

PLAT OF SURVEY OF TAX PARCEL VSE-1B

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T2N, R17E,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

Commencing at a point where the South line of the North 1/2 of the NE 1/4 of the NE 1/4 of Section 6, T2N, R17E intersects the Westerly line of State Trunk Highway #12 (as of this day November 2, 1957); thence Northwesterly along the Westerly line of said highway, along the arc of a 50' curve, 300.00 feet to an iron stake; thence South 52° 32' West 425.6 feet to an iron stake in the aforesaid South line of the North 1/2 of the NE 1/4 of said Section 6; thence North 89° 10' East 516.8 feet in said South line to the place of beginning. EXCEPTING THEREFROM that part of the above described premises conveyed for highway purposes as contained in Volume 625 of Deeds at page 366 as Document 574923.

ORDERED BY: JOYCE ISEIN
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ELKHORN, WI 53121
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BEARINGS REFERENCED
TO THE WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE

N 1/4 CORNER
SEC. 6-2-17

N 88° 52' 49" E

407.46

NE CORNER
SEC. 6-2-17

NEW LEGAL DESCRIPTION BASED UPON SURVEY

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 6, T2N, R17E, City of Elkhorn, Walworth County, Wisconsin and described as follows:

Commence at a concrete monument at the NE corner of said Section 6;
thence S 0° 36' 16" E, along the east line of said Section 6, 652.96 feet;
thence S 88° 43' 31" W, along the south line of the north 1/2 of the NE 1/4 of the NE 1/4 of said Section 6, 199.61 to an iron rod on the southwesterly right of way of C.T.H. "H" and the point of beginning;
thence continue S 88° 43' 31" W, along said south line, 475.49 feet to an iron rod;
thence N 52° 46' 28" E, 400.04 feet to an iron rod on the aforesaid southwesterly right of way;
thence S 52° 22' 51" E, along said right of way, 165.44 feet to an iron rod;
thence 114.27 feet along said right of way and the arc of a curve to the right, radius 1065.92, whose chord bears S 32° 18' 35" E 114.27 feet to the point of beginning.

Parcel contains 1.30 acres, more or less.

SURVEYOR'S REPORT

Note the two iron pipes found in the old fence line, the westerly one 3 feet south and the easterly one 9 feet south of the south line of the North 1/2 of the NE 1/4 of the NE 1/4 of Section 6. Possibly, the original grantor of Parcel VSE-1B erroneously supposed the fence line to be on that south line. Since no pipe was found at the northerly angle of the property, and in accordance with the principle that ambiguities in a deed are to be interpreted in favor of the grantee, I ran the easterly line of the deed description 300 feet along the arc of the old right of way of former U.S.H. 17 from the intersection of the south line of the North 1/2 of the NE 1/4 of the NE 1/4 of Section 6 with the westerly line of former U.S.H. 12. (Note also that an iron pipe is not called for at the point of beginning of the description.) From the northerly angle of the parcel I ran in the direction of the westerly found iron pipe, setting an iron rod on the south line of the North 1/2 of the NE 1/4 of the NE 1/4 of Section 6. I felt that we could not use the two found iron pipe as determining the south line of the parcel because that would involve claiming land to which the owner to the south has title.

660.109

N 0° 36' 16" W

2640.43

TAX PARCEL
VSE-1B

TAX PARCEL
VSE-1B

TAX PARCEL VSE-3

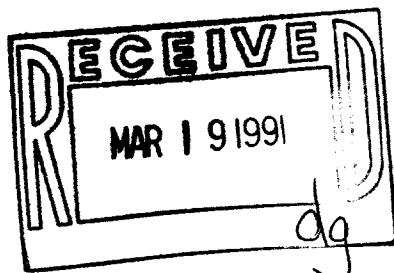
CENTER 1/4 CORNER
SEC. 6-2-17

EAST 1/4 CORNER
SEC. 6-2-17

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



I, Thomas P.A. Jensen, 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 an accurate representation thereof to the best of my knowledge and belief.

Thomas P.A. Jensen R.L.S-1084
Jensen Surveying & Mapping S.C.

Sheet no. 1 of 1 sheets.

Job reference number
1990.140

Legend

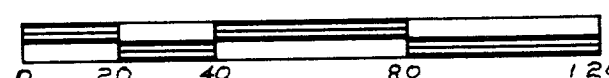
- SECTION CORNER
- FOUND IRON PIPE
- SET 3/4" X 24" IRON ROD
- () RECORDED DIMENSION

JENSEN SURVEYING & MAPPING S.C.

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Scale: 1" = 40'



Mapping date: 9-19-1990

Revisions: _____

1990.140

004-658

VSE 00001B