

First Avenue

(66' Wide)

(66.0')Tubbs  
66.00'

# Plat of Survey

of

## The North 52.5'\* of Lot 4 in Block 38 of Davis Addition to the Village (now City) of Elkhorn,

located in the Southeast 1/4 of Section 36, Town 3 North, Range 16 East,  
City of Elkhorn, Walworth County, Wisconsin.

Surveyed for: **Shorewest Realtors**

830 East Geneva Street  
Delavan, Wisconsin. 53115

Survey Date: August 30, 2010.  
Revisions: No. 1 - \*\*Note

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  
Email: jensen.olson@elknet.net

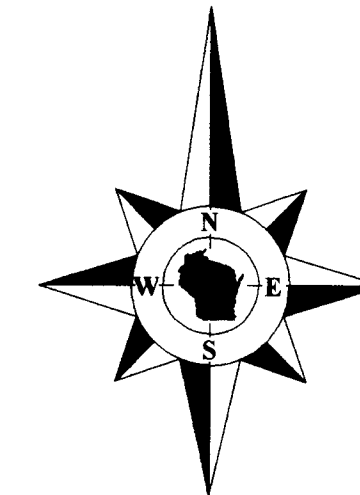
**Legend**  
■ Found Concrete Monument  
● Found Iron Pipe  
○ Found Iron Rod  
○ Recorded Information See Note  
x Utility Pole  
◇ Asphalt Surface  
□ Concrete Surface

Sheet 1 of 1 Sheets  
Drawing Name: Gar16c-2010081-2010081 Plat.sj  
Job Reference Number  
**2010.081**

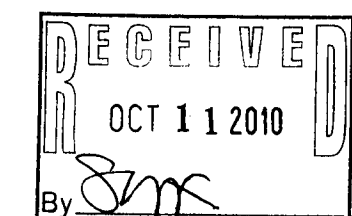
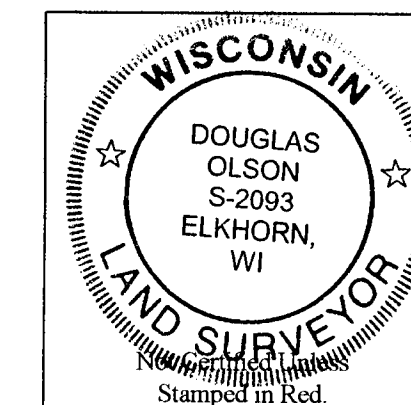
**2010.081**

### \*\*Note:

The property boundary shown on this survey was determined using:  
1) parcel dimensions shown on City Engineer H.H. Tubbs' survey of the City of Elkhorn, dated July 1930.  
2) the North and South lines as currently monumented with iron rods and iron pipe in the field  
3) the North and South lines as shown on prior surveys of record on the adjacent parcels  
4) the existing lines of occupation in the field  
Since the boundary shown extends beyond the land described in the deed the area lying South of the South line of the "North 52.5'" of Lot 4" is labeled as an "Area of Questionable Ownership".



Bearings referenced to the West line  
of Broad Street, assumed as North.



### Notes:

- 1) This survey plat is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Copyright 2010 by Jensen & Olson Land Surveying, LLC.

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 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 the 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

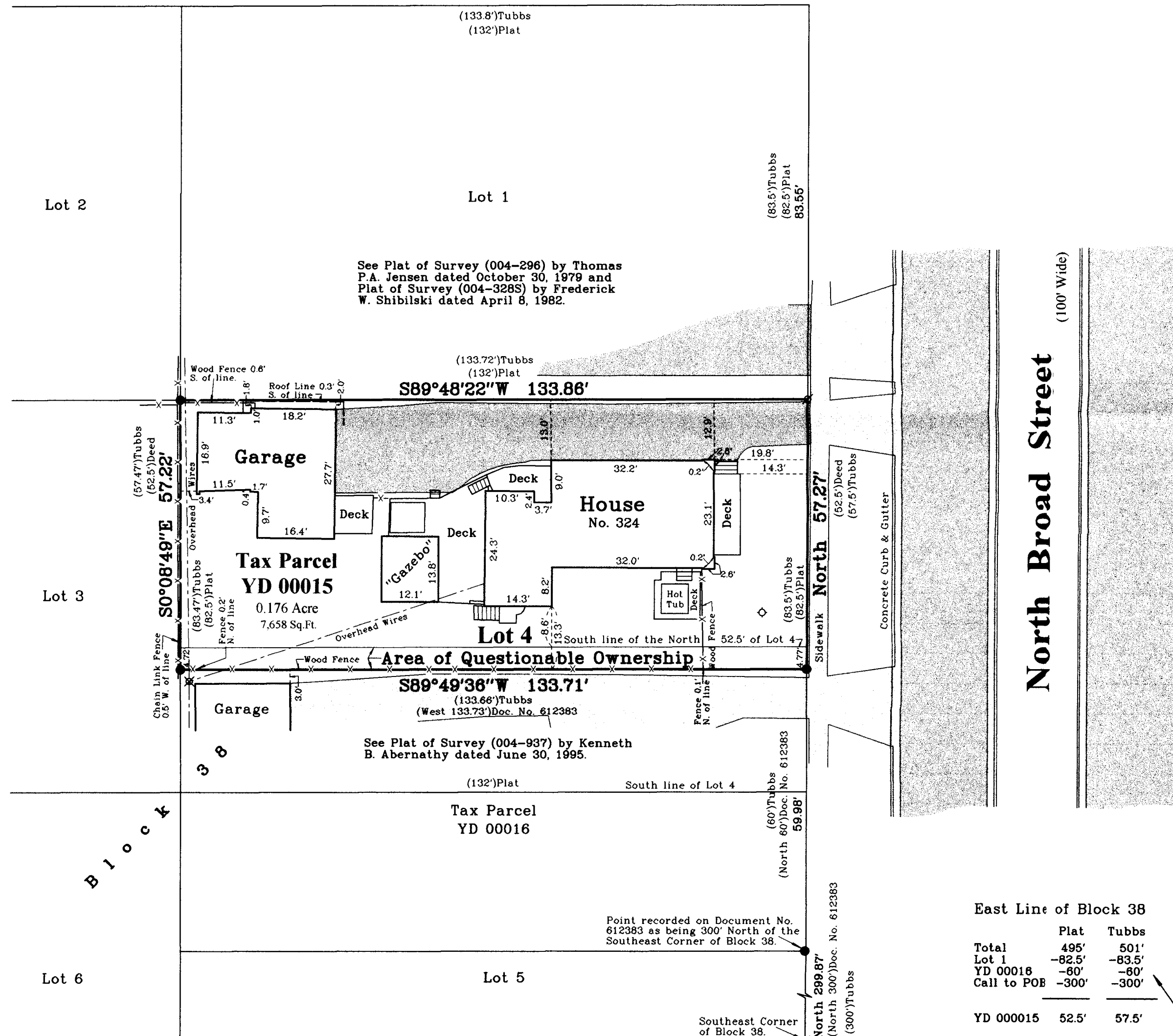
North Broad Street  
(100' Wide)

East Line of Block 38

	Plat	Tubbs
Total	495'	501'
Lot 1	-82.5'	-83.5'
YD 00016	-60'	-60'
Call to POB	-300'	-300'
YD 000015	52.5'	57.5'

Note: (82.5')Plat - Indicates dimension as shown on the Original Plat of the City of Elkhorn.  
(83.5')Tubbs - Indicates dimension as shown on City Engineer H.H. Tubbs' survey of the City of Elkhorn, dated July 1930.

\*Note: The most recent recorded document for this parcel is a Warranty Deed recorded June 28, 1993 in Vol. 624 on Page 695 as Document No. 260712 which describes the property as "The North 52.5 feet of Lot 4, Block 38...". The most recent recorded document for the parcel to the South is a Warranty Deed recorded August 8, 2008 as Document No. 743199 which describes that property as "Lot 4, Block 38, EXCEPTING the North 52.5 feet...". However, documents recorded prior to that including the most recent, a Warranty Deed recorded August 3, 2004 as Document No. 612383 describe the property by metes and bounds as follows "Beginning in the E line of Block 38... at a point 300 feet N measured along said E line from the SE corner of said Block... thence N in the E line of said Block 60 feet..." The East line of Block 38 is shown on the plat as 495' with each lot being 82.5'. The above mentioned Tubbs survey shows a dimension of 501' on said East line with each lot being 83.5'. The Tubbs survey therefore shows a dimension of 57.5' on the East line of the property surveyed hereon.



YD-15

004-2301