

PLAT OF SURVEY  
3.3 ACRE PARCEL  
ELKHORN INDUSTRIAL PARK  
CITY OF ELKHORN  
WALWORTH COUNTY, WISCONSIN

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	164.09	1682.00	164.02	S 5°53'17" E

LINE	BEARING	DISTANCE
L1	S 8°40'50" E	107.03

— NW COR. '2-17

STATE TRUNK HIGHWAY 67

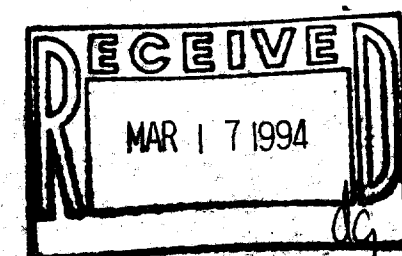
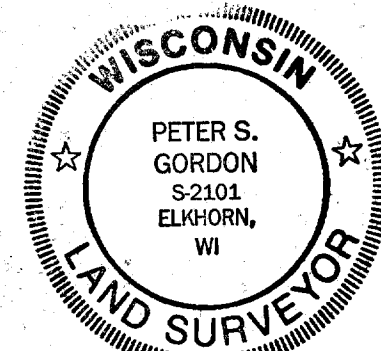
W1 COORD. SYSTEM

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING  
CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING  
SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK 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 AND ACCURATE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND IT'S EXTENSION SUBORDINATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREOF WITHIN ONE YEAR FROM THE DATE HEREOF.

01/25/1980  
DATED:

*Peter S. Gordon*  
PETER S. GORDON N.L.S. 3101

[illegible]

O'CONNOR DRIVE



MAP SCALE IN FEET  
ORIGINAL 1" = 100'

### LEGEND

- ✓ = FOUND IRON REBAR STAKE  
 ● = SET IRON REBAR STAKE  
 ☒ = FOUND COUNTY MONUMENT

PLAT OF SURVEY  
SEC. 7, T. 2 N., R. 17 E.  
CITY OF ELKHORN  
WALWORTH COUNTY, WY.

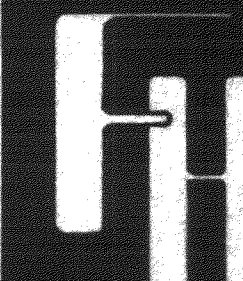
WORK OBTAINED BY:  
ELIJAH DEVELOPMENT CORP.

**FARRIS, HANSEN & ASSOCIATES, INC.**  
Engineering, Architecture, Surveying  
7 Ridgway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (414) 723-2098  
Fax: (414) 723-5996

## VISIONS

PROJECT NO.  
2000  
DATE  
4/25/1994  
TEST NO.  
OF 1





PLAT OF SURVEY  
SEC. 7, T.2 N., R.17 E.  
CITY OF ELKHORN, WI  
WALWORTH COUNTY, WI

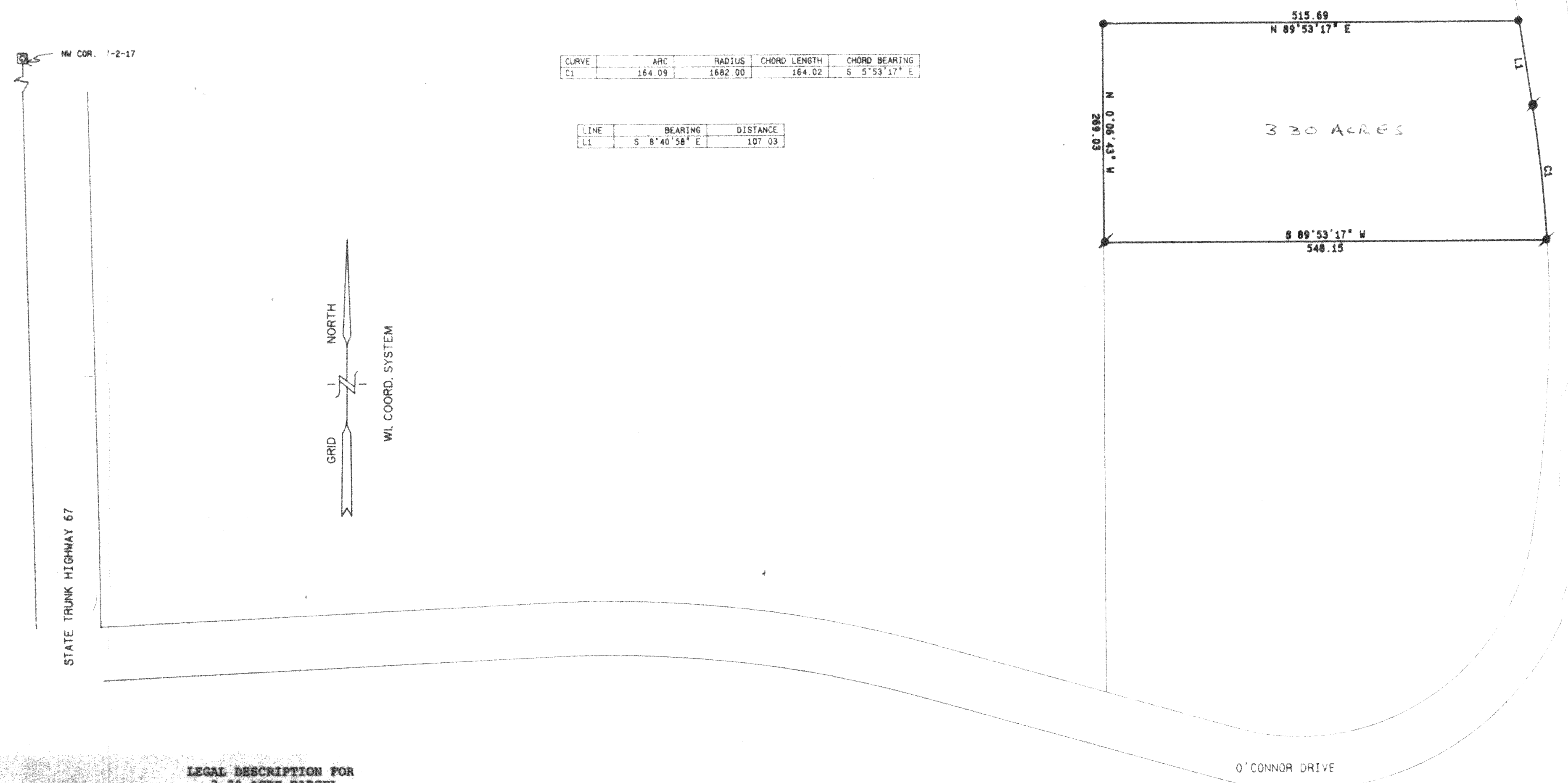
WORK ORDERED BY:  
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REVISIONS

PROJECT NO  
2000  
DATE  
01/25/1994  
SHEET NO.  
1 OF 1

PLAT OF SURVEY  
3.3 ACRE PARCEL  
ELKHORN INDUSTRIAL PARK  
CITY OF ELKHORN  
WALWORTH COUNTY, WISCONSIN



CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	164.09	1682.00	164.02	S 5°53'17" E

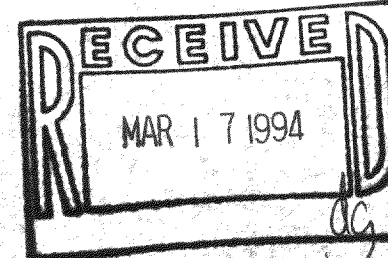
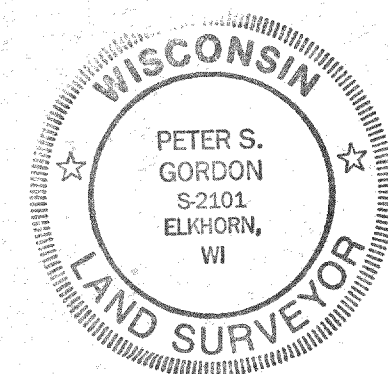
LINE	BEARING	DISTANCE
L1	S 8°40'58" E	107.03

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

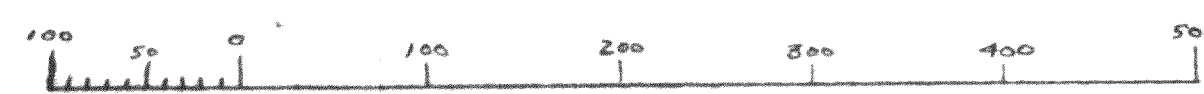
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND IT'S EXTERIOR BOUNDARIE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS 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.

01/25/1994  
DATED:

PETER S. GORDON R.L.S. 2101



LEGAL DESCRIPTION FOR  
3.30 ACRE PARCEL  
A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 AND 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 S 01DEG 14MIN 32SEC E, 1188.51 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE N 88DEG 45MIN 29SEC E, 80.00 FEET TO THE EASTERLY RIGHT OF WAY OF STATE TRUNK HIGHWAY 67 AND THE CENTERLINE OF COMMERCE COURT; THENCE S 01DEG 14MIN 32SEC E, 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, N 87DEG 06MIN 33SEC E, 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 S 83DEG 42MIN 58SEC E, 489.63 FEET; THENCE CONTINUE S 74DEG 32MIN 31SEC E, 217.62 FEET; THENCE N 00DEG 06MIN 43SEC W, 554.00 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 06MIN 43SEC W, 269.03 FEET; THENCE N 89DEG 53MIN 17SEC E, 515.69 FEET TO THE WESTERLY RIGHT OF WAY OF A PUBLIC ROAD (O'CONNOR DRIVE-KOOPMAN LANE); THENCE ALONG SAID ROAD S 08DEG 40MIN 58SEC E, 107.03 FEET; THENCE CONTINUE 164.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1682.00 FEET AND A CHORD WHICH BEARS S 05DEG 53MIN 17SEC E, 164.02 FEET; THENCE S 89DEG 53MIN 17SEC W, 548.15 FEET TO THE POINT OF BEGINNING. CONTAINING 3.30 ACRES OF LAND MORE OR LESS.



LEGEND

- FOUND IRON REBAR STAKE
- SET IRON REBAR STAKE
- FOUND COUNTY MONUMENT