

Tax Parcel  
YV SE 00024A

Lot 1  
C.S.M. 2591

(N88°34'16"E 167.25')  
N88°34'16"E 166.98'

10' Wide Utility Easement  
As shown on C.S.M. 2591.

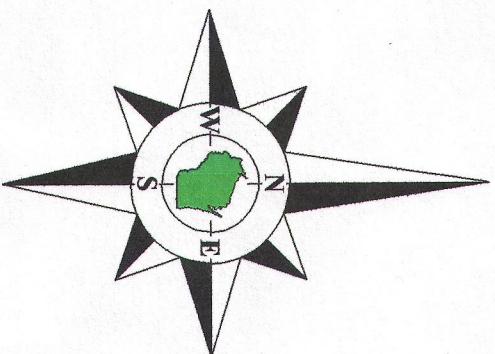
# Plat of Survey

of

Lot 1 of Certified Survey Map No. 2992,

recorded in Vol. 16 of Certified Survey Maps of Walworth County on  
Page 39 and located in the Northwest 1/4 of Section 7, Town 2 North,  
Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

Surveyed for:  
**Prairie Hill Properties, LLC**  
N5730 Town Line Road  
Elkhorn, Wisconsin. 53121



Bearings reference to the Wisconsin State  
Plane Coordinate System, South Zone.

The parcel is Zoned B-2 - Community Business District.  
The general area, yard and height requirements for B-2  
zoning are shown below.

Lot Size  
Minimum Lot Area - 20,000 sq.ft.  
Minimum Lot Width - 100'  
Minimum Yard Requirements  
Front Yard - 30'  
Side Yard - 15'  
Rear Yard - 25'  
Maximum Impervious Coverage - 75%  
Maximum Building Height - 35'

Lot 1  
C.S.M. 2356

(N1°14'32"W 276.92')  
N1°15'23"W 276.86'

10' Wide Utility Easement  
As shown on C.S.M. 2992.

120.9'

Block Wall  
Garbage  
Enclosure  
Chain Link Gates

Lot 1  
Tax Parcel  
YA299200001  
1.062 Acres  
46,266 Sq.Ft.

S1°16'02"E 277.21'  
(S1°14'32"E 277.15')

Lot 1  
C.S.M. 3188

Morrissey Drive  
(66' Wide)

Concrete Curb & Gutter

S88°41'27"W 166.63'  
(S88°42'53"W 166.85')

ARC=30.40'  
Radius=763.00'  
Chord=S88°54'25"W 0.40'  
(S87°46'05"W)

Center 1/4 Corner  
Section 7-2-17  
N. 239.720.07  
E. 2395.028.25

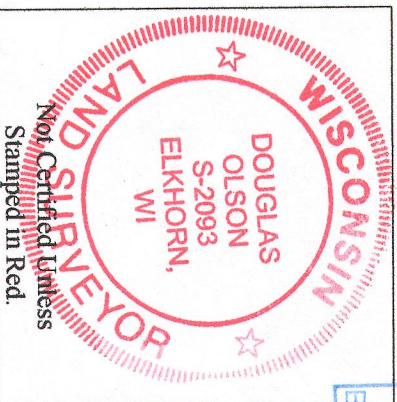
Light  
Pole

Concrete Curb & Gutter

North line of the Southwest 1/4 of Section 7-2-17.  
N88°42'11"E 254.05'

(N88°42'33"E 305.01')  
N88°42'11"E 305.07'

West 1/4 Corner  
Section 7-2-17  
N. 239.662.56  
E. 2392.488.93



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

## Legend

- Found County Section Corner
- Recorded Into Map
- Utility - Power or Pedestal
- Catch Basin
- Asphalt Surface
- Concrete Surface
- Gravel

**Jensen & Olson Land Surveying, LLC**

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Email: jensen.olson@elknet.net

Scale in Feet  
1" = 20'



Survey Date: November 28, 2012.  
Revisions:

Sheet 1 of 1 Sheets

Job Reference Number

2012.125

2012.125