

# First Avenue

(66' Wide)

(66.0')Tubbs  
66.00'

(133.8')Tubbs  
(132')Plat

Lot 1

See Plat of Survey (004-296) by Thomas P.A. Jensen dated October 30, 1979 and Plat of Survey (004-3285) by Frederick W. Shibilski dated April 8, 1982.

(133.72')Tubbs  
(132')Plat  
S89°48'22"W 133.86'

Garage

Tax Parcel  
YD 00015  
0.176 Acre  
7,658 Sq.Ft.

House  
No. 324

Lot 4

S89°49'36"W 133.71'

(133.66')Tubbs  
(West 133.73')Doc. No. 612383

See Plat of Survey (004-937) by Kenneth B. Abernathy dated June 30, 1995.

Tax Parcel  
YD 00016

(132')Plat

South line of Lot 4

Lot 5

Point recorded on Document No. 612383 as being 300' North of the Southeast Corner of Block 38.

North 299.87'  
(North 300')Doc. No. 612383  
(300')Tubbs

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'

North Broad Street

(100' Wide)

# Plat of Survey

of

## Part 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.

Being a parcel of land described in a Warranty Deed recorded June 28, 1993 in Vol. 624 on Page 695 as Document No. 260712, as shown below:

The North 52.5 feet of Lot 4, Block 38, Davis Addition to the City of Elkhorn, Walworth County, Wisconsin.

Also, lands described in a Quit Claim Deed recorded October 22, 2010 as Document No. 801006 as shown below:

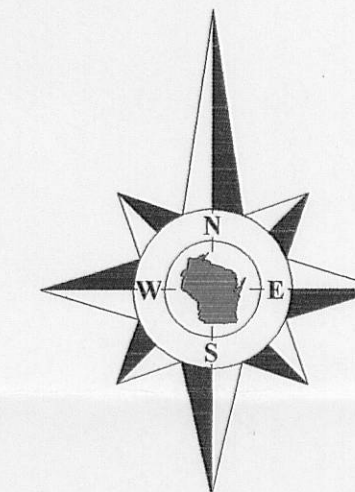
All that part of Lot 4 or Block 39 in Davis' Addition to the Village (now City) of Elkhorn, Walworth County, Wisconsin, located in the Southeast 1/4 of Section 36, Town 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, lying North of the following described parcel: Beginning in the E line of Block 38 in Davis' Addition to the Village (now City) of Elkhorn, according to the plat of said addition recorded in the Register of Deeds Office in and for Walworth County, at a point 300 feet N measured along said E line from the SE corner of said Block (said SE corner of said Block being 6 feet South measured along the E line of said Block from an iron stake, in said E line) thence N in the E line of said Block 60 feet thence W parallel with the S line of said Block, 133.73 feet to the W line of lot 4 in said Block, thence S in the W line of lots 4 and 5 in said Block 60 feet to the NW corner of lands conveyed by H.M. Thompson and Stella D. Thompson, his wife and John Dunphy and Philomena Dunphy, his wife, to John Maclean by Warranty Deed dated April 30, 1920 and recorded in the Office of the Register of Deeds for Walworth County in Vol. 160 of Deeds at page 144, Walworth County Records, thence E parallel with the S line of said Block, being in the N line of lands so conveyed to said John Maclean, 133.66 feet to the place of beginning, Walworth County, Wisconsin.

Surveyed for: **Shorewest Realtors**

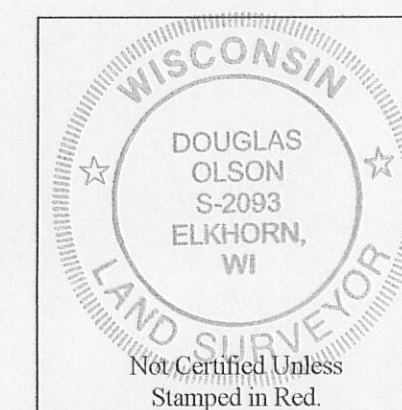
830 East Geneva Street  
Delavan, Wisconsin. 53115

### \*\*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
  - 5) senior and junior rights

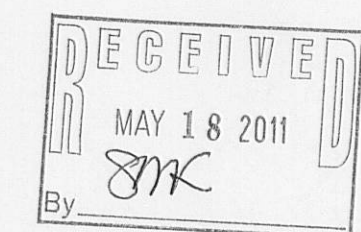


Bearings referenced to the West line of Broad Street, assumed as North.



### 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.



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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

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 first recorded document for this parcel, a Warranty Deed dated September 1, 1920, Document No. 228691, through the most recent, a Warranty Deed recorded June 28, 1993 in Vol. 624 on Page 695 as Document No. 260712 describe 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 first, a Warranty Deed dated April 30, 1920 as Document No. 226211, to 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.

Survey Date: August 30, 2010.  
Revisions: No. 1 - \*\*Note  
No. 2 - Quit Claim Deed

Scale in Feet  
1" = 20'  
0' 10' 20' 40'

**Jensen & Olson Land Surveying, LLC**

45 South Wisconsin Street \* P.O. Box 322 \* Elkhorn, Wisconsin. 53121  
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Email: jensen.olson@elknet.net

**Legend**  
Found Concrete Monument  
Found Iron Pipe  
Found Iron Rod  
Recorded Information See Note  
Utility Pole  
Asphalt Surface  
Concrete Surface

Sheet 1 of 1 Sheets

Job Reference Number

2010.081

2010.081