

# PLAT OF SURVEY

**LOCATION:** Elkhorn, Wisconsin  
**PREPARED FOR:** Witte Supply Co  
**PROPERTY DESCRIPTION:**

Parcels of land located in the Northeast 1/4 of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, described as follows:

All that part of the following described real estate which lies South and Southwesterly of the centerline of former U.S. Highway 12, as now located and being situated in the City of Elkhorn, County of Walworth, and State of Wisconsin, to-wit: Bounded on the North by the North line of Section 6 in Town 2 North, Range 17 East, of the 4th P.M. on the West by a line drawn parallel to and 1 1/2 rods East of and distant from the West line of the East 1/2 of the Northeast 1/4 of said Section; on the South by a line drawn parallel to and 40 rods South of and distant from the North line of said Section; and on the East by the East line of said Section.

ALSO, that certain parcel of real estate lying South of the centerline of U.S. Highway 12, described as: Begin at the intersection of the North line of Section 6, Town 2 North, Range 17 East and the West line of the East 1/2 of the Northeast 1/4 of said section; thence South 40 rods; thence East 1 1/2 rods; thence North 40 rods; thence West 1 1/2 rods to the place of beginning.

EXCEPTING THEREFROM, Commencing at a point where the South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 6, Town 2 North, Range 17 East, of the 4th P.M., intersects the Westerly line of State Trunk Highway 12 (as of this day November 2, 1957); thence Northwesterly along the Westerly line of said highway, along the arc of a 5° curve, 300.00 feet to an iron stake; thence South 52° 32' West, 425.6 feet to an iron stake in the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 6; thence North 89° 10' East, 516.8 feet in said South line to the place of beginning.

FURTHER EXCEPTING THEREFROM lands conveyed in instrument recorded July 25, 1973 in Volume 97 of Records, page 671, as Document No. 667666 and in instrument recorded October 14, 1965 in Volume 625 of Deeds, page 574, as Document No. 575141.

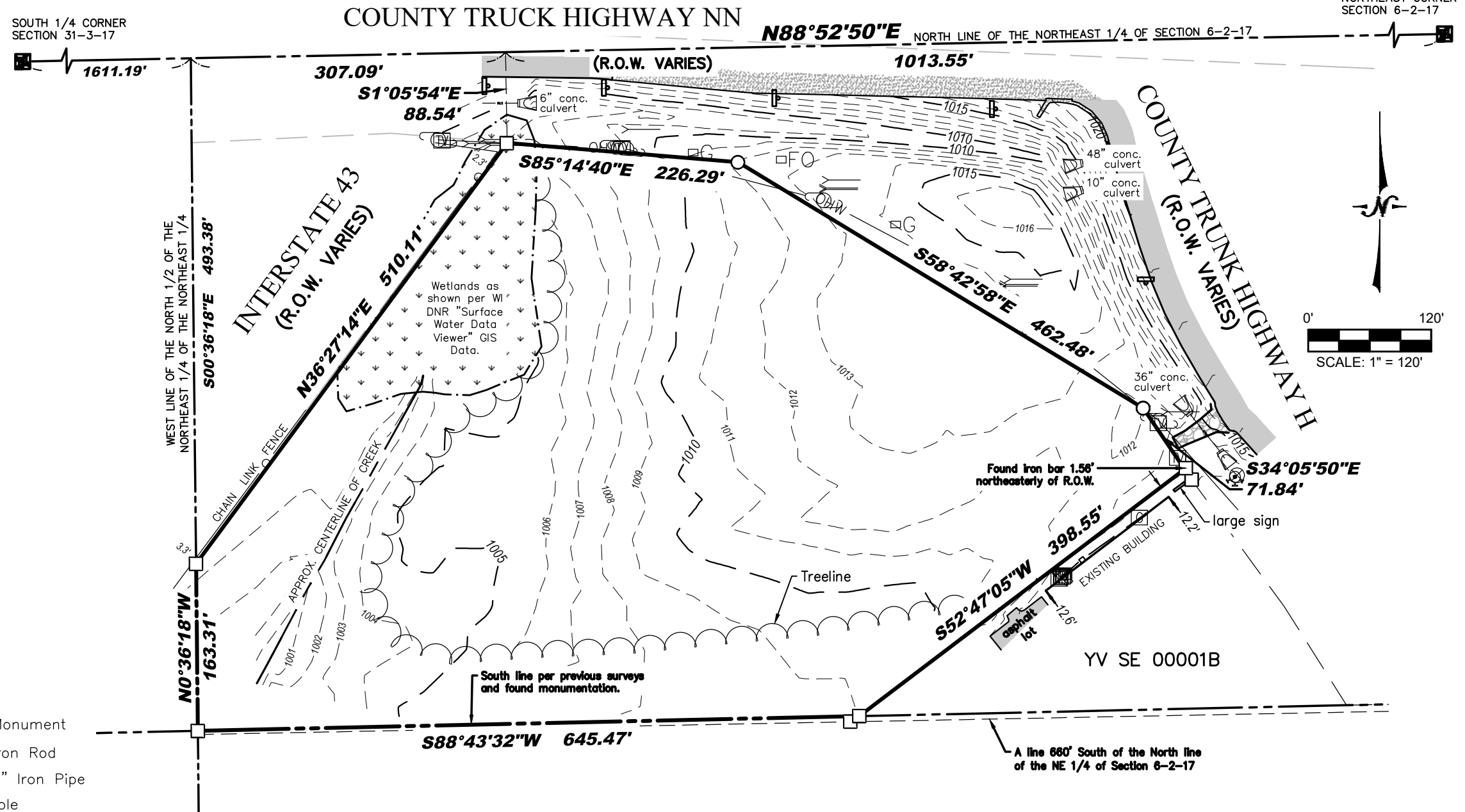
**CURRENT OWNER:** Witte Investments, LLC  
**TAX ID:** YV SE 00001A

**Legend:**

- |                    |                    |
|--------------------|--------------------|
| TV Pedestal        | Found Monument     |
| Fiber Optic Marker | Found Iron Rod     |
| Fire Hydrant       | Found 1" Iron Pipe |
| Water Main Valve   | Utility Pole       |
| End Section        | Guy Anchor         |
| Gas Meter          | Utility Pedestal   |
| Gas Line Marker    | Electric Meter     |
| Sign               | Telephone Pedestal |

**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
440 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 402-5040

SOUTH 1/4 CORNER SECTION 31-3-17



**NOTE:** THIS PLAT DOES NOT SHOW EITHER END OF APPARENT CREEK. NO WETLAND DELINEATION OR FIELD LOCATION HAS BEEN DONE BY THIS OFFICE.

BEARINGS HEREON RELATE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 6-2-17; BEARING ASSUMED SOUTH  $88^{\circ}52'50''$  WEST.



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027