

PLAT OF SURVEY
OUTLOT 1 & LOT 1 OF ELKHORN WEST
EXCEPT TAX PARCEL YEW-1A
LOCATED IN THE CITY OF ELKHORN
WALWORTH COUNTY, WISCONSIN

SEDGEMEADOW CONDOMINIUM
(CONSISTING OF 48 APARTMENTS)

BEARINGS RELATIVE TO
THE ELKHORN WEST SUBDIVISION
FOR ELKHORN WEST SUBDIVISION

FUTURE PARKING
FUTURE FIRELANE

PATIO

ELECTRIC TRANSFORMER
TEL BOX
CABLE BOX

12' UTILITY EASEMENT CENTERED ON LOT LINE

ELECTRIC CONTROL
BOX

ELECTRIC
MANHOLES

ELECTRIC CONTROL
BOX

TEL. WIRE POST

Ø 1.00 MM

ELECTRIC CONTROL
BOX

5' UTILITY EASEMENT

EAST SEDGEMEADOW STREET

LOT 1
134,730 S.F.
3.09 AC.

Ref 383.24
273.60
N 71°00'14" E
C=273.15

HIGHWAY SETBACK LINE

STATE TRUNK HIGHWAY "11"

SAN. SEWER EASEMENT
REC AS DOC. 402404

Ø 0.00
N 76°40'13" E
C=273.15

Ø 0.00
N 76°40'13" E
C=273.15

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N 76°40'13" E
C=273.15

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N 76°40'13" E
C=273.15

SURVEYORS NOTE:

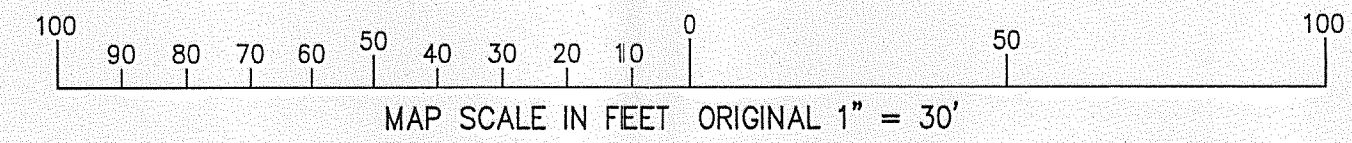
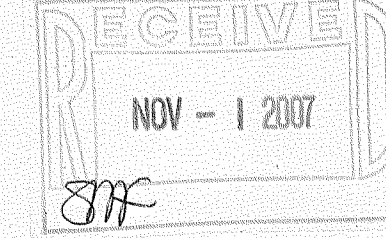
- 1.) EASEMENT RECORDED AS DOC. 647683 DOES NOT AFFECT THE LANDS SURVEYED (NORTH SIDE AMOS ROAD).
- 2.) EASEMENT RECORDED AS DOC. 262287 DOES NOT AFFECT LANDS SURVEYED (LOCATED IN THE NE 1/4 AND NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 2, T2N, R16E, ALL LYING SOUTH OF THE SUBJECT PARCEL).
- 3.) EASEMENT RECORDED IN VOL. 195 OF DEEDS ON PAGE 631 DOES NOT AFFECT THE LANDS SURVEYED (GRANTS THE RIGHT FOR POLES ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 2).
- 4.) EASEMENT RECORDED AS DOC. 408172 DOES NOT AFFECT THE LANDS SURVEYED (RIGHT FOR POLES WEST OF AND ADJACENT TO THE EAST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 2).
- 5.) EASEMENT RECORDED AS DOC. 386945 DOES NOT AFFECT THE SUBJECT PROPERTY (LOCATED IN THE SE 1/4 OF SECTION 2, T2N, R16E SOUTH OF THE SUBJECT SITE BY THE RAILROAD ROW).
- 6.) EASEMENT RECORDED AS DOC. 402404 IS FOR SANITARY SEWER AND IS SHOWN IN THE SW CORNER OF LOT 1.
- 7.) DOC. 468867 IS A QUIT CLAIM DEED TO THE CITY OF ELKHORN FOR OUTLOT 1 WITH AN EASEMENT RESERVATION FOR S SUBDIVISION SIGN AND THE RIGHT OF ACCESS TO SAID SIGN FOR MAINTENANCE AND REPAIR OF SAID SIGN, NO SPECIFIC EASEMENT SIZE OR LOCATION.
- 8.) THE EASEMENT DESCRIBED IN DOC. 369968 LIES WITHIN THE BOUNDARIES OF ELKHORN WEST SUBDIVISION ADDITION NO. 2 NORTH OF THE SUBJECT SITE AND DOES NOT AFFECT THE LANDS SURVEYED.
- 9.) A 1989 SURVEY BY DOUGLAS C. OLSON CREATING PARCEL YEW-1A SHOWS A 10' WIDE UTILITY EASEMENT TO BE CREATED ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID NEW PARCEL. NO TITLE RECORD OF THE NEW EASEMENT DOCUMENT SHOWN IN TITLE COMMITMENT PROVIDED.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED 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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: OCTOBER 25, 2007

PETER S. GORDON
PETER S. GORDON R.L.S. 2101



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - △ = FOUND PK NAIL
 - (xxx) = RECORDED AS

File Number: 61762

COMMITMENT - SCHEDULE A

LEGAL DESCRIPTION

Parcel I:

Outlot 1 of Elkhorn West, located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 35, T 3 N, R 16 E and the Northeast 1/4 of Section 2, T 2 N, R 16 E, City of Elkhorn, Walworth County, Wisconsin.

Tax Key No. YEW 00092

Parcel II:

Lot 1 of Elkhorn West, located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 35, T 3 N, R 16 E and the Northeast 1/4 of the Northeast 1/4 of Section 2, T 2 N, R 16 E, City of Elkhorn, Walworth County, Wisconsin.

EXCEPTING THEREFROM all that portion or part of Lot 1, as set forth in a Warranty Deed from Elkhorn West, LLC, a Wisconsin Limited Liability Company, to Randall G. Leece and Ward D. Phillips as tenants in common, recorded in the Office of the Registrar of Deeds for Walworth County, Wisconsin in Volume 697 on Page 8740, as Document No. 431149 and described as: Part of Lot 1 of Elkhorn West, a Subdivision located in Section 35, T3N, R16E, and Section 2, T2N, R16E, all in the City of Elkhorn, Walworth County, Wisconsin, described as follows: Commence at the Southeast corner of said Section 35; thence North 1°41'47" West, along the East line of the Southeast 1/4 of said Section 35, 129.50 feet; thence South 89°07'27" West 16.50 feet to the Southeast corner of said Lot 1; and then Point of Beginning; thence continue South 88°07'27" West 76.10 feet; thence South 1°41'47" East 129.50 feet; thence South 0°38'29" East 54.74 feet to the Northern line of State Trunk Highway 11; thence South 76°40'13" West, along the Northern line, 15.37 feet; thence North 0°38'29" West 57.79 feet; thence North 1°41'47" West 176.51 feet; thence North 89°07'27" East 91.10 feet to the East line of said Lot 1; thence South 1°41'47" East, along said East line, 50.00 feet to the Point of Beginning.

Tax Key No. YEW 00001

WORK ORDERED BY:
DANIEL CARMODY
5803 GLENHAVEN DRIVE
GREENDALE, WI. 53129

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5686

REVISIONS

PROJECT NO.
6103.01
DATE
10-25-2007
SHEET NO.
1 OF 1

YEW-1 YEW-52

004 - 2175