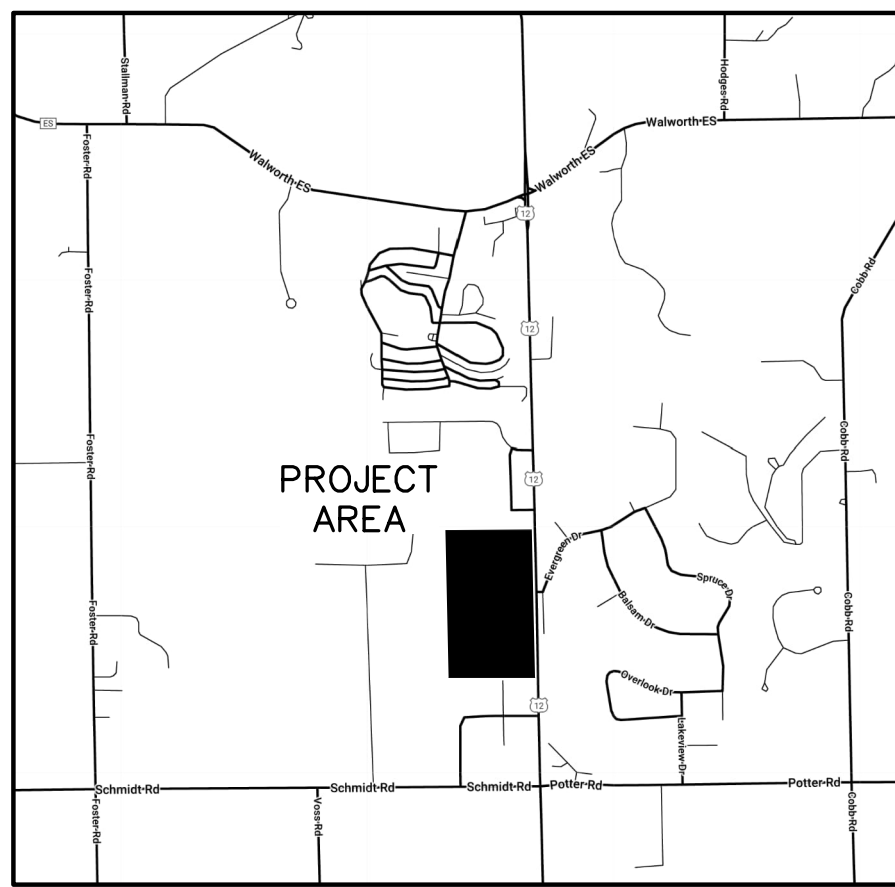


FILENAME: S:\Wau\_Co\Elkhorn\_gov\240278\_Elkhorn\_Park\_Planning\Survey\DWG\240278\_Plat.dwg



VICINITY MAP  
NOT TO SCALE



BEARINGS ARE REFERENCED  
TO NAD83(2011) WISCONSIN  
STATE PLANE - SOUTH ZONE  
VERTICAL DATUM IS NAVD 88



Toll Free (800)242-8511  
Milwaukee Area (414)259-181  
Hearing Impaired TDD (800)542-2289  
www.DiggersHotline.com  
REGISTERS HOTLINE TICKETS:  
20243318342, 20243319408, 20243319457, 20243319507.

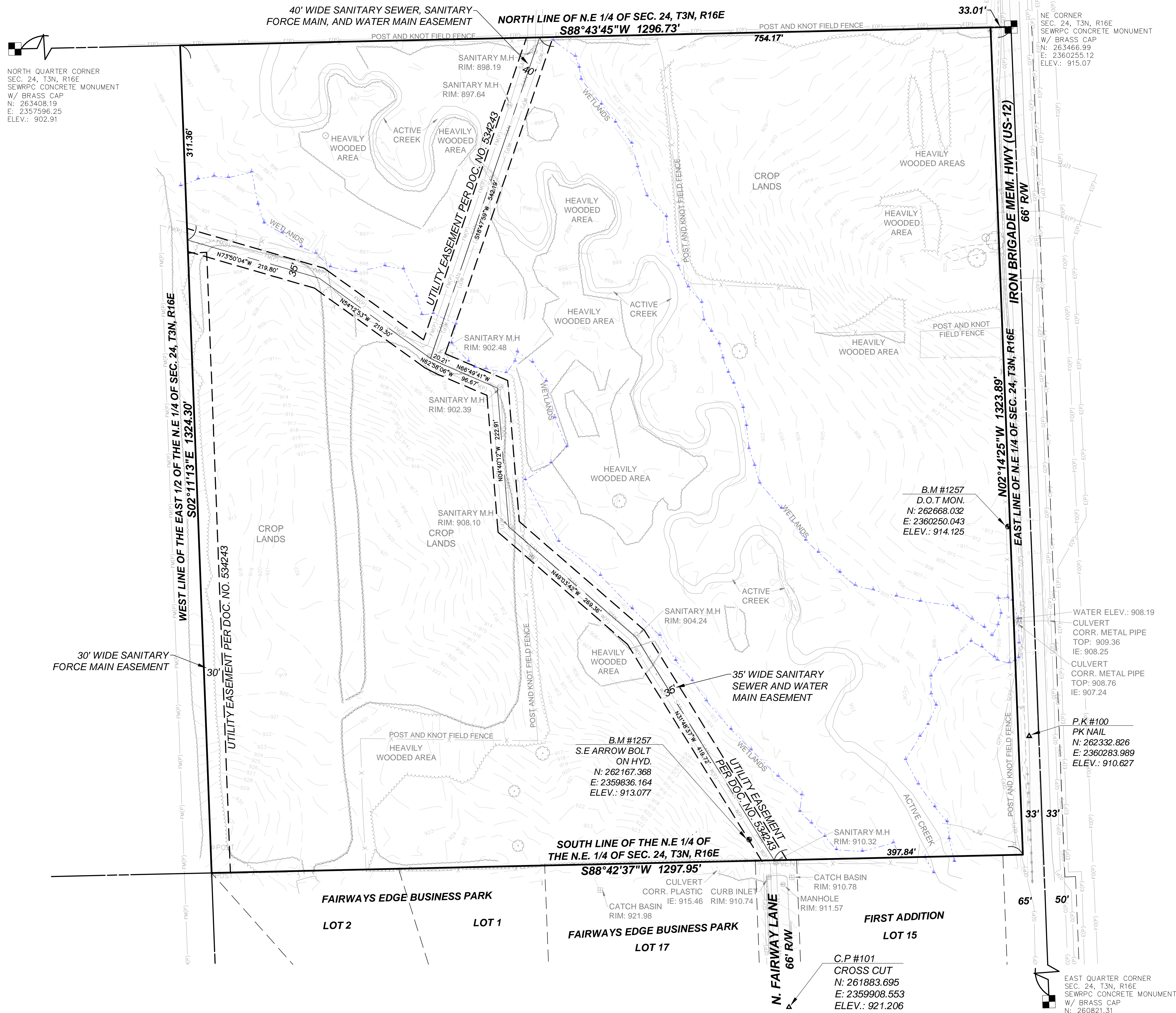
ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS  
SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES  
HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES  
MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS  
RECEIVED FROM MEMBERS NOTIFIED. LACKING  
EXCAVATION THE EXACT LOCATION OF UNDERGROUND  
FEATURES CANNOT BE ACCURATELY, COMPLETELY AND  
RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE  
DETAILED INFORMATION IS REQUIRED, THE CLIENT IS  
ADVISED THAT EXCAVATION MAY BE NECESSARY.

#### LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- = 1 1/4" IRON PIPE O.D.  
FOUND OR AS NOTED
- = 1-1/4" O.D. x 16" LONG.  
IRON PIPE SET,  
WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.  
(R.A.) = RECORDED AS
- = OUTSIDE DIAMETER
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- ⊗ = PULLBOX
- ⊗ = MANHOLE TYPE NOTED
- ⊗ = SANITARY SEWER MANHOLE
- ⊗ = STORM SEWER MANHOLE
- ⊗ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊗ = WATER MANHOLE
- ⊗ = UTILITY METER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = INLET
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊗ = CLEANOUT
- ⊗ = FLAG POLE
- ⊗ = UTILITY MARKER POST
- ⊗ = SIGN ON POST
- ⊗ = UTILITY CONTROL BOX
- ⊗ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 --- = MINOR CONTOUR
- 5 --- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W --- = WATER MAIN
- ST --- = STORM SEWER
- SN --- = SANITARY SEWER
- G --- = NATURAL GAS MAIN
- T --- = UNDERGROUND TELEPHONE
- E --- = UNDERGROUND ELECTRIC
- OH --- = OVERHEAD UTILITY LINES
- FO --- = UNDERGROUND FIBER OPTIC
- TV --- = UNDERGROUND CABLE TV
- C --- = COMMUNICATION CONDUIT
- (P) --- = UTILITIES PER PLAN
- ASPHALT SURFACE
- CONCRETE SURFACE

# PLAT OF SURVEY WITH TOPOGRAPHY

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE  
16 EAST, CITY OF ELKHORN, COUNTY OF WALWORTH, STATE OF WISCONSIN.



#### LEGAL DESCRIPTION:

PROVIDED PER KNIGHT BARRY TITLE INC.,  
FILE #: 2305413, EFFECTIVE DATE NOVEMBER 6, 2024.

The East 1/2 of the Northeast 1/4 of Section 24, Township 3 North, Range 16 East, City of Elkhorn, County of Walworth, State of Wisconsin. EXCEPTING THEREFROM all that portion thereof as is set forth in a Land Contract by and between Orlo Belk and Lillian Belk, as Vendors, and Leon D. Walter and Dorothy Walter, as Purchasers, recorded on January 3, 1972 in Volume 62 of Records on page 104 as Document No. 645044; and FURTHER EXCEPTING THEREFROM all that portion thereof as is set forth in a Land Contract from Orlo Belk and Lillian Belk, Vendors, to G. George Fox and Kathleen Fox, as Purchasers, recorded April 2, 1974 in Volume 111 of Records on page 822 as Document No. 676662; and FURTHER EXCEPTING THEREFROM all that portion thereof as is set forth in a Conveyance of Lands to County for Highway Purposes from Orlo Belk and Lillian Belk to Walworth County, recorded July 18, 1947 in Volume 320 of Deeds on page 119 as Document No. 399846; and FURTHER EXCEPTING THEREFROM all that portion thereof laid out, dedicated and used for roads, streets and highways, including but not limited to State Highway 12/67. Said parcel having been historically described as: The East 1/2 of the Northeast 1/4 of Section 24, Township 3 North, Range 16 East, excepting in Township 3 North, Range 16 East, Section 24, East 1/2 of the Northeast 1/4, the West 32 feet of the East 65 feet of the South 1285.6 feet of the East 1/2 of the Northeast 1/4 of said Section 24, subject to the rights existing under the following land contract executed by Orlo Belk and Lillian Belk, his wife as Vendor and Leon D. Walter and Dorothy Walter, his wife, as Vendee, dated December 30, 1971 and recorded January 3, 1972 in Volume 62 of Records on page 104 as Document No. 645044 which described: A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 3 North, Range 16 East, of Walworth County, Wisconsin described as follows, to-wit: Commence at the East 1/4 corner of said Section 24; thence North 89° 41' 30" West along the East-West 1/4 section line 65.00 feet to the place of beginning; thence continue North 89° 41' 30" West along the East-West 1/4 section line 529.06 feet; thence North 0° 36' 30" West 437.25 feet; thence South 89° 41' 30" East 529.06 feet to the West line of Highways 12, 15 and 67 right-of-way, thence South 0° 36' 30" East along the said West line, 437.25 feet to the place of beginning. Said land being in the City of Elkhorn, County of Walworth, State of Wisconsin.

For informational purposes only:  
Property Address: 1750 North Wisconsin Street, Elkhorn, WI 53121  
Tax Key Number: YU NW 00254

#### SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the  
the above described property was surveyed on 10/25/2024 in accordance with  
AE-7 of the Wisconsin Administrative Code and is correct to the best of my  
knowledge and belief.

Brian Sandberg  
Brian E. Sandberg S-2500  
November 25th, 2024.



7711 N. Port Washington Road  
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

ELKHORN PARK  
PLANNING

LOCATION:

N. WISCONSIN ST.  
(US-12), ELKHORN,  
WI 53121

CLIENT:

ELKHORN™  
WISCONSIN

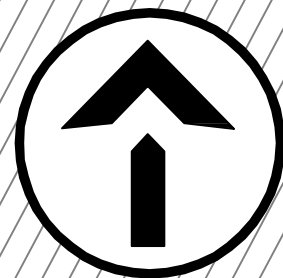
RELEASE:

FINAL

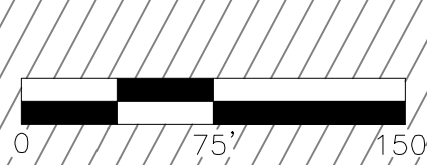
REVISIONS:

#	DATE	DESCRIPTION

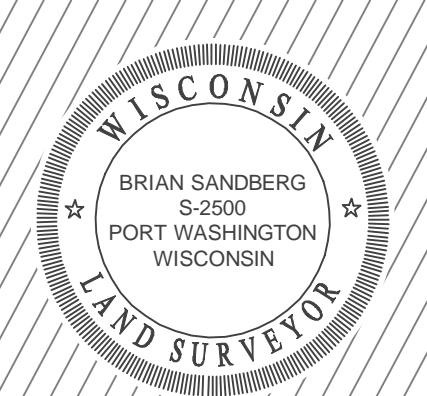
NORTH ARROW:



SCALE: 1" = 75'



SEAL:



all in

SHEET:

01  
PLAT OF SURVEY  
WITH TOPOGRAPHY

PROJECT MANAGER: B.S.  
PROJECT NUMBER: 240278  
DATE: 11/25/2024

SHEET NUMBER:

1