



- LEGEND
- FOUND IRON PIPE STAKE
  - FOUND IRON REBAR STAKE
  - POWER POLE
  - LIGHT POLE
  - △ SIGN
  - (---) RECORDED AS
  - SET REBAR STAKE
  - ✱ CHISELED CROSS SET

MAP SCALE IN FEET ORIGINAL 1" = 30'

## PLAT OF SURVEY

LOCATED IN THE NORTHEAST 1/4  
OF SECTION 36, TOWN 3 NORTH,  
RANGE 16 EAST, CITY OF  
ELKHORN, WALWORTH COUNTY,  
WISCONSIN

ASSIGNED NORTH LINE SEC. 36  
S 89° 04' 05" E

### LEGAL DESCRIPTION

second part, their heirs and assigns forever, all of the following  
described piece or parcel of land lying and being in the County  
of Walworth, State of Wisconsin, described as follows, to-wit:

Lot 9 in Block 1, Holton Heights in the City of Elkhorn.  
(End of Legal Description.)

TO HAVE AND TO HOLD the said tract or parcel of land, with the  
hereditaments and appurtenances thereunto belonging, unto the  
said parties of the second part, their heirs and assigns, forever.

DOCUMENT NO.  
156656

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

This Deed, made between Carlo Ippolito, Grantor,  
and Carlo Ippolito and Angelina Ippolito, husband and  
wife, as joint tenants, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration,  
conveys to Grantee the following described real estate in Walworth  
County, State of Wisconsin:

An undivided 1/26th interest in and to the following  
described real estate, to-wit:

Commencing at the point of intersection of the center line of North Wisconsin Street  
(vacated) and the North line of Section 36, Town 3 North, Range 16 East, in the  
City of Elkhorn, Walworth County, Wisconsin; thence South along the center line  
of said Street 306.65 feet to a point; thence East 33.00 feet to a point in the  
Westerly R.O.W. line of N.S. Hwy. #11 (said point being 100.00 feet north of the  
NW corner of Lot 2, Block 1 of Holton Heights Addition); thence North 50° 54' East  
along the chord of a curve to the right (240.63 feet radius) 127.10 feet to a point;  
thence North 56° 18' East along the W. R.O.W. line of said Hwy. #11 127.10 feet  
to a point; thence North 09° 40' West 205.16 feet to an iron pipe to the N. E. line  
of said section, thence West 144.1 feet along the North line of said Section 36  
to the place of beginning.

NOW, THEREFORE, BE IT RESOLVED that that part of North  
Wisconsin Street described as follows, to-wit:

A parcel of land being part of the dedicated right-of-way  
of Wisconsin Street to be abandoned and become  
appurtenant to lands lying west of the following  
described parcel, located in the northeast 1/4 of Section  
36, Town 3 North, Range 16 East, City of Elkhorn,  
Walworth County, Wisconsin, described as all that part of  
Wisconsin Street which lies west of State Trunk Highway  
"67" and east of Lots 9, 12 and 13 of Block 1 of Holton  
Heights, more particularly described as beginning at the  
southeast corner of Lot 13 of Block 1 of said Holton  
Heights Subdivision; thence N 01° 06' 54" E, 197.88 feet  
to the northeast corner of Lot 9 of Block 1 of said  
subdivision; thence S 89° 02' 25" E, 33.00 feet to the  
centerline of said Wisconsin Street; thence S 01° 06' 52"  
W, 31.44 feet; thence S 87° 23' 08" E, 32.98 feet to the  
northerly line of State Trunk Highway "67"; thence  
southwesterly 182.63 feet along the arc of a curve to the  
left having a radius of 240.63 feet and a chord which  
bears S 22° 49' 43" W, 178.32 feet to the point of  
beginning. Containing 4500 square feet of land (0.10  
acres) more or less.

be, and the same hereby is, discontinued as a public highway and  
vacated as a public street.

ADOPTED AND APPROVED by the Common Council of the City of  
Elkhorn this 19th day of June, 1995.

Attest:

Phyllis Patek, City Clerk

I HEREBY CERTIFY THAT THIS IS A TRUE AND  
CORRECT COPY OF RESOLUTION ADOPTED BY THE  
COMMON COUNCIL AT THEIR MEETING 6/19/95.

Phyllis Patek, City Clerk  
3-10-97

### LEGAL DESCRIPTION

DOCUMENT NO.  
96852

STATE BAR OF WISCONSIN FORM 1-1982  
WARRANTY DEED

This Deed, made between Harold E. Woodhouse, Grantor,  
and Carlo Ippolito, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration,  
conveys to Grantee the following described real estate in Walworth  
County, State of Wisconsin:

A parcel of land located in Holton Heights Addition to the  
City of Elkhorn, a subdivision located in the  
Northeast 1/4 of Section 36, Town 3 North, Range 16 East,  
Walworth County, Wisconsin and recorded in the Register of Deeds Office of said county  
in Volume 7 of plates, Page 24, Document No. 221420, and described as follows:

Commencing at the Northwest corner of Holton Heights Addition, said corner recorded as  
being 1289.3 feet West of the Northeast corner of said Section 36; thence N 89° 57'  
35" E, 276.83 feet; thence N 89° 54' 25" E, 287.82 feet to the place of beginning; thence  
N 89° 54' 25" E, 167.06 feet; thence S 0° 02' 30" W, 275.16 feet; thence S 89° 57' 40" W,  
166.68 feet to the Southwest corner of Lot 8, Block 1 of said subdivision; thence N  
0° 03' 00" E along the Westerly line of Lots 5 and 8 of said Block 1 120.08 feet to the  
Northwesterly corner of Lot 5; thence N 00° 07' 35" W, 154.90 feet to the place of  
beginning. Containing 1.05 acres of land.

### LEGAL DESCRIPTION OF NET PARCEL SURVEYED

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 36,  
TOWN 3 NORTH, RANGE 16 EAST, CITY OF ELKHORN, WALWORTH  
COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF BLOCK 1 OF  
HOLTON HEIGHTS; THENCE N 01DEG 10MIN 47SEC E, 65.85 FEET TO  
AN IRON PIPE STAKE MARKING THE NORTHWEST CORNER OF LOT 9 OF  
SAID BLOCK 1; THENCE N 01DEG 04MIN 09SEC E, 120.06 FEET;  
THENCE N 00DEG 53MIN 33SEC E, 155.07 FEET TO AN IRON PIPE  
STAKE ON THE NORTH LINE OF SAID SECTION 36 (T3N, R16E);  
THENCE S 89DEG 04MIN 05SEC E, 311.55 FEET; THENCE S 08DEG  
38MIN 04SEC E, 205.16 FEET TO THE NORTH LINE OF STATE TRUNK  
HIGHWAY "67"; THENCE ALONG SAID HIGHWAY, S 57DEG 06MIN 35SEC  
W, 127.10 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY  
109.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A  
RADIUS OF 240.63 FEET AND A CHORD WHICH BEARS S 44DEG 20MIN  
31SEC W, 108.50 FEET; THENCE N 70DEG 44MIN 53SEC W, 34.48  
FEET TO AN IRON PIPE STAKE MARKING THE NORTHEAST CORNER OF  
LOT 12 OF SAID BLOCK 1; THENCE N 89DEG 02MIN 25SEC E, 133.22  
FEET TO THE POINT OF BEGINNING. CONTAINING 101,125 SQUARE  
FEET OF LAND (2.32 ACRES) MORE OR LESS.

NOTE:  
LANDS LYING NORTH OF STATE TRUNK HIGHWAY "67" AND THE EAST LINE OF LOTS  
9, 12, AND 13 APPEAR TO BE PART OF THE PLATTED RIGHT OF WAY FOR  
WISCONSIN STREET. THE DRIVEWAY AND PARKING FOR THE RESTAURANT APPEAR  
TO ENCRoACH ON THIS LAND. NO DOCUMENTATION OF VACATING THIS PORTION OF  
RIGHT OF WAY WAS PROVIDED AS OF THE DATE OF THIS PLAT.

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 REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION  
OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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: 3-19-1997  
REVISED 4-3-97 - ADD AREA REST. AREA

PETER S. GORDON, R.L.S. 210  
ELKHORN, WI

RECEIVED  
MAY 1 1997

PETER S. GORDON  
R.L.S. 210  
ELKHORN, WI

PLAT OF SURVEY

WORK ORDERED BY:  
WILLIAM SLYMOUR  
23 NORTH WISCONSIN STREET  
ELKHORN, WISCONSIN 53121

FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Ridgway Court, P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (414) 723-2098  
Fax: (414) 723-5886

REVISIONS

PROJECT NO.  
2250  
DATE  
04/20/95  
SHEET NO.  
1 OF 1