

ALTA/ACSM LAND TITLE SURVEY
-OF-

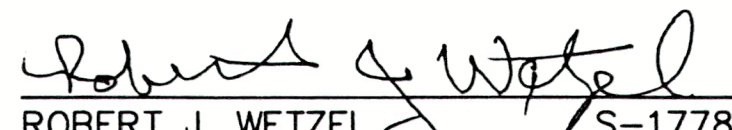
LOT 1 OF CERTIFIED SURVEY MAP NO. 2898 AS RECORDED IN VOLUME 15 OF
CERTIFIED SURVEYS ON PAGE 121 AS DOCUMENT NO. 363897. BEING A PART
OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 17
EAST. SAID LAND BEING IN THE CITY OF ELKHORN, COUNTY OF WALWORTH
AND STATE OF WISCONSIN.

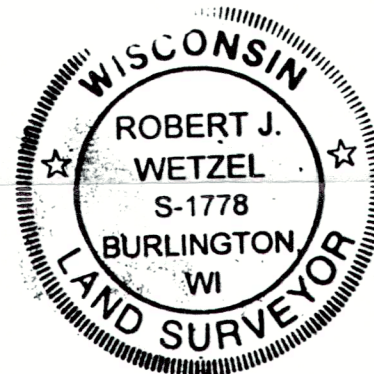
SURVEY ADDRESS: 251 EAST O'CONNOR DRIVE
ELKHORN, WI 53121

SURVEYOR'S CERTIFICATION

TO: JRC HOLDINGS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7a, 7b(1), AND 8 OF
TABLE "A" THEREOF, PURSUANT TO ACCURACY STANDARDS AS ADOPTED BY ALTA
AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED
FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR
REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF
THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.


ROBERT J. WETZEL S-1778
JANUARY 16, 2023



NORTHWEST CORNER
SECTION 7-2-17

S01°14'32"E
2643.83'

WEST 1/4 CORNER
SECTION 7-2-17

N88°42'53"E
80.00'

N88°38'16"E
861.56'
N88°38'12"E
861.61'

N01°14'32"W
309.61'

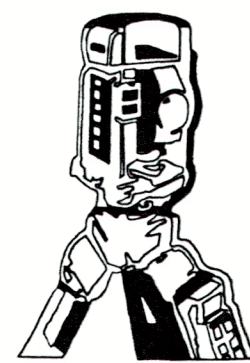
BEARINGS HEREON RELATE TO THE WEST LINE OF
THE NORTHWEST 1/4 SECTION 7-2-17. ASSUMED
BEARING S 01°14'32" E.

SCALE 1" = 30'
GRAPHIC SCALE

NOTE: UTILITIES SHOWN AS FIELD MARKED BY DIGGERS HOTLINE
TICKET NO. 20225305630 WITH A START DATE OF 01/05/2023
AND FIELD LOCATED BY THIS OFFICE 01/06/23 AND
01/10/2023.

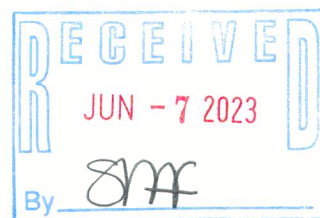
NOTE: AS OF 01/10/2023 NO MARKINGS WERE PRESENT FOR
APPARENT GAS LATERAL AND COMMUNICATION LATERAL LEADING
TO BUILDING.

NOTE: THIS PARCEL IS IN ZONE X PER FLOOD INSURANCE RATE
MAP NO. 55127C0193D WITH EFFECTIVE DATE OF OCTOBER 2,
2009.



B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



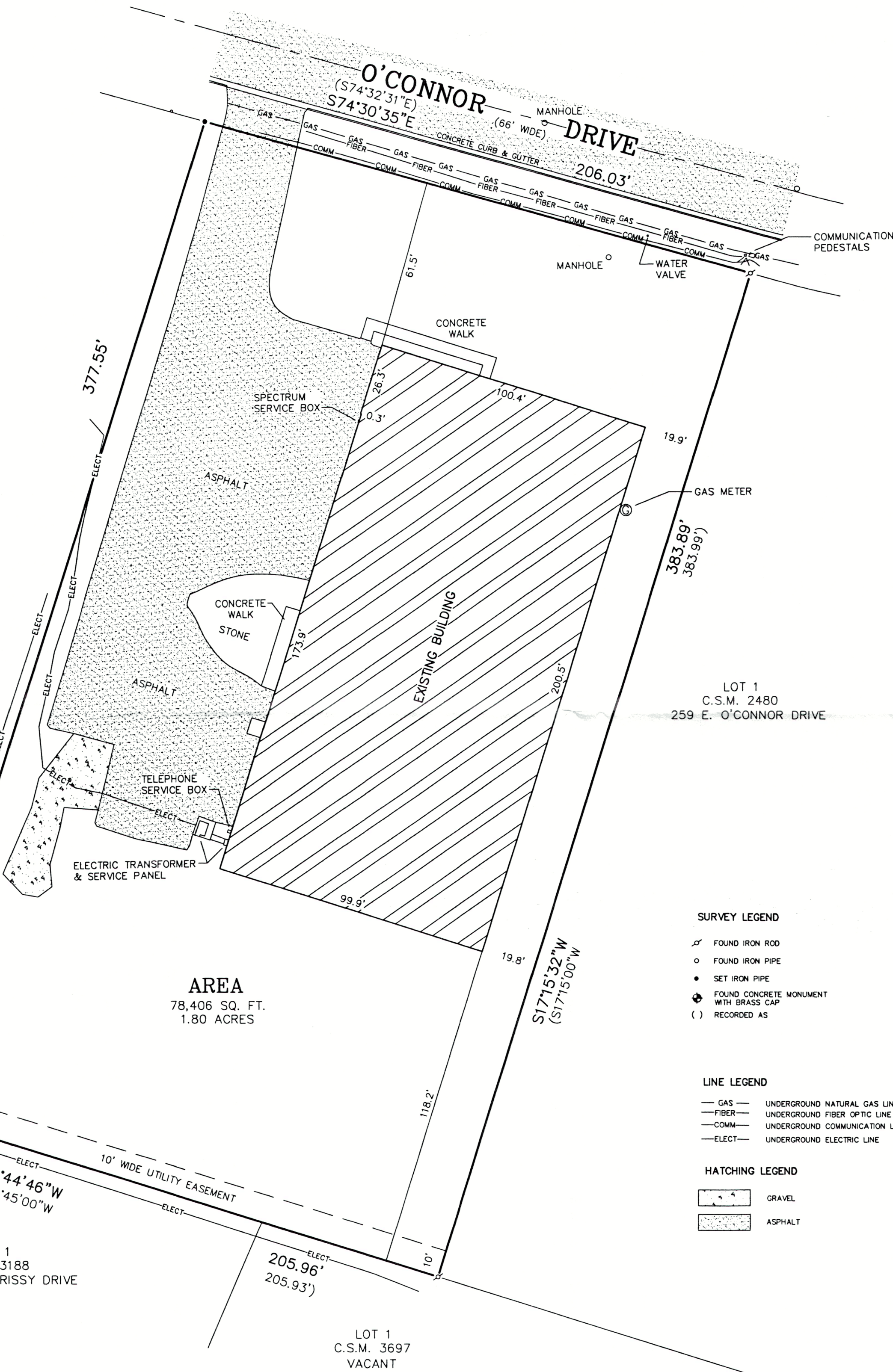
245 E. O'CONNOR DRIVE

(N17°15'00"E
N17°15'50"E)

FOUND IRON ROD
IS 0.2' WEST OF
CORNER.

LOT 1
C.S.M. 3188
208 E. MORRISY DRIVE

LOT 1
C.S.M. 3697
VACANT



SURVEY LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE
- FOUND CONCRETE MONUMENT
WITH BRASS CAP
- RECORDED AS

LINE LEGEND

- GAS UNDERGROUND NATURAL GAS LINE
- FIBER UNDERGROUND FIBER OPTIC LINE
- COMM UNDERGROUND COMMUNICATION LINE
- ELECT UNDERGROUND ELECTRIC LINE

HATCHING LEGEND

- GRAVEL
- ASPHALT