

WALWORTH COUNTY
SURVEYING & MAPPING
727 HENRY STREET
LAKE GENEVA, WISCONSIN 53147
414-248-0505

PLAT OF SURVEY OF
PARCELS OF LAND LOCATED IN THE NORTHWEST
1/4 OF SECTION 22, TIN, R16E, VILLAGE OF WAL-
WORTH, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: WESTERN PACIFIC INDUSTRIES, INC.
C/O HOWARD J. ROSENSTOCK, ESQUIRE
LANE & EDSON, P.C.
2300 M STREET, N.W.
WASHINGTON, D.C. 20037

CTIC REFERRAL NO. 90510

Robert M. Baerenwald
ROBERT M. BAERENWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1508

SCALE: 1"=50'

LEGEND

- ♂ - IRON PIPE FOUND
- ♀ - CONCRETE MONUMENT FOUND
- ⊗ - IRON MONUMENT IN CONCRETE, FOUND
- + - CUT CROSS IN CONCRETE
- - IRON ROD PLACED
- () - RECORDED AS
- ~~▲~~ - CENTERLINE
- X — FENCELINE

ROBERT M. BAERENWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1508

Dec. 12, 1986
DATE JOB NO. 0851

WALWORTH COUNTY
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LAKE GENEVA, WISCONSIN

SHEET 2 OF 4 SHEETS

LEGAL DESCRIPTIONS

Outlot 86 of the ASSESSOR'S PLAT to the Village of Walworth as recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 27, 1937 in Volume 11 of Plats at page 14, as Document No. 323109.

Also, commencing at a point in the West line of the NW 1/4 of Section 22 Township 1 North, Range 16 East, 93 rods and 3 $\frac{1}{2}$ feet North of the Southwest corner of said $\frac{1}{4}$ section; thence East parallel to the South line of the land conveyed to William Higbee by Howard E. Fish and wife by deed dated January 30, 1883 and recorded February 1, 1883 in Volume 68 of Deeds at page 53, in the office of the Register of Deeds of Walworth County, 300 feet to a point; thence North parallel with said West line of said $\frac{1}{4}$ section, 150 feet to a point; thence West parallel to said South line 300 feet to a point in said West section line; thence South along said section line 150 feet to the place of beginning; also known as Outlot 87 of the ASSESSOR'S PLAT of the Village of Walworth, as recorded in Volume 11 of Plats at page 14.

Parcel Two: Outlots 110 and 111 of the Assessor's Plat to the Village of Walworth, according to the plat thereof on record in the office of the Register of Deeds in Volume 11 of Plats page 14.

Also, all that part of the Northwest $\frac{1}{4}$ of Section 22, T1N, R16E, Walworth County, Wisconsin, described as follows: Commencing at the West $\frac{1}{4}$ corner of said Section 22, and run thence North along the West line of said Section 22, 1538.00 feet; thence Easterly along the centerline of a 40 foot wide street, 420.00 feet; thence North parallel to the West line of said Section 22, 100 feet to the Northeast corner of Outlot 111 of the Assessor's Plat of the Village of Walworth, said point being the point of beginning of the parcel of land hereinafter described; thence continue North parallel to the West line of said Section 22, 5.00 feet; thence Westerly parallel to the North line of Outlots 110 and 111, 62.00 feet; thence South parallel to the West line of said Section 22, 5.00 feet; thence Easterly along the North line of Outlot 110 and 111, 62.00 feet to the point of beginning.

Parcel Three A: A parcel of land located in the Northwest $\frac{1}{4}$ of Section 22, Town 1 North, Range 16 East, Walworth County, Wisconsin, and described as follows: Commencing at the intersection of the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way, said line being parallel and 50.00 feet perpendicular to the center line of said railroad and the West line of said Section 22; thence South along said West line 344.65 feet; thence S 89° 21' 00" East 300.00 feet to the Southeast corner of Outlot 87 of the Assessor's Plat of the Village of Walworth and the point of beginning; thence North 20.00 feet to the Southwest corner of Outlot 110 of said plat; thence S 89° 21' 00" East 120.00 feet to the Southeast corner of Outlot 111 of said plat; thence North along the East line of said Outlot 111, 20.00 feet; thence S 89° 21' 00" East 106.50 feet to the West line of Park Street; thence North along the West line of said street 109.42 feet to the Southerly line of said railroad right of way; thence S 69° 05' 05" East along said right of way 52.99 feet to the East line of said street; thence South along the East line of said street 91.07 feet; thence S 89° 21' 00" East 245.65 feet to the Southerly line of said railroad right of way; thence South 20.00 feet; thence N 89° 21' 00" West 295.15 feet to the West line of Park Street; thence South along the West line of said street 20.00 feet; thence N 89° 21' 00" West 226.50 feet to the place of beginning.

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SHEET 3 OF 4 SHEETS

Parcel Three B: A parcel of land located in the Northwest 1/4 of Section 22, T1N, R16E, Walworth County, Wisconsin, described as follows: Commencing at the intersection of the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way, and the West line of said Section 22; thence S 69° 05' 05" East 360.27 feet along the Southerly line of said railroad to the place of beginning; thence continue S 69° 05' 05" East 203.46 feet along said Southerly line; thence South 109.42 feet; thence N 89° 21' West 106.50 feet; thence North 65.00 feet; thence N 89° 21' West 120 feet; thence North 115 feet; thence S 89° 21' East 36.54 feet to the Southerly line of said railroad and the place of beginning.

Parcel Three C: A parcel of land located in the Northwest 1/4 of Section 22, T1N, R16E, Walworth County, Wisconsin, described as follows: Commencing at the intersection of the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way and the West line of said Section 22; thence S 69° 05' 05" East 616.72 feet along the Southerly line of said railroad to the place of beginning; thence continue S 69° 05' 05" East 262.95 feet along said Southerly line; thence N 89° 21' West 245.65 feet; thence North 91.07 feet to the Southerly line of said railroad and the place of beginning.

Parcel Four A: A parcel of land located in the NW 1/4 of Section 22, T1N, R16E, Walworth County, Wisconsin, described as follows, to-wit: Commence at the West 1/4 corner of said Section 22; thence North along the West line of said section 1758.07 feet to the point of beginning; thence continue North 151.34 feet to a point, said point being 25.00 feet at right angles to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main tract; thence S 69° 05' 05" East along a line that is 25.00 feet from, and parallel to said centerline 369.74 feet to a point, said point being 25.00 feet at right angles to said centerline; thence S 20° 54' 55" West 25.00 feet to an iron pipe, said pipe being 50.00 feet at right angles to said centerline; thence N 89° 18' 50" West 336.50 feet to the point of beginning.

Parcel Four B: A parcel of land located in the NW 1/4 of Section 22, T1N, R16E, Walworth County, Wisconsin, described as follows, to-wit: Commence at the West 1/4 corner of said Section 22; thence North along the West line of said Section 1909.41 feet to a point, said point being 25.00 feet at right angles to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main tract; thence S 69° 05' 05" East along a line that is 25.00 feet from, and parallel to said centerline 369.74 feet to the point of beginning; thence continue along said line 645.83 feet to an iron pipe, said pipe being 25.00 feet at right angles to said centerline; thence N 89° 21' West 72.18 feet to an iron pipe, said pipe being 50.00 feet at right angles to said centerline; thence N 69° 05' 05" West along a line that is 50.00 feet from and parallel to said centerline 578.12 feet to a point, said point being 50.00 feet at right angles to said centerline; thence N 20° 54' 55" East 25.00 feet to the point of beginning.

Parcel Five: Lot 1 of Certified Survey No. 1377, located in the NW 1/4 of the NW 1/4 of Section 22, T1N, R16E, being part of Outlot 85 of the Assessor's Plat of the Village of Walworth, Walworth County, Wisconsin, as filed for record on September 11, 1984 in Volume 6 of Certified Surveys at page 227, as Document No. 107007, in the office of the Register of Deeds for Walworth County, State of Wisconsin.

Tax Key Nos. VWP 00125 VWP 00126 VWP 00100 VA 1377 00001
VWUP 00009A

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WALWORTH COUNTY SHEET 4 OF 4 SHEETS
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SURVEYOR'S CERTIFICATE

I, ROBERT M. BAERENWALD, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF WISCONSIN, AND THE COUNTY OF WALWORTH, LEGALLY DOING SURVEY BUSINESS IN THE STATE OF WISCONSIN DO HEREBY CERTIFY TO WESTERN PACIFIC INDUSTRIES, INC. AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS IS A TRUE AND CORRECT PLAT OF SURVEY; THAT SUCH SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS AND IMPROVEMENTS ON SUCH DESCRIBED PROPERTY; THAT THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SUCH BUILDINGS OR IMPROVEMENTS, EXCEPT AS SHOWN, NOTED OR DESCRIBED ON SUCH SURVEY; THAT THERE ARE NO RECORDED OR VISIBLE RIGHTS OF WAY OR EASEMENTS ON SUCH DESCRIBED PROPERTY EXCEPT AS SHOWN, NOTED OR DESCRIBED ON SUCH SURVEY; AND THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ONTO SUCH DESCRIBED PROPERTY OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN, NOTED OR DESCRIBED ON SUCH SURVEY PLAT. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE COMMITMENT NUMBER WAL-21,394 DATED NOV. 11, 1986 AT 8:00 A. M., FROM CHICAGO TITLE INSURANCE COMPANY, AND THE LOCATION OF ANY MATTERS SHOWN THEREON, TO THE EXTENT THEY CAN BE LOCATED, HAVE BEEN SHOWN HEREON WITH THE APPROPRIATE RECORDING REFERENCE.

THE ABOVE PROPERTY DESCRIPTION INCLUDES ALL OF PARCELS AS SHOWN IN THE SAID TITLE COMMITMENT NUMBER WAL-21,394, WHICH PARCELS ARE CONTIGUOUS AND COMPROMISE THE ENTIRE PROPERTY AS DESCRIBED ABOVE.


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