feet to an iron pipe; thence S 77°25'E 468.50 feet to an iron pipe; thence Southeasterly 47.42 feet along the arc of a curve to the right, having a radius of 91.94 feet and chord bearing S 62°38'30"E 46.89 feet to an iron pipe; thence S 47°52'E 106.76 feet to an iron pipe; thence Southeasterly 46.57 feet along the arc of a curve to the left, having a radius of 75.00 feet and chord bearing S 65°39'18.5"E 45.83 feet to an iron pipe; thence Southeasterly 540.50 feet along the arc of a curve to the right, having a radius of 1025.00 feet and chord bearing S 68°20'13.5"E 534.26 feet to an iron pipe; thence Southeasterly 169.70 feet along the arc of a curve to the right, having a radius of 190.00 feet and chord bearing S 27°38'38"E 164.11 feet to an iron pipe; thence Southwesterly 643.04 feet along the arc of a curve to the right, having a radius of 500.00 feet and chord bearing S 34°47'11"W 599.63 feet to an iron pipe; thence S 74°35'W 674.19 feet to an iron pipe; thence S 81°30'W 330.39 feet to the place of beginning. Containing 51.03 acres of land and water, more or less.

LEGEND

- ○—Found 2" Dia. Iron Pipe
- ⊡—Found 5" Sq. top County Monument
- ◎—Found Round Concrete Monument with Pipe in Center
- ○—Set 1" Dia. x 24" Iron Pipe
- ( )—Record Dimension

WISCONSIN
DANIEL D. COOPER
S-1464
EAST TROY, WIS.
LAND SURVEYOR

I HEREBY CERTIFY that this parcel was surveyed under my direction and that this Plat of Survey is a true and accurate representation of the boundary lines to the best of my professional knowledge and belief.

Daniel D. Cooper, RLS No. 1464

Dated this 31 day of October, 1980.

PROJECT NO. 1739

VSE-16B

4-331-F