

PLAT OF SURVEY PARCEL# YU SW 00036

LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4
OF SECTION 1, TOWN 2 NORTH, RANGE 16 EAST,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
ASSUMED WEST R.O.W. OF DEVENDORF STREET
FROM AUG 1972 JENSEN SURVEY
BEARING N 1° 26' E

INTERSECTION OF
WEST R.O.W.
DAVENDORF AND
SOUTH R.O.W.
WALWORTH

Legal Description:

PARCEL A:

A parcel of land located in the Northwest 1/4 of Section 1, Town 2 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the West line of Devendorf Street with the South line of Walworth Street in the City of Elkhorn, Walworth County, Wisconsin; thence South along the West line of said Devendorf Street 553.38 feet to the place of beginning; thence West measured at right angles to the West line of said Devendorf Street 132 feet to an iron pipe; thence South in a line parallel to the said West line 89 feet to an iron pipe; thence East 132 feet to an iron pipe in the said West line of Devendorf Street; thence North in the said West line 89 feet to the place of beginning.

PARCEL B:

A parcel of land located in the Northwest 1/4 of Section 1, Town 2 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the South line of Walworth Street and the West line of Devendorf Street of the City of Elkhorn; thence South along the West line of said Devendorf Street (70.6) feet to the place of beginning; thence West at right angles to said Devendorf Street 164 feet; thence South 82.77 feet; thence East 164 feet to the West line of said Street; thence North along said Street 82.77 feet to the place of beginning, EXCEPTING THEREFROM the North 41.385 feet thereof.

PARCEL C:

A parcel of land located in the Northwest 1/4 of Section 1, Town 2 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the South line of Walworth Street and the West line of Devendorf Street of the City of Elkhorn; thence South along the West line of Devendorf Street 553.38 feet to a point; thence West at right angles to said Devendorf Street 132.00 feet to the place of beginning; thence continue West 32.00 feet; thence South 89 feet; thence East 32.00 feet; thence North 89 feet to the place of beginning.

LEGEND

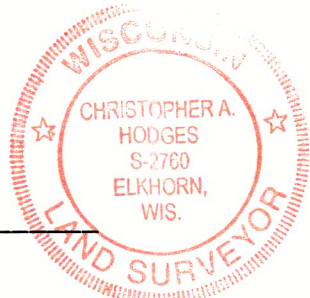
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- {XXX} = RECORDED AS
- OH — = OVERHEAD UTILITY WIRES

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. FIELD WORK COMPLETED OCTOBER 1, 2024

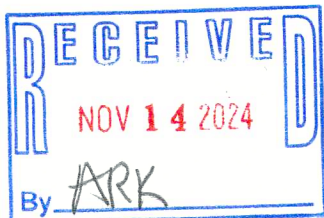
DATED: OCTOBER 10, 2024

CHRISTOPHER A. HODGES P.L.S. S-2760



CHAINLINK FENCE
EAST OF PARCEL SURVEYED

FOUND IRON PIPE 0.16'
SOUTH OF PROPERTY LINE



PARCEL # YU SW 00037E

PARCEL # YU SW 00037F

PARCEL B

LEGAL APPEARS TO BE INCORRECT
(DISTANCE TO THE INTERSECTION OF THE WEST R.O.W. OF DEVENDORF
& SOUTH R.O.W. OF WALWORTH TO BE 512.02 NOT 470.61 PER LEGAL)

PARCEL # YU SW 00036

214.12 S.F.
(0.49 ACRES)

PARCEL A

GAS METER

A/C

RESIDENCE

CONCRETE

CONCRETE

PAVEMENT

GAS METER

CONC.

10.3' SHEET

20.4' GARAGE

CHAINLINK FENCE
SOUTH OF PARCEL SURVEYED

DAVENDORF
{66' WIDE R.O.W.}

MANHOLE

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

OH

PARCEL # YU SW 00038

164.09' {164.00'}

S 88°34'00" E

164.09' {164.00'}

MAP SCALE IN FEET - ORIGINAL 1"=20'

20 10 0 20 40 60 80

PLAT OF SURVEY

120 S DEVENDORF STREET
ELKHORN, WI

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098 e-mail: office@farrishansen.com

BEN MATHERS
665 KANE STREET
BURLINGTON, WI 53105

REVISIONS

PROJECT NO.

11114

DATE:

10/10/24

SHEET NO.

1 OF 1

YU SW -36