

Plat of a survey for SHANE AND GWEN GRIFFIN of:

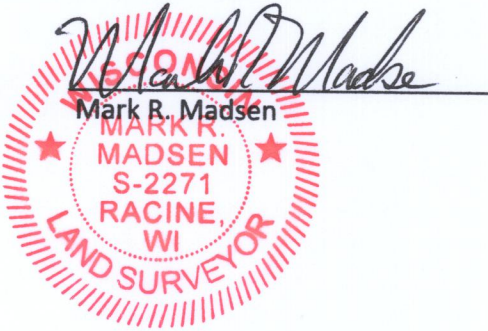
Lots 1 and 2 of Certified Survey Map No. 3954, recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on June 19, 2006, in Volume 24, at Page 171, as Document No. 679833, being a redivision of Lot 2 of Certified Survey Map No. 3562, located in part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Town 3 North, Range 16 East. Said land being in the City of Elkhorn, County of Walworth and State of Wisconsin.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

December 9, 2021
Rev. June 20, 2022



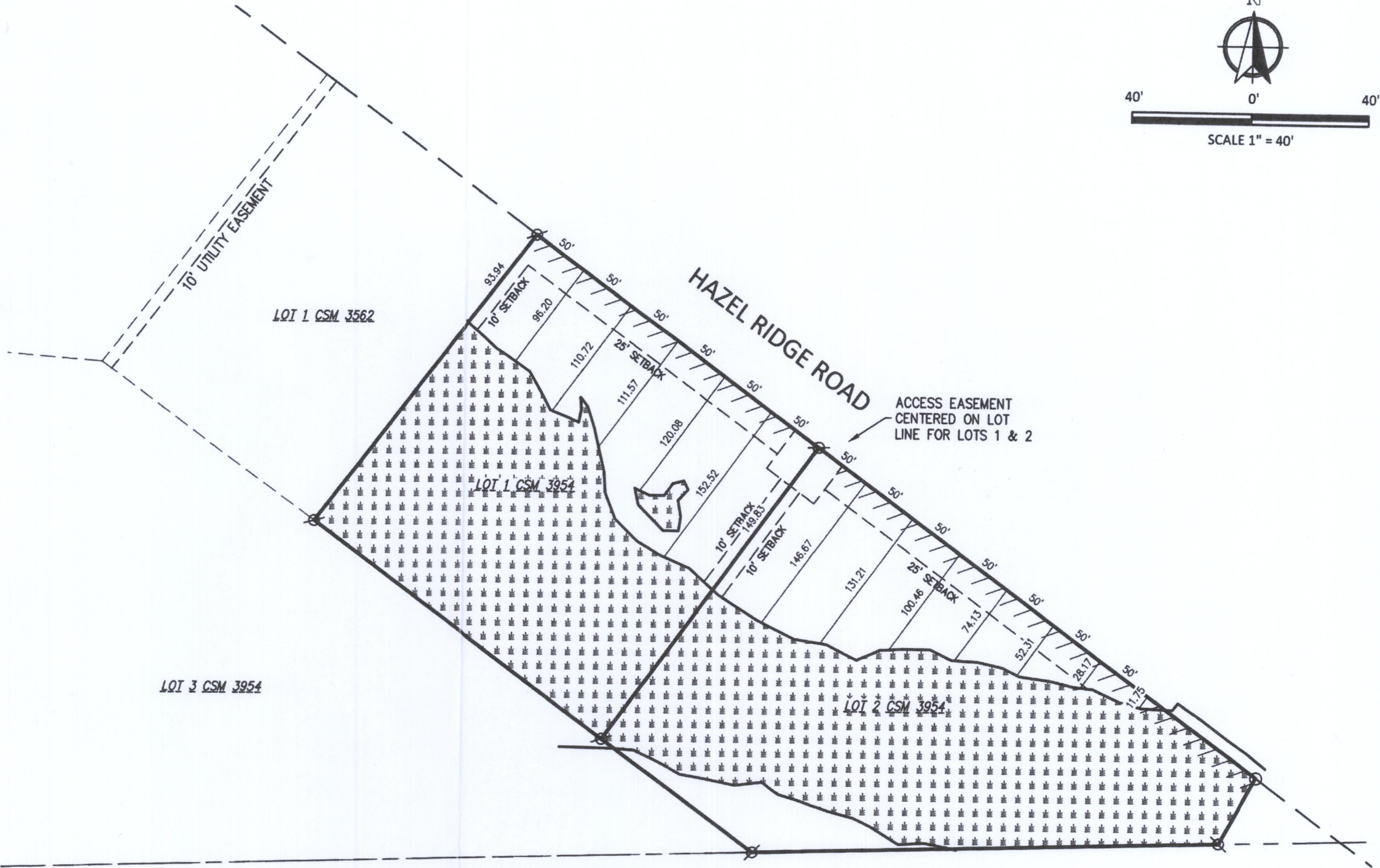
NOTES

- BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.
- WETLANDS DELINEATED BY S.E.W.R.P.C. ON OCTOBER 20, 2021.
- ZONING OF PARCELS IS RD-1 (TWO-FAMILY RESIDENCE DISTRICT) AND C-1 (CONSERVANCY DISTRICT).
- RD-1 SETBACKS: 25' FRONT, 10' SIDE, 25' REAR
- WETLAND AREAS ARE CONSIDERED C-1 DISTRICT. REFER TO ARTICLE 17.4-21 OF THE MUNICIPAL CODE FOR THE CITY OF ELKHORN FOR MORE INFORMATION.
- PER BONNIE SCHAEFFER, CITY OF ELKHORN ZONING ADMINISTRATOR, THERE ARE NO REQUIRED SETBACKS TO WETLAND AREAS WITHIN CITY LIMITS.

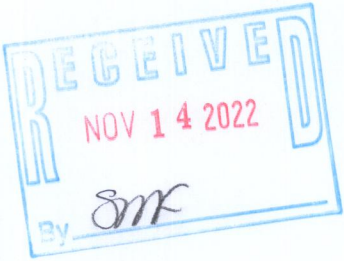
LEGEND

- 3/4" REBAR FOUND
- 1-1/2" IRON STAKE FOUND
- NO VEHICULAR ACCESS

Nielsen Madsen + Barber
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Parcel #'s: YA395400001
YA395400002



FIELD WORK 12-02-21 BY JWP
DRAWN 12-03-2021 BY SCB
06-17-2022 BY CRL
SHEET 1 OF 1 SHEETS
JOB NO. 2021.0299.01

YA3954-1 + YA3954-2

004-2780

Tuesday, June 28, 2022 1:44:30 PM