

# Plat of Survey

of

## Tax Parcel YAB 00034,

A parcel of land described in a Warranty Deed recorded in Vol. 423 on Page 25 as Document No. 159059, as shown below:  
A parcel of land consisting of part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn and part of the right-of-way of the former Wisconsin Central Railroad, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the Southeastern line of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the South line of said Lot 7, which point is also located on the North line of Park or Geneva Street, thence South 89 degrees 13 minutes East along South 0 deg. 48' 14" East (recorded 0 deg. 47' East 172.25 feet to a point on the centerline of the Wisconsin Central Railroad right-of-way, thence south 39 deg. 29' 35" East (recorded South 39 deg. 33' East along said railroad centerline 162.81 feet, thence South 14 deg. 21' 12" East (recorded South 14 deg. 14' East) 49.87 feet (recorded 49.85 feet to the South line of said Lot 7, thence North 89 deg. 13' West along said lot line and street line 118.36 feet over the Southern portion of the adjoining lot to the West, as a means of ingress and egress to and from the said premises, said portion being described as follows: Beginning at the Southwest corner of the above-described parcel and running thence North 0 degrees 47 minutes East 29.49 feet to a point; thence South 67 degrees 35 minutes West 19.52 feet to a point; thence South 53 degrees 25 minutes West 35.90 feet to a point in the South line of said Lot 7; thence South 89 degrees 13 minutes East, along said lot line, 46.50 feet to the point of beginning.

Also a parcel of land described in a Quit Claim Deed recorded in Vol. 627 on Page 5610 as Document No. 274420, as shown below:  
A parcel of land located in the Southwest 1/4 of Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the intersection of Railroad right-of-way and the South line of Lot 7 of Block 5 of Arnold's Addition which point is also located on the North line of Geneva Street, thence S 89° 13' E, along said South line 29° 35' W, along the centerline of the Wisconsin Central Railroad right-of-way, 96.24 feet; thence N 89° 50' 52" E 45.46 feet; thence S 11° 57' 19" E 76.04 feet to the Point of Beginning.

## Tax Parcel YAB 00034A,

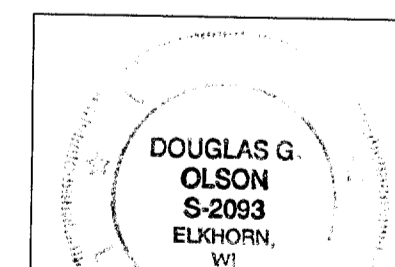
A parcel of land described in a Warranty Deed recorded in Vol. 652 on Page 5879 as Document No. 374932, as shown below:  
A parcel of land consisting of part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn, and part of the right-of-way of the former Wisconsin Central Railroad, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the Southeastern line of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the South line of said Lot 7, which point is also located on the North line of Park or Geneva Street, thence South 89 degrees 13 minutes East along South 0 deg. 48' 14" East (recorded 0 deg. 47' East 172.25 feet to the place of beginning, thence North 89° 13' East along the Wisconsin Central Railroad right-of-way, thence south 39 deg. 29' 35" East (recorded South 39 deg. 33' East) along said railroad centerline 162.81 feet, thence South 14 deg. 21' 12" East (recorded South 14 deg. 14' East) 49.87 feet (recorded 49.85 feet to the South line of said Lot 7, thence North 89 deg. 13' West along said lot line and street line 118.36 feet over the Southern portion of the adjoining lot to the West, as a means of ingress and egress to and from the said premises, said portion being described as follows: Beginning at the Southwest corner of the above-described parcel and running thence North 0 degrees 47 minutes East 29.49 feet to a point; thence South 67 degrees 35 minutes West 19.52 feet to a point; thence South 53 degrees 25 minutes West 35.90 feet to a point in the South line of said Lot 7; thence South 89 degrees 13 minutes East, along said lot line, 46.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within the following described lands:  
A parcel of land consisting of part of Lot 7 of Block 5 of Arnold's Addition to the City of Elkhorn, and part of the right-of-way of the former Wisconsin Central Railroad, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the Southeastern line of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the South line of said Lot 7, which point is also located on the North line of Park or Geneva Street, thence South 89 degrees 13 minutes East along South 0 deg. 48' 14" East (recorded 0 deg. 47' East 172.25 feet to the place of beginning, thence North 89° 13' East along the Wisconsin Central Railroad right-of-way, thence south 39 deg. 29' 35" East (recorded South 39 deg. 33' East) along said railroad centerline 162.81 feet, thence South 14 deg. 21' 12" East (recorded South 14 deg. 14' East) 49.87 feet (recorded 49.85 feet to the South line of said Lot 7, thence North 89 deg. 13' West along said lot line and street line 118.36 feet over the Southern portion of the adjoining lot to the West, as a means of ingress and egress to and from the said premises, said portion being described as follows: Beginning at the Southwest corner of the above-described parcel and running thence North 0 degrees 47 minutes East 29.49 feet to a point; thence South 67 degrees 35 minutes West 19.52 feet to a point; thence South 53 degrees 25 minutes West 35.90 feet to a point in the South line of said Lot 7; thence South 89 degrees 13 minutes East, along said lot line, 46.50 feet to the point of beginning.

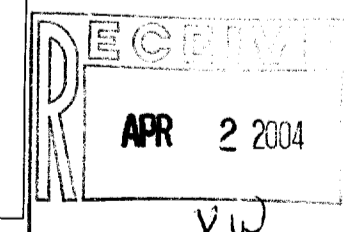
## Tax Parcel YUNE 00028,

A parcel of land described in a Warranty Deed recorded in Vol. 423 on Page 27 as Document No. 159059, as shown below:  
A parcel of land located in the SW 1/4 of Sec 31 T. 3 N. R. 17 E. of Walworth County, Wisconsin, described as follows, to-wit: Commencing at the S. 1/4 section corner of said section, thence along the section line 627 feet to the place of beginning, thence N 89° 53' 13" E 632.13' to the S. 1/4 section corner of said section 781.02 ft. to the right-of-way of the Eagle Branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad, thence S 14° 14' 14" East 83.90 ft. to the S. line of said section, thence E along the section line 141.23 ft. to the following described real estate, to-wit: Commencing at the S. 1/4 section corner of Sec 31 T. 3 N. R. 17 E. of the 4th P.M. thence W. along the section line 627 feet, thence N. 363° E. 1/2 right of way line of the Eagle branch of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company thence N 89° 53' 13" E 632.13' to the S. 1/4 section corner of said section, thence S 14° 14' 14" East 83.90 ft. to the S. line of said section, thence E along the section line 141.23 ft. to the place of beginning, being in the City of Elkhorn, Walworth County, excepting therefrom the place of beginning of this description, thence W. 250.9 ft. more or less to the point, which point is the most N. 1/2 point of the premises owned by Willard J. Liebow, said property being also described in survey by James F. Biagi R.L.S. 272 dated September 29, 1971 as follows, to-wit: Commencing at the S. 1/4 corner of Sec 31, T. 3 N. R. 17 E. City of Elkhorn, Walworth County, Wisconsin, thence W. along the line of said Section 627.00 ft. to the place of beginning of the lands thereafter described, to-wit: thence N. 01° Eagle Branch of the C.M. ST. P. and P.R.R. thence S. 31° 46' W. along said R.O.W. line 118.00 feet, thence S. 39° 33' E. 240.82 feet, thence S. 14° 14' E. 81.92 ft. to the S. line of said section 31, thence E. 1/2 along the S. line of said section 139.44 ft. to the place of beginning.  
Excepting therefrom a parcel of land described in a Quit Claim Deed recorded in Vol. 627 on Page 5610 as Document No. 274420 as shown below:  
A parcel of land located in the Southwest 1/4 of Section 31, Town 3 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the intersection of Railroad right-of-way and the South line of Lot 7 of Block 5 of Arnold's Addition which point is also located on the North line of Geneva Street, thence S 89° 13' E, along said South line 29° 35' W, along the centerline of the Wisconsin Central Railroad right-of-way, 96.24 feet; thence N 89° 50' 52" E 45.46 feet; thence S 11° 57' 19" E 76.04 feet to the Point of Beginning.

Surveyed for: **Doug Hennig**  
17 Applegate Court • Suite 200  
Madison, Wisconsin. 53713



Not Certified Unless Stamped in Red.



### Notes:

- This survey plat is not certified unless signed and sealed in red ink.
- 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 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, the undersigned, hereby certify that I have surveyed the above described property and the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.  
This survey is made for the exclusive use of the present owners of property and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson  
Wisconsin Registered Land Surveyor - 2093

Survey date: February 24, 2004.

Revisions:

Scale in Feet

1" = 20'



Jensen & Olson Land Surveying, LLC

45 South Wisconsin Street P.O. Box 322

Elkhorn, Wisconsin. 53121

Telephone: (262) 723-3434

Facsimile: (262) 723-8044



### Legend

- Found County Section Corner
- Found Iron Pipe
- Set Iron Rod or Nail
- Recorded Information
- Utility Box or Pedestal
- Planned Easement
- Light Pole
- Asphalt Surface
- Concrete Surface

Sheet 1 of 1 Sheets.

Job Reference Number

2003.185

2003.185

004-1730