



WORK ORDERED BY:
BELLA RUDY PROPERTY MANAGEMENT LLC
C/O GODFREY, LEIBSLE, BLACKBURN & HOWARTH, S.C.
ELKHORN, WI. 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2088 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
3088.01
DATE:
11-26-01
SHEET NO.
1 OF 1

PLAT OF SURVEY

PART OF THE SE 1/4 OF THE SE 1/4 SECTION 6
TOWN 2 NORTH, RANGE 17 EAST
CITY OF ELKHORN
WALWORTH COUNTY, WISCONSIN

PARCEL 1:

Part of the SE 1/4 of the SE 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 6 (T2N, R17E); thence S 88 deg. 44 minutes 35 seconds W, 675.59 feet along the South line of said Southeast 1/4 to the point of beginning; thence continue along said South Section line, S 88 deg. 44 minutes 35 seconds W, 279.68 feet; thence N 23 deg. 55 minutes 46 seconds W, 577.09 feet to the Southerly line of Koopman Lane; thence 216.22 feet along the arc of a curve to the left having a radius of 1763.00 feet and a chord which bears N 54 deg. 14 minutes 46 seconds E, 216.09 feet; thence S 27 deg. 35 minutes 00 seconds E, 730.66 feet to the point of beginning.

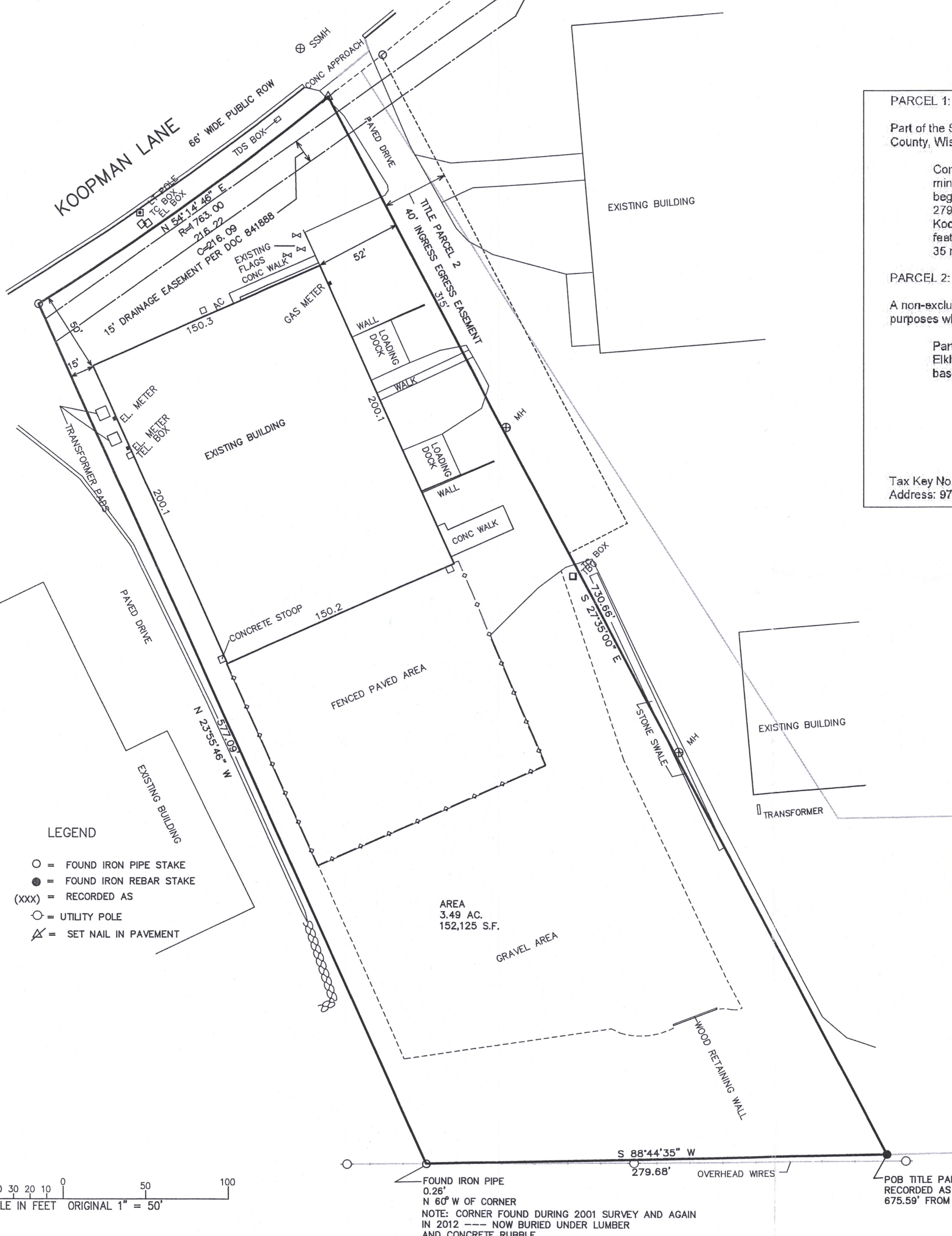
PARCEL 2:

A non-exclusive easement for purposes of ingress and egress for pedestrian and vehicular traffic purposes which such easement is more particularly described as follows:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, being a strip of land 40 feet wide whose Southwesterly baseline is described as follows:

Commencing at the Southeast corner of said Section 6 (T2N, R17E); thence S 88 deg. 44 minutes 35 seconds W, 679.59 feet along the South line of said Southeast 1/4; thence N 27 deg. 35 minutes 00 seconds W, 730.66 feet to the Southerly line of Koopman Lane and the point of beginning; thence S 27 deg. 35 minutes 00 seconds E, 315 feet to the end of said baseline and easement.

Tax Key No. YV SE 00017C
Address: 975 Koopman Lane



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - (xxx) = RECORDED AS
 - = UTILITY POLE
 - ✕ = SET NAIL IN PAVEMENT

MAP SCALE IN FEET ORIGINAL 1" = 50'

FOUND IRON PIPE
0.26'
N 60° W OF CORNER
NOTE: CORNER FOUND DURING 2001 SURVEY AND AGAIN
IN 2012 --- NOW BURIED UNDER LUMBER
AND CONCRETE RUBBLE

POB TITLE PARCEL 1
RECORDED AS S 88DEG 44MIN 35SEC W
675.59' FROM SE 1/4 6-2-17



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE 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 THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: MAY 26, 2017

PETER S. GORDON P.L.S. 2101



YV SE-17C 04-2611