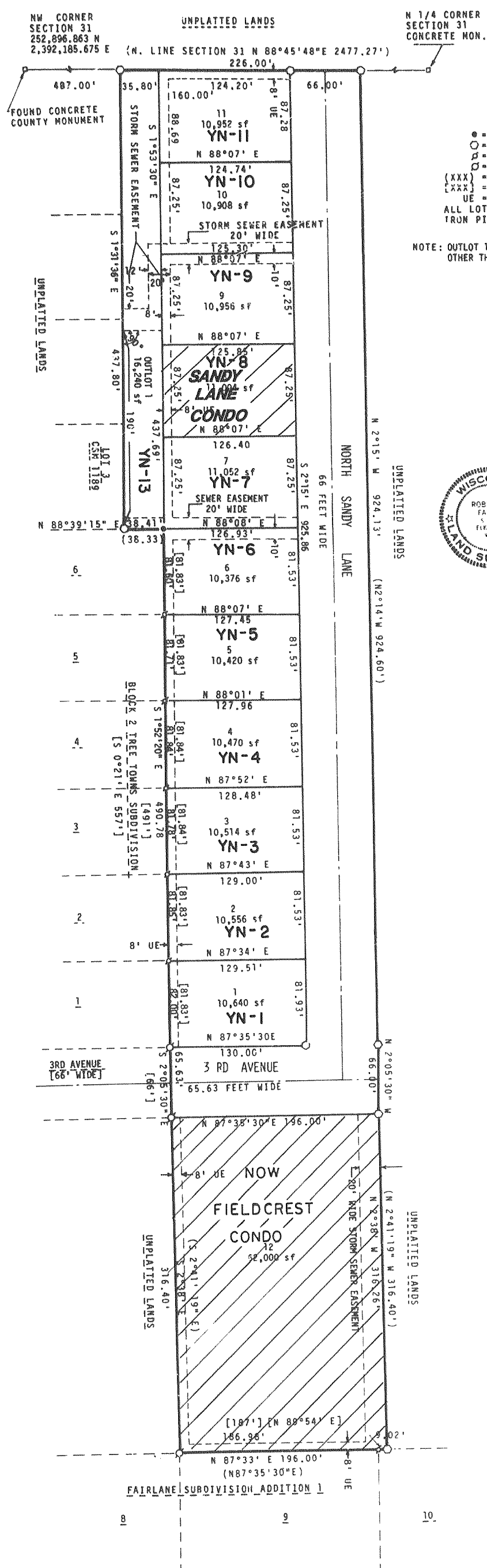


# NICHOLS SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST  
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN



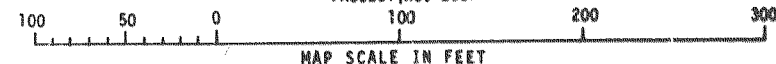
## MAP LEGEND

- = 0.75" DIA. CONCRETE REINFORCING BAR FOUND
  - = 1.27" DIA. x 30" CONCRETE REINFORCING BAR PLACED 4.3 LB/FT
  - = 1.5" O.D. IRON PIPE STAKE FOUND
  - = 2" O.D. IRON PIPE STAKE FOUND
  - (XXX) = RECORD DIMENSION FROM INSURED TITLE DESCRIPTION
  - [XXX] = RECORD DIMENSION FROM ADJOINING PLATS
  - UE = UTILITY EASEMENT
- ALL LOT CORNERS NOT INDICATED AS ABOVE ARE 1" O.D. x 24" IRON PIPE STAKE WEIGHING 1.13 LB/FT PLACED

NOTE: OUTLOT 1 IS RESTRICTED SUCH THAT NO PART OF OUTLOT 1 MAY BE CONVEYED TO ANY PERSON OTHER THAN AN ADJUTING LAND OWNER

BEARING BASIS  
N. LINE SEC. 31  
ASSUMED TO BEAR  
N 88°45'48" E AS  
SHOWN ON CITY  
CONTROL SURVEY

FARRIS, MANGEN & ASSOCIATES, INC.  
Engineers, Architects & Surveyors  
7 Ridgeway Court, P. O. Box 487  
Elkhorn, WI 53121  
PROJECT NO. 2567



## SURVEYOR'S CERTIFICATE:

I hereby certify that at the direction of Charles Nichols, and in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision regulations for the City of Elkhorn I have surveyed, divided and mapped Nichols Subdivision shown hereon and described as:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin  
commencing at a concrete county monument marking the Northwest corner of said Section 31; thence N 88deg 45min 48sec East 487.00 feet along the North line of said section to the point of beginning; thence S 1 deg 31min 38sec E 437.80 feet; thence N 88deg 39min 15sec E 38.41 feet; thence S 1 deg 31min 38sec E 437.80 feet; thence N 88deg 07' E 127.45 feet; thence S 2 deg 05 min 30 sec E 65.63 feet; thence S 2 deg 38 min E 318.40 feet; thence N 87 deg 33min E 196.00 feet; thence N 2deg 38min W 318.28 feet; thence N 2deg 05min 30sec W 66.00 feet; thence N 2deg 15min W 924.13 feet to the North line of said Section 31; thence S 88deg 45min 48sec W 226.00 feet along said North line to the point of beginning, containing 6.20 acres of land more or less.

I further certify that this plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made to the best of my professional knowledge and belief.

Robert C. Farris Dated June 13, 1986  
Revised this 1st day of August 1986

## OWNERS CERTIFICATE

As owner we certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat. We also certify that this plat is required by S.236.10 on 236.12 to be submitted to the following for approval or objection:

City of Elkhorn  
Walworth County Park & Planning Commission  
Department of Development

Charles Nichols  
Charles Nichols agent for Elkhorn Associates, Inc.

State of Wisconsin  
County of Walworth

Personally came before me this 12th day of July, 1986, the above named Charles Nichols to me known to be the person who executed the foregoing instrument, and acknowledged the same as the deed of Elkhorn Associates, Inc.

Sean P. Farris MARCH 29 1987  
My commission expires

Notary Public, ELKHORN, WI

## CERTIFICATE OF CITY CLERK

State of Wisconsin  
County of Walworth

I, Phyllis Potter, being the duly appointed, qualified City Clerk of the City of Elkhorn, do hereby certify that copies of this plat were forwarded as required by s. 236.12 (2) on the 24th day of June, 1986 and that within the 20-day limit set by s. 236.12 (3) no objections to the plat have been filed.

Dated this 10th day of June, 1987

Phyllis Potter  
City Clerk

## COUNTY TREASURER'S CERTIFICATE

State of Wisconsin  
County of Walworth

I, Richard L. Gilkey, being the duly elected, qualified and acting Treasurer of the County of Walworth, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of July 31, 1986, affecting the lands included in the plat of Nichols Subdivision.

Dated this 11th day of June, 1987

Richard L. Gilkey  
County Treasurer

## CITY TREASURER'S CERTIFICATE

I, Lyle D. Peterson, being the duly appointed, qualified treasurer of the City of Elkhorn do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of June 10 1987, affecting the lands included in the plat of Nichols Subdivision.

Dated this 10th day of June, 1987

Lyle D. Peterson  
City Treasurer

## COMMON COUNCIL RESOLUTION

Resolved that the plat of (Nichols Subdivision in the City of Elkhorn, Elkhorn Associates, Inc.) Owner, is hereby approved by the Common Council.

Dated this 10th day of June, 1987

I certify that the foregoing is a true copy of a resolution adopted by the Common Council of the City of Elkhorn.

Phyllis Potter  
City Clerk

## LOCATION SKETCH

