

Surveyed for: **Leece & Phillips, SC.**
6 West Street
Elkhorn, Wisconsin. 53121.

Plat of Survey

of

A Proposed Lot Line Adjustment from Lot 1 of Elkhorn West to Tax Parcel YUNW - 148.

Existing Legal Description of Tax Parcel YUNW-148 as
recorded in a Warranty Deed recorded in Vol. 628 on Page
6533 as Document No. 278800.

Commencing at the Northeast corner of Section 2 T2N
R16E; thence South 89° 40' West along the North
line of said section, 76.30 feet; thence South
parallel to the East line of said section, 52.50 feet to the Northerly right-of-
way line of the Elkhorn-Delavan (S.T. Hwy. #15) road; thence North 79° 35' East
along said right-of-way 94.63 feet; thence North parallel to the East line of
said section 35.35 feet to the North line of said section; thence South 89° 40'
West 16.30 feet to the place of beginning. Also the South 129.50 feet of the
East 92.60 feet of the SE 1/4 of Section 35 T3N R16E. (End of legal description.)

Proposed Lot Line Adjustment

Part of Lot 1 of Elkhorn West, a subdivision located in Section 35, Town 3
North, Range 16 East, and Section 2, Town 2 North, Range 16 East, all in the
City of Elkhorn, Walworth County, Wisconsin, described as follows:
Commence at the Southeast Corner of said Section 35; thence N 1°41'47" W,
along the East line of the Southeast 1/4 of said Section 35, 129.50 feet; thence
S 88°07'27" W 16.50 feet to the Southeast Corner of said Lot 1 and the Point
of Beginning; thence continue S 88°07'27" W 76.10 feet; thence S 1°41'47" E
129.50 feet; thence S 0°38'29" E 54.74 feet to the Northerly line of State
Trunk Highway 11; thence S 76°40'13" W, along said Northerly line, 15.37
feet; thence N 0°38'29" W 57.79 feet; thence N 1°41'47" W 179.51 feet;
thence N 88°07'27" E 91.10 feet to the East line of said Lot 1; thence S
1°41'47" E, along said East line, 50.00 feet to the Point of Beginning.
Said parcel contains 0.169 acre (7,341 sq. ft.) of land, more or less.

Note: Per Chapter 236.34(1) of the Wisconsin Statutes a plat is
required to alter the exterior boundaries of a recorded plat.

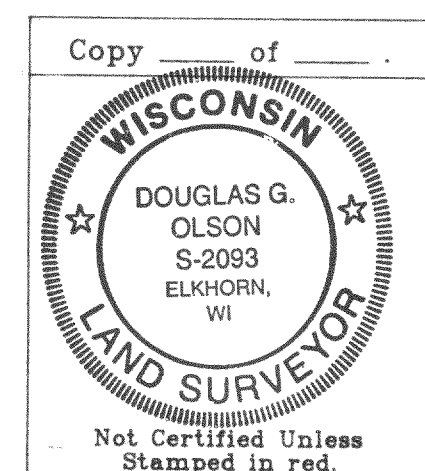
Utility Easement to be Vacated

Part of Lot 1 of Elkhorn West, a subdivision located in Section 35, Town 3
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E 10.00 feet to the East line of said Lot 1; thence S 1°41'47" E, along said
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Proposed 10' wide Utility Easement

Part of Lot 1 of Elkhorn West, a subdivision located in Section 35, Town 3
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Beginning; thence continue S 88°07'27" W 81.10 feet; thence S 1°41'47" E
179.51 feet; thence S 0°38'29" E 47.54 feet; thence S 76°40'13" W 10.25 feet;
thence N 0°38'29" W 49.70 feet; thence N 1°41'47" W 189.38 feet; thence N
88°07'27" E 91.10 feet; thence S 1°41'47" E 10.00 feet to the Point of
Beginning.

Note: Elevations are referenced to Mean Sea
Level, 1929 Adjustment.



Note: This survey plat is not
certified unless signed
and sealed in red ink.

Note: This survey is subject to Wisconsin lien laws.
This Plat of Survey is the notice of intent
to file lien. Lien waiver required.

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All rights reserved. No part of this survey plat may be reproduced
or transmitted in any form by any means - graphic, electronic, or
mechanical, including photocopying, tracing, or information storage
and retrieval systems - without permission in writing from Douglas G.
Olson, Jensen & Olson Land Surveying, LLC.

I, Douglas G. Olson, Wisconsin Registered Land Surveyor, do
hereby certify that this survey was performed by me, or under my
direction in full compliance with the owner's / agent's instructions
and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum
Standards for Property Surveys"; and that this map is as accurate
representation thereof to the best of my knowledge and belief.

Date: 10-11-99

Douglas G. Olson R.L.S. 2093

Proposed 10' Wide Utility Easements

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thence S 1°41'47" E 10.00 feet to the Point of Beginning.

Utility Easement
As shown on the
plat of Elkhorn West.

Proposed Lot Line Adjustment

0.169 Acre
7,341 Sq. Ft.

Utility Easement
As shown on the
plat of Elkhorn West.
To Be Vacated.

Tax Parcel YUNW-148

Brick Building

6 West Street

Floor Elev.
1046.1

Benchmark
Southeast Corner
Section 35-3-16.
Elevation = 1044.60

Lights
Sign

East line of the Northeast 1/4
Section 2-2-16.

Lot 1

House

West Street
(49.5' Wide)

Walworth Street
(66' Wide)

State Trunk Highway 11
(Elkhorn-Delavan Road)

Highway Setback Line
As shown on the
plat of Elkhorn West.

Utility Easement
As shown on the
plat of Elkhorn West.

Sheet 1 of 1 Sheets.

Job Reference Number

1999.073

Legend

- Found County Section Corner
- Found Iron Pipe
- Set Iron Rod, 3/4" dia.
- Recorded Information
- Utility Pole
- Concrete Surface
- Asphalt Surface
- Conf. Tree
- Decid. Tree
- Utility Ped.

Jensen & Olson Land Surveying, LLC

45 South Wisconsin Street P.O. Box 322

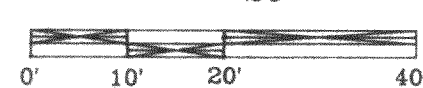
Elkhorn, Wisconsin. 53121

Telephone: (414) 723-3434

Facsimile: (414) 723-8044

Scale in Feet

1" = 20'



Mapping date: July 28, 1999.

Revisions: Oct. 11, 1999.

004-1186

YUNW-148

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of

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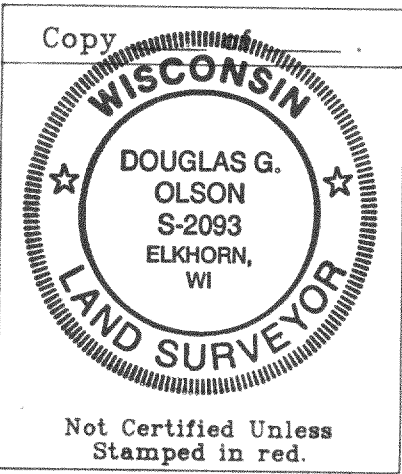
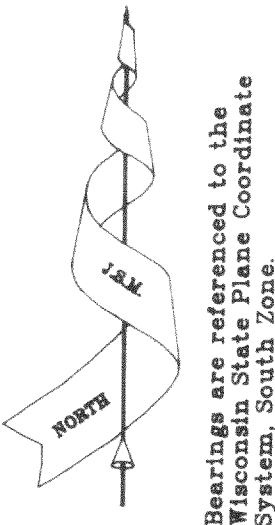
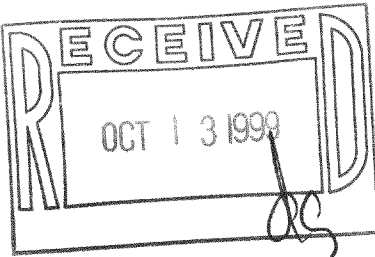
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