

PLAT OF SURVEY

PARCEL 1:  
All that part of the Northeast Quarter (NE 1/4) of Section 36, Township 3 North, Range 16 East, in the City of Elkhorn, Walworth County, State of Wisconsin, bounded and described as follows:  
  
Commencing at the intersection of the East 1/8 line with the East and West 1/4 line; thence North 40 rods; thence West 34 rods 9 feet to the East line of Harrison's Addition to the City of Elkhorn, Walworth County, Wisconsin; thence South to the North of platted Adams Street; thence East 42 feet to the East line of Adams Street; thence South along the East line of Adams Street to the East and West 1/4 line; thence East to the point of beginning.  
  
EXCLUDING therefrom a parcel of land 60 feet square described as follows:  
  
Commencing at the Northeast corner of Lot 1, Block 1 of Harrison's Addition to the City of Elkhorn; thence East 60 feet; thence South 60 feet; thence West 60 feet; thence North 60 feet to the point of beginning.  
  
Tax Key No.: YU NW 00019  
Address: 320 N. Church Street  
  
PARCEL 2:  
Lots 4, 5, 8, 9, 12, 13 and 16, in Block 1 of The Plat of Harrison's Addition to the Village, now City, of Elkhorn, Walworth County, Wisconsin, according to the recorded plat thereof.  
  
ALSO a 5.2 foot strip of land located in the NE 1/4 of Section 36, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows:  
  
Beginning at the Southeast corner of said Lot 16, Block 1, of said Harrison's Addition; thence North 198.52 feet; thence East 5.2 feet; thence South 198.52 feet; thence West 5.2 feet to the place of beginning.  
  
PARCEL 3:  
A parcel of land being a part of The Plat of Harrison's Addition to the Village, of Elkhorn, located in the NE 1/4 of Section 36, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, shown on the original plat for Harrison's Addition as Adams Street, being a strip of land 42 feet wide whose Westerly line is described as follows:  
  
Beginning at the Southeast corner of Lot 16, Block 1, said Harrison's Addition, thence North along the East line of Lots 16, 13, 12 and 9, in said Block 1, 330 feet to the Northeast corner of said Lot 9, Block 1, and the end of said Westerly line and roadway.  
  
EXCEPTING THEREFROM a parcel described as beginning at the Southeast corner of said Lot 16, Block 1; thence North 198.52 feet; thence East 5.2 feet; thence South 198.52 feet; thence West 5.2 feet to the place of beginning.  
  
Tax Key No.: YHN 00002A  
LEGAL DESCRIPTION PER TITLE COMMITMENT PROVIDED BY CLIENT

PLAT OF SURVEY  
320 NORTH CHURCH STREET  
ELKHORN, WISCONSIN

WORK ORDERED BY -  
WINDOW WELL EXPERTS, INC.  
278 N MAIN STREET  
WALWORTH, WI 53184

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

PROJECT NO.  
7370.23  
DATE  
01/02/2024  
SHEET NO.  
1 OF 1

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 AND ITS EXTERIOR BOUNDARIES. 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: 1/2/2024

CHRISTOPHER A. HODGES  
S-2769  
ELKHORN, WIS.  
LAND SURVEYOR

JAN 19 2024

8795

LINE	BEARING	DISTANCE
L1	N 01°37'37" W	22.02'
L2	S 88°22'23" W	42.00'

- LEGEND
- = FOUND IRON PIPE STAKE
  - = FOUND IRON REBAR STAKE
  - ◆ = FOUND IRON BAR STAKE
  - = SET IRON REBAR STAKE
  - {XXX} = RECORDED AS

ASSIGNED THE SOUTH LINE OF LANDS SURVEYED  
S 88°14'18" W

NORTH CHURCH STREET  
{66' WIDE ROW}

LOT 10 OF EDGEWOOD 1ST ADDITION, A SUBDIVISION, AS MONUMENTED AND OCCUPIED APPEARS TO INDICATE THAT OVERLAPS AND/OR GAPS MAY EXIST BETWEEN EDGEWOOD 1ST ADDITION AND THE LANDS SURVEYED HEREON. OTHER LOTS ARE NOT SHOWN AS THEIR LOCATION CAN NOT BE DETERMINED WITH THE FIELD WORK CONDUCTED TO DATE.

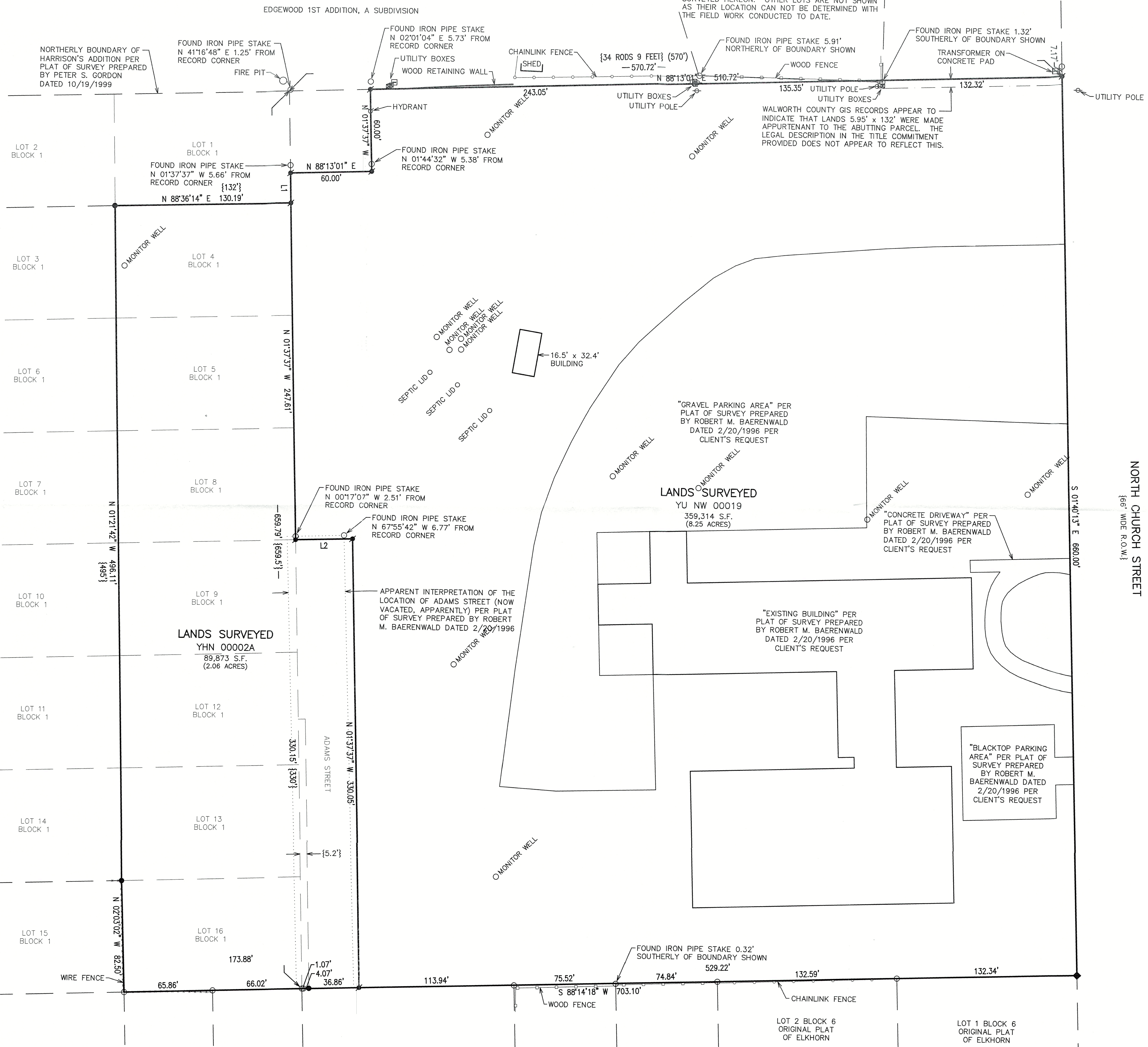
WALWORTH COUNTY GIS RECORDS APPEAR TO INDICATE THAT LANDS 5.95' x 132' WERE MADE APPURTENANT TO THE ADJUTING PARCEL. THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT PROVIDED DOES NOT APPEAR TO REFLECT THIS.

"GRAVEL PARKING AREA" PER PLAT OF SURVEY PREPARED BY ROBERT M. BAERENWALD DATED 2/20/1996 PER CLIENT'S REQUEST

LANDS SURVEYED  
YU NW 00019  
359,314 S.F.  
(8.25 ACRES)

"EXISTING BUILDING" PER PLAT OF SURVEY PREPARED BY ROBERT M. BAERENWALD DATED 2/20/1996 PER CLIENT'S REQUEST

"BLACKTOP PARKING AREA" PER PLAT OF SURVEY PREPARED BY ROBERT M. BAERENWALD DATED 2/20/1996 PER CLIENT'S REQUEST



MAP SCALE IN FEET - ORIGINAL 1"=40'

YHN-2A YU NW-19