

PLAT OF SURVEY  
644 N. LINCOLN ST. & 735 N. WISCONSIN ST.  
ELKHORN, WISCONSIN

WORK ORDERED BY -  
TARA RAMLJAK  
P.O. BOX 318  
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.  
8965.21  
DATE  
02/10/2021  
SHEET NO.  
1 OF 1

# PLAT OF SURVEY

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 3 NORTH,  
RANGE 16 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

PARCEL 1:  
Lot 16 of Mann Brother's Addition, according to the recorded plat thereof. Said land being in the City of Elkhorn, Walworth County, Wisconsin.

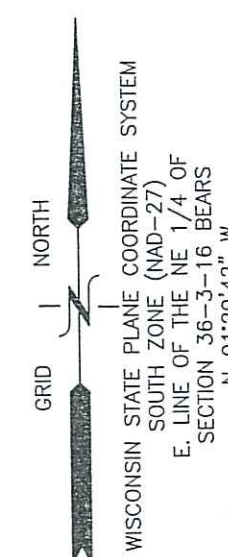
Tax Key YMB 00016

PARCEL 2:  
The premises formerly known as the Turner Garage legally described as: A parcel of land located in the Northeast 1/4 of Section 36, Town 3 North, Range 16 East, of Walworth County, Wisconsin described as:  
Beginning at the Northeast corner of said section; thence South along the section line 222.63 feet to a point; thence South 89 degrees 34' West 133.30 feet to a point; thence North 0 degrees 16' West 126.28 feet to the Southern line of U.S. Highway No. 12; thence Northeasterly along the edge of the highway 131.29 feet to the North line of said Section 36; thence East along the North line of said section 46.40 feet to the place of beginning. Said land being in the City of Elkhorn, Walworth County, Wisconsin.

EXCEPTING THEREFROM: That part of Northeast 1/4 of Section 36, Township 3 North, Range 16 East, described as follows: Commencing at the Northeast corner of said section; thence South 88 degrees 28' 40" West 30.50 feet along the North line of said Northeast 1/4 to the West line of Lincoln Street and the point of beginning; thence continuing along said North line North 88 degrees 28' 40" East 60.21 feet to a point on a curve of Southeast convexity whose radius is 492.00 feet and whose chord bears South 45 degrees 32' 43" West 152.68 feet which is the reference line of STH 67; thence Southwesterly along the arc of said reference line curve 153.30 feet; thence South 54 degrees 28' 18" West 59.38 feet; thence South 35 degrees 31' 42" East 33.00 feet to the South line of STH 67; thence continuing along said South line North 84 degrees 28' 18" East 84.05 feet to a point on a curve of Southeast convexity whose radius is 442.26 feet and whose chord bears North 45 degrees 05' 52" East 142.01 feet; thence Northeasterly along the arc of said South line 142.62 feet; thence South 65 degrees 59' 21" East 33.88 feet to the West line of Lincoln Street; thence continuing along said West line North 01 degrees 52' 13" West 35.00 feet to the point of beginning.

Tax Key YU NW 00001

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 921010011 DATED 01/07/2021



- LEGEND
- ▣ = FOUND CONCRETE COUNTY MONUMENT
  - = FOUND IRON REBAR STAKE
  - ✕ = FOUND CHISELED "X" IN CONCRETE
  - △ = FOUND MAG NAIL IN PAVEMENT
  - ♣ = FOUND RAILROAD SPIKE IN PAVEMENT
  - ♠ = SET IRON REBAR STAKE
  - ▼ = SET MAG NAIL IN PAVEMENT
  - ⊕ = MANHOLE LOCATED
  - ⊙ = HYDRANT LOCATED
  - ✱ = A.C. UNIT LOCATED
  - ⊕ = UTILITY POLE LOCATED
  - ⊞ = UTILITY BOX LOCATED
  - ⊞ = LIGHT POLE LOCATED
  - {XXX} = RECORDED AS

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.

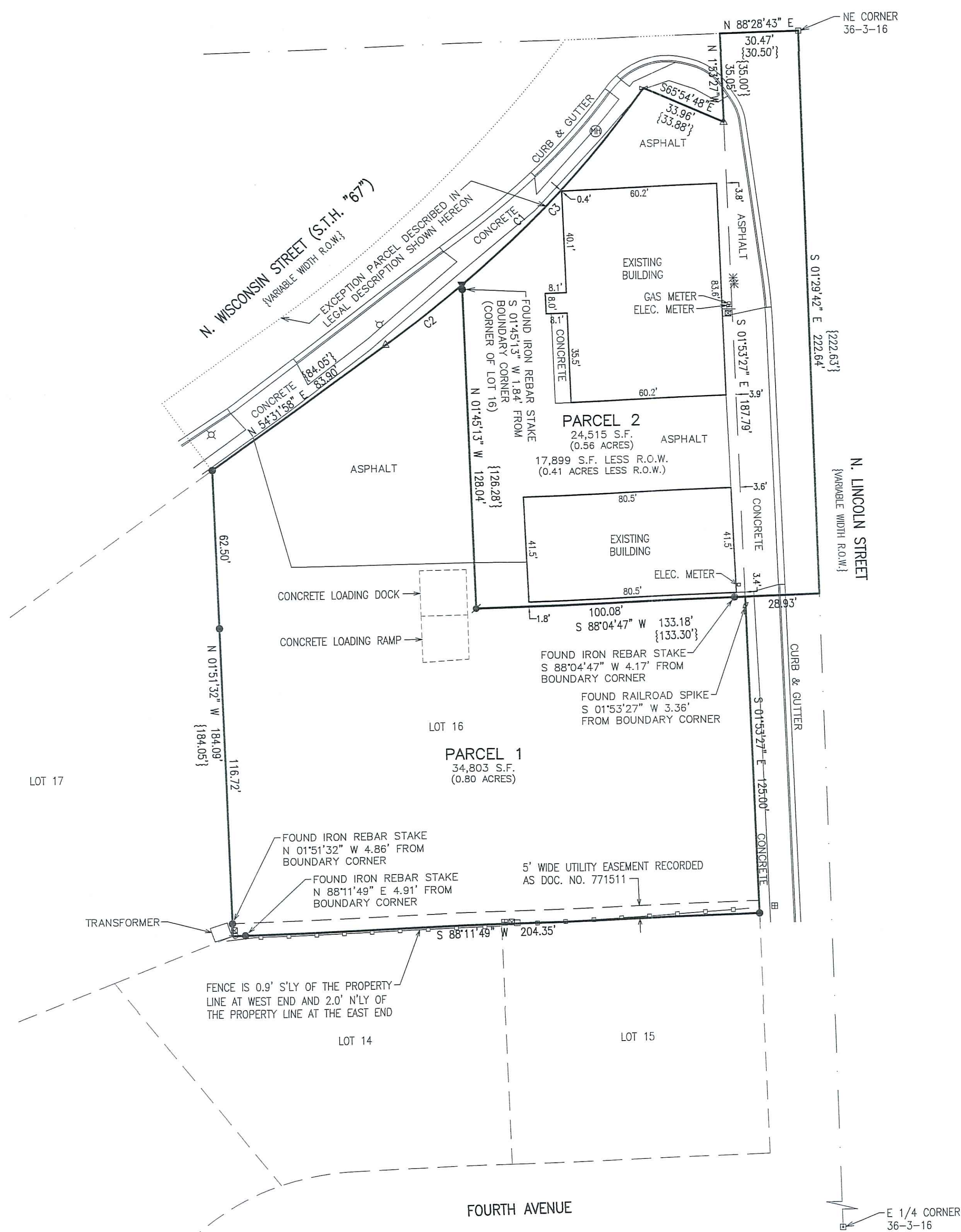
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, 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: 2/10/2021

CHRISTOPHER A. HODGES  
PLS 2760



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	436.20'	1442.26'	142.63' {142.62'}	N 45°05'40" E 141.99' {142.01'}
C2	436.20'	1442.26'	37.65'	N 51°59'20" E 37.64'
C3	436.20'	1442.26'	104.98'	N 42°37'18" E 104.72'



NOTE: SNOW PILED AROUND THIS SITE ON DATE OF SURVEY. IMPROVEMENTS SHOWN HEREON MAY BE INACCURATE AND/OR INCOMPLETE.

THE LEGAL DESCRIPTION FOR PARCEL 1 APPEARS TO BE INACCURATE. THE RIGHT OF WAY DESCRIBED WITHIN THE PLANS FOR D.O.T. HIGHWAY PROJECT 3120-02-25 IS INCONSISTENT WITH THE NORTHERLY BOUNDARY OF LOT 16 OF MANN BROTHERS' ADDITION AS RECORDED.