

Northwest Corner
Section 6-2-17
N. 247,619.81
E. 2,392,342.22

Plat of Survey

of Lot 4, except the North 22' thereof, and Lot 5 in Block 3 of Elderkin's Addition to the Village (now City) of Elkhorn,

located in the Northwest 1/4 of the Northwest 1/4 of Section 6, Town 2
North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin.

BEING, a parcel of land described in a Warranty Deed recorded July 7, 1978 in Vol. 214 on Page 843 as Document No. 35358, as shown below:
Lot 5, except that part included in the right of way of the C M & STP Ry., in Block 3, of Elderkin's Addition to Elkhorn, a subdivision in the N. W. Fractional Quarter of Section 6, Township 2 North, Range 17 East, Walworth County, Wisconsin.

ALSO, lands described in a Quit Claim Deed recorded March 26, 2021 as Document No. 1033294 as shown below:
Lot 4, except the northern 22' x 132' in Block 3 and Lot 5, the right of way of the C M & STP Ry., in Block 3 which was conveyed to the City of Elkhorn on May 8, 1997 recorded in volume 647, page 1976. Each lot in Block 3, Elderkin's Addition to Elkhorn, a subdivision in the N. W. Fractional Quarter of Section 6, Township 2 North, Range 17 East, Walworth County, Wisconsin.

Surveyed for: **Eugene Hoffman**

410 Clover Street
Elkhorn, Wisconsin. 53121

N88°14'37"E 132.19'
(132')Plat
(132.4')Tubbs
(132.19')LLJ

N88°14'37"E 249.05'
(249.15')LLJ



Bearings referenced to the West line of the Northwest 1/4 of Section 6-2-17, recorded as N0°58'05"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Centerline of R.O.W. determined from survey monuments and the location of the rails
Radius=2995.54' (2728.52')

**Former Eagle Branch of the
Chicago, Milwaukee, St. Paul & Pacific Railroad**
Conveyed to the City of Elkhorn by Doc. No. 354559
recorded May 8, 1997 in Vol. 647 on Page 1976.

South Lincoln Street / State Trunk Highway 67

West line of the Northwest 1/4 of Section 6-2-17
N0°58'05"W 2668.39'
recorded as N0°58'05"W 2668.46' State Plane

Concrete Curb & Gutter

Concrete Curb & Gutter

Sidewalk

Concrete Curb & Gutter

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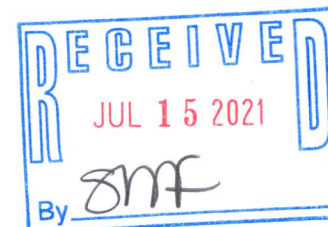
Sidewalk

Concrete Curb & Gutter

Sidewalk

Centralia Street

(66' Wide)



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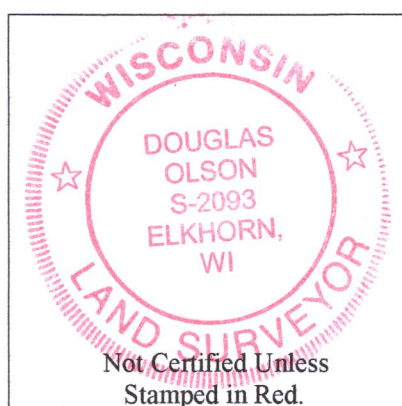
I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the 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 Professional Land Surveyor - 2093

Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.



West 1/4 Corner
Section 6-2-17
N. 244,951.82
E. 2,392,387.30

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2021.008

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Concrete Monument
- Found Iron Pipe
- Found Iron Rod
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Utility Pedestal
- Manhole
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Brick Pavers
- North
- South
- East
- West
- In Bearings
- Minutes
- Seconds
- In Distances
- Feet
- Inches



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Website: www.olsonsurveying.com

Scale in Feet
1" = 20'



Survey Date: March 23, 2021.
Revisions: No. 1 - Recorded Document

2021.008

YEK-27

004-2749