

ROCKWELL

STREET

BROAD

STREET

WISCONSIN

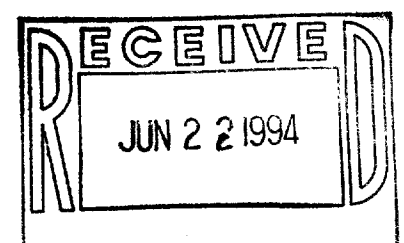
PLAT OF SURVEY OF

A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, T2N, R16E, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE EAST LINE OF BROAD STREET 165 FEET SOUTH OF THE NORTHEAST CORNER OF ROCKWELL BROTHERS ADDITION TO THE CITY OF ELKHORN, AS PLATTED, RUNNING THENCE SOUTH IN THE EAST LINE OF BROAD STREET 242 FEET TO A STAKE; THENCE EAST 132 FEET; THENCE NORTH 241.4 FEET; THENCE WEST 132 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM, THE NORTH 16.5 FEET OF THE ABOVE DESCRIBED PARCEL AND FURTHER EXCEPTING THEREFROM, COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 48 OF ROCKWELL'S 2ND ADDITION TO THE CITY OF ELKHORN; THENCE WEST 4 RODS TO THE WEST LINE OF WISCONSIN STREET; THENCE NORTH ALONG THE WEST LINE OF SAID STREET 24.75 FEET TO THE NORTHEAST CORNER OF THE WARNING PROPERTY; THENCE WEST ALONG THE NORTH LINE OF SAID PROPERTY 132 FEET TO THE PLACE OF BEGINNING; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID WISCONSIN STREET 77 FEET; THENCE WEST 132 FEET; THENCE SOUTH 77 FEET TO THE NORTHWEST CORNER OF THE WARNING PROPERTY; THENCE EAST 132 FEET TO THE PLACE OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIPE MARKING THE INTERSECTION OF THE SOUTH LINE OF ROCKWELL STREET AND THE EAST LINE OF BROAD STREET; THENCE S 0°03'47" E ALONG THE EAST LINE OF SAID STREET AS MONUMENTED 165.00 FEET TO A FOUND IRON PIPE AND THE PLACE OF BEGINNING; THENCE EAST 131.25 FEET TO A POINT LOCATED 0.73 FEET SOUTH AND 0.12 FEET EAST OF A FOUND IRON PIPE; THENCE S 0°13'49" E 147.24 FEET TO A FOUND IRON PIPE; THENCE N 89°59'13" W 131.68 FEET TO A FOUND IRON PIPE ON THE EAST LINE OF SAID BROAD STREET; THENCE N 0°03'47" W ALONG THE EAST LINE OF SAID BROAD STREET 147.21 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.44 ACRES OF LAND MORE OR LESS.

- LEGEND
- - IRON PIPE FOUND
  - - IRON ROD FOUND
  - ✕ - CUTCROSS IN CONCRETE FOUND
  - △ - UTILITY POLE
  - - OVERHEAD UTILITY LINES
  - - WOOD FENCE
  - - CHAINLINK FENCE
  - ( ) - RECORDED AS

ORDERED BY: RE/MAX-LAKES AREA REALTORS  
1815 N. SHORE DRIVE  
DELAVER, WI 53115



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 (1) YEAR FROM DATE HEREON.

David F. Abell  
DAVID F. ABELL  
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

February 17, 1994  
DATE  
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



SCALE 1"=20'

NOTE: FOUND 16.5 FOOT OVERLAP IN LEGAL DESCRIPTIONS BETWEEN TAX PARCEL YUSW-11 AND TAX PARCELS YUSW-4 AND YUSW-5.

NOTE: THE BEARING OF THE NORTH LINE OF TAX PARCEL YUSW-11 IS ASSUMED EAST-WEST.

TAX PARCEL  
YUSW-10A

TAX PARCEL  
YUSW-11  
AREA=0.44 ACRES

TAX PARCEL  
YUSW-4

TAX PARCEL  
YUSW-5

LOADING DOCK  
BUILDING

GARAGE

GARAGE

GARAGE

END OF FENCE  
0.5' WEST OF LINE  
BUILDING EXTENDS  
0.2' WEST OF LINE

BUILDING

SOUTHWEST CORNER BLOCK 48  
ROCKWELL'S 2ND ADDITION

ADDITIONAL IRON PIPE FOUND  
BENT, 0.54' NORTH AND 0.97'  
WEST OF CORNER

NORTHEAST CORNER ROCKWELL  
BROTHERS ADDITION

IRON PIPE FOUND 0.73' NORTH  
AND 0.12' WEST OF CORNER

FENCE 1.1' EAST  
OF LINE

FENCE 0.8' EAST  
OF LINE

S 0°13'49" E

N 89°59'13" W

(WEST 132')

131.68'

(EAST 132')

(WEST 132')

(NORTH 24.75')

(WEST 66')

65.82'

66.00'

ROCKWELL STREET 66.01' (66')

165.00'

131.25'

132'

132.00'

(SOUTH)

S 0°03'47" E 165.00'

147.21'

24.2'

22.4'

24.3'

30.3'

24.2'

6.2'

5.7'

25.6'

14.2'

29.5'

32.2'

48.1'

6.2'

147.21'

N 0°03'47" W

242'

(SOUTH)

EAST LINE BROAD STREET

(77')

200.72'

(SOUTH)

147.21'

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