

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, SURVEYING
7 RIDGEWAY COURT - P. O. BOX 437, ELKHORN, WISCONSIN 53121
PHONE: (414) 723-2098 FAX: (414) 723-5886

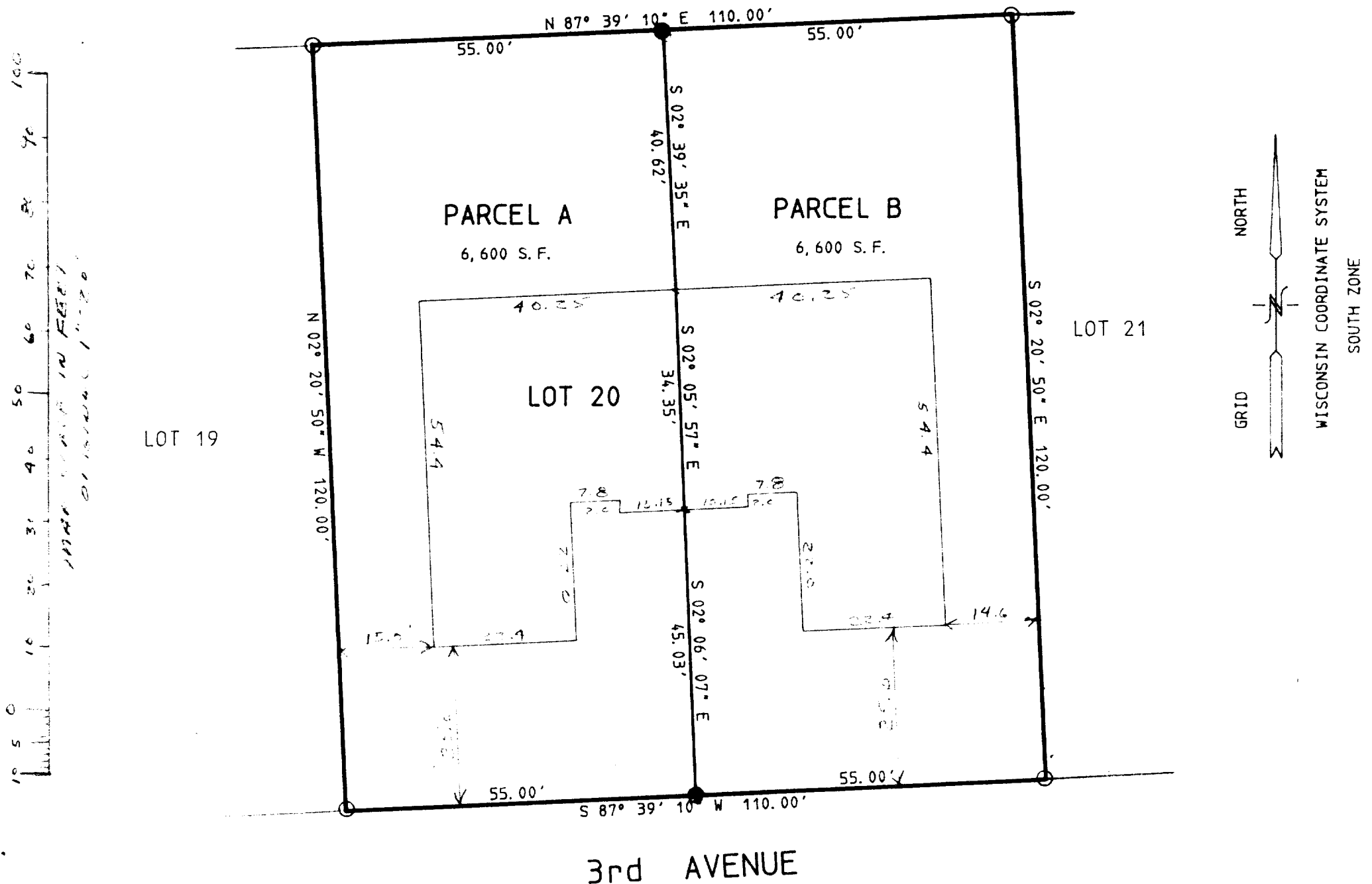
LOCATION
LOT 20 NICHOLS SUBDIVISION 1st
ADDITION
NW 1/4 SEC. 31, TOWN 3 NORTH, RANGE 17
EAST
CITY OF ELKHORN
WALWORTH COUNTY, WISCONSIN

PLAT OF SURVEY

WORK ORDERED BY: WES ERSKINE

LEGEND
● = SET IRON REBAR STAKE
○ = FOUND IRON PIPE STAKE
○ = FOUND IRON REBAR STAKE
= FOUND CONCRETE MONUMENT
= RECORDED AS

OUTLOT 2



LEGAL DESCRIPTION

PARCEL A

A PART OF LOT 20 OF NICHOLS SUBDIVISION 1st ADDITION, LOCATED IN THE NW 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN;

DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE N 02DEG 20MIN 50SEC W, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE NORTH LINE OF SAID LOT 20, N 87DEG 39MIN 10SEC E, 55.12 FEET; THENCE S 02DEG 39MIN 35SEC E, 40.62 FEET TO THE PARTY WALL OF A BUILDING ON SAID LOT 20; THENCE S 02DEG 05MIN 57SEC E, 34.35 FEET ALONG SAID PARTY WALL; THENCE S 02DEG 06MIN 07SEC E, 45.03 FEET TO THE NORTHERLY LINE OF 3rd AVENUE; THENCE S 87DEG 39MIN 10SEC W, 55.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,600 SQUARE FEET OF LAND MORE OR LESS.

LEGAL DESCRIPTION

PARCEL B

A PART OF LOT 20 OF NICHOLS SUBDIVISION 1st ADDITION, LOCATED IN THE NW 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 17 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN;

DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE S 87DEG 39MIN 10SEC W, 55.00 FEET; THENCE N 02DEG 06MIN 07SEC E, 45.03 FEET TO THE PARTY WALL OF A BUILDING ON SAID LOT 20; THENCE N 02DEG 05MIN 57SEC W, 34.35 FEET ALONG SAID PARTY WALL; THENCE N 02DEG 39MIN 35SEC W, 40.62 FEET TO THE NORTHERLY LINE OF SAID LOT 20; THENCE N 87DEG 39MIN 10SEC E, 55.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 20; THENCE S 02DEG 20MIN 50SEC W, 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,600 SQUARE FEET OF LAND MORE OR LESS.

BUYER

PARCEL A WILLARD & MARGE DECKER

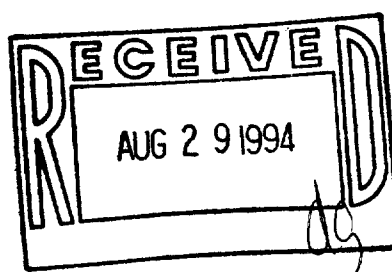
BUYER

PARCEL B SAM & ROSEMARY LANZAROTTA

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK 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: 6/27/94



DATED: 06-27-1994
PROJ 3229.20

4-870