PLAT OF SURVEY

LOCATED IN PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM – SOUTH ZONE

ASSIGNED WEST LINE OF THE NORTHEAST 1/7 SECTION 35-1-18
N 01°16'47" W

C.S.M. 1763

N 88°52'06" E 381.53'
293.78' (293.43')

87.8' +/-

BANK OF CREEK

NIPPERSINK CREEK

157' +/- ALONG THE CREEK BANK

N 57°01'16" E 208.80'

MEANDER LINE

C.S.M. 2573

CENTERLINE EXISTING CREEK

99' +/- ALONG THE CENTERLINE

OLD RR BED

PIER

N 32°53'03" E 100.58'

400' +/-

CONCRETE

TAX PARCEL TXRR-7A

C.T.H. "H"
66' WIDE R.O.W.

N 41°53'38" W 107.6' +/-

67.81'

RESERVATION TO CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY AND ITS LICENSEES, LESSEES AND ASSIGNS, OF THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE AND USE ALL CROSSINGS AND ALL DRAINAGE FACILITIES NOW OR HEREAFTER LOCATED ON THE LAND HEREIN CONVEYED, WHICH MAY BE REQUIRED BY ANY GOVERNMENTAL AUTHORITY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES, INCLUDING THE RIGHT TO REPAIR, RECONSTRUCT AND REMOVE ANY SUCH FACILITIES THEREOF RECORDED IN VOL. 392 OF DEEDS, PG. 862 AS DOC. NO. 142297

EDGE OF PAVEMENT

R = 0

125.62'
S 89°45'31" W

PROPOSED LOT 1 OF C.S.M.

84,200 S.F. (1.93 AC.)

TAX PARCEL TVGC-7A

N 41°53'27" W 22.92'

2.43'

S 88°29'39" W (137.85') 137.93' 140.38

UNPLATTED LANDS

EDGE OF BRUSH/ TREES

PROPOSED DUPLEX BUILDING

S 01°30'21" E 141.39' (140.99)

FOUND IRON REBAR STAKE 0.33' NORTH OF RECORD LINE

S 88°39'56" W 49.54' (49.50') 70.13' (70.00')

(20.50') 20.59'

LOT 7 OF BLOCK 5 OF GIFFORD'S ADDITION

UNPLATTED LANDS

RESIDENCE

EDGE OF GRAVEL

UTILITY BOX

S 00°57'02" E 55.13' (54.97')

CONCRETE SIDEWALK

36" MAPLE

CONCRETE CURB & GUTTER

CATCH BASIN

PAVEMENT

S 89°32'15" W 131.97' (131.95')

SHED

GARAGE

LOT 8 OF BLOCK 5 OF GIFFORD'S ADDITION

RESIDENCE

WATER VALVE

BENCH MARK
UPPER FLANGE BOLT HYDRANT
ELEV.=831.83'

EXISTING SANITARY MANHOLE

FREEMAN STREET

50' WIDE R.O.W.

POWER POLE

CURB OPENING

EXISTING SANITARY MANHOLE

LEGEND

- = SET IRON REBAR STAKE
- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- (XXX) = RECORDED AS

MAP SCALE IN FEET ORIGINAL 1" = 20'

5/17/2006 X:\Projects\7041\Dcad\CONCEPT

LEGAL DESCRIPTION:

Parcel 1
Part of the Northeast 1/4 of Section 35, Town 1 North, Range 18 East of the 4th P.M., Village of Genoa City, Walworth County, Wisconsin and more particularly described as follows:
Begin at the intersection of the East line of Nippersink Creek with the Northerly line of the Chicago and Northwestern Railroad right-of-way, run thence Southeasterly along the Northerly line of said right-of-way 200 feet, more or less to an iron pipe stake; thence East 128 feet to an iron pipe; thence North 148 feet, more or less to the Northwest corner of lands described in Volume 126 of Deeds on page 605; thence East 70 feet; thence North 66 feet to the Northwest corner of Lot 8, Block 5, Gifford's Addition; thence South 89° East, along the North line of Lot 8, 132.00 feet to the West line of Freeman Street; thence North along the West line of Freeman Street, 230.97 feet to a point that is 306.35 feet South of Miller's Addition; thence North 89° 41' West, parallel with the South line of Miller's Addition, 343 feet, more or less, to the Easterly line of Nippersink Creek; thence Southerly along the Easterly line of said Creek to the place of beginning, excepting therefrom any part thereof contained in Certified Survey Map No. 1633 and in Certified Survey Map No. 1763.

Parcel 2
That part of the West half of the Northeast Quarter of Section 35, Township 1 North, Range 18 East of the Fourth Principal Meridian, bounded as follows:
On the Northeast and Southwest by lines parallel with and distant 50 feet Northeasterly and 50 feet Southwesterly, respectively, measured at right angles, from the center line of the main track (now removed) of the State Line and Union Rail Road Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 35; and on the Southeast by a line drawn parallel with the North line of said Section 35 at a point distant 200 feet Southeasterly of the center line of the North Branch of Nippersink Creek, as measured along the North right of way line of said original main track, and on the Northwest by that parcel described in Deed recorded May 1, 1989 in Volume 455 on page 978 as Document No. 177239.

Tax Key No. TVGC00007A and TXRR00007A

NOTES:

1.) RIGHT-OF-WAY RESERVATION FOR A RAILROAD SPUR DESCRIBED IN VOL. 133 OF DEEDS ON PG. 256 DOES NOT PROVIDE A SPECIFIC LOCATION EXCEPT FOR "FROM THE R.R. ON THE SOUTH SIDE OF THE DESCRIBED LANDS WHAT IS KNOWN AS THE BURGETT BROS. MILL."

2.) TITLE DESCRIPTION IS IN TWO PARCELS, PARCEL 1 EXTENDS OWNERSHIP TO THE CENTERLINE OF NIPPERSINK CREEK AND PARCEL 2 LIMITS OWNERSHIP TO EAST LINE OF NIPPERSINK CREEK.

RECEIVED
JUL 10 2006
SMF

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.

DATED: MAY 17, 2006

PETER S. GORDON

PETER S. GORDON
S-2101
ELKHORN, WI
WISCONSIN
LAND SURVEYOR

– WORK ORDERED BY –
MATT STAHL
817 BLACKLEY STREET
WOODSTOCK, IL 60098

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
05/03/2006
ADD TOPOGRAPHICAL FEATURES

PROJECT NO. 7041
DATE 04/27/06
SHEET NO. 1 OF 1

TVGC-7A TXRR-7A

C06-1235