

**SURVEY LEGEND**

- These standard symbols will be found in the drawing.
SANITARY SEWER LINE
STORM SEWER LINE
OVERHEAD UTILITIES LINE
BURIED ELECTRIC LINE
APPROXIMATE BURIED ELECTRIC LINE PER MAPS FROM OTHERS
BURIED GAS LINE
BURIED TELEPHONE LINE
APPROXIMATE BURIED TELEPHONE LINE PER MAPS FROM OTHERS
APPROXIMATE BURIED TELEVISION LINE PER MAPS FROM OTHERS
BURIED WATER LINE
APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
BURIED FIBER OPTICS LINE
APPROXIMATE BURIED FIBER OPTICS LINE PER MAPS FROM OTHERS
CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
EDGE OF BITUMINOUS CONTOUR LINE
RIGHT-OF-WAY LINE
RIGHT-OF-WAY CENTER LINE
SECTION LINE
INTERIOR LOT LINE
BEARING/DISTANCE TIE LINE
EASEMENT LINE
MATCH LINE
F.F.E. = FINISHED FLOOR ELEVATION
RECTANGULAR CATCH BASIN
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
WATER SERVICE
WATER VALVE
HYDRANT
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC OUTLET
ELECTRIC BOX
GENERATOR
ELECTRIC PEDESTAL
LIGHT POLE
POWER POLE
FLOOD LIGHT
GUY WIRE
GAS METER
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
GUARD POST/BOLLARD
METAL POST
VENT PIPE
CLEAN OUT
SIGN
FLAGPOLE
ROOF DRAIN TO SURFACE
ROOF DRAIN TO UNDERGROUND
MEMORIAL PLAQUE
BASKETBALL HOOP
ANTENNA TOWER
PLAY EQUIPMENT
LITTLE FREE LIBRARY
AUTOMATIC DOOR OPEN BUTTON
BUSH/SHRUB
GRAVEL AREA
LANDSCAPE AREA
SAND AREA
WOOD CHIP AREA
3/4" X 18" IRON BAR SET
WELDING 1/2" LBS/LIN. FT.
1" O.D. IRON PIPE FOUND
1-1/2" O.D. IRON PIPE FOUND
2" O.D. IRON PIPE FOUND
3/4" IRON BAR FOUND
1/2" IRON REBAR FOUND
MAG NAIL SET
BRASS MONUMENT FOUND
RECORDED AS

**BENCH MARK**

- ELEVATIONS ARE REFERENCED TO NAVD 29 DATUM.
BENCHMARK #1: 804 SPIKE ON NORTH SIDE OF LIGHT POLE. LOCATED APPROXIMATELY 70 FEET EAST OF THE EAST EDGE OF THE SALT SHED. ELEVATION = 864.69
BENCHMARK #2: 806 SPIKE ON SOUTH SIDE OF POWER POLE. LOCATED APPROXIMATELY 75 FEET NORTH OF THE NORTH EDGE OF THE WHITEWATER MIDDLE SCHOOL BUILDING. ELEVATION = 871.44
BENCHMARK #3: ARROW BOLT ON HYDRANT. LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH ELIZABETH STREET AND WEST LAUREL STREET. ELEVATION = 878.20
BENCHMARK #4: ARROW BOLT ON HYDRANT. LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH ELIZABETH STREET AND WEST COURT STREET. ELEVATION = 877.61
BENCHMARK #5: ARROW BOLT ON HYDRANT. LOCATED APPROXIMATELY 175 FEET NORTHEAST OF THE NORTHWEST CORNER OF THE WHITEWATER UNIFIED SCHOOL DISTRICT CENTRAL OFFICE BUILDING. ELEVATION = 866.34

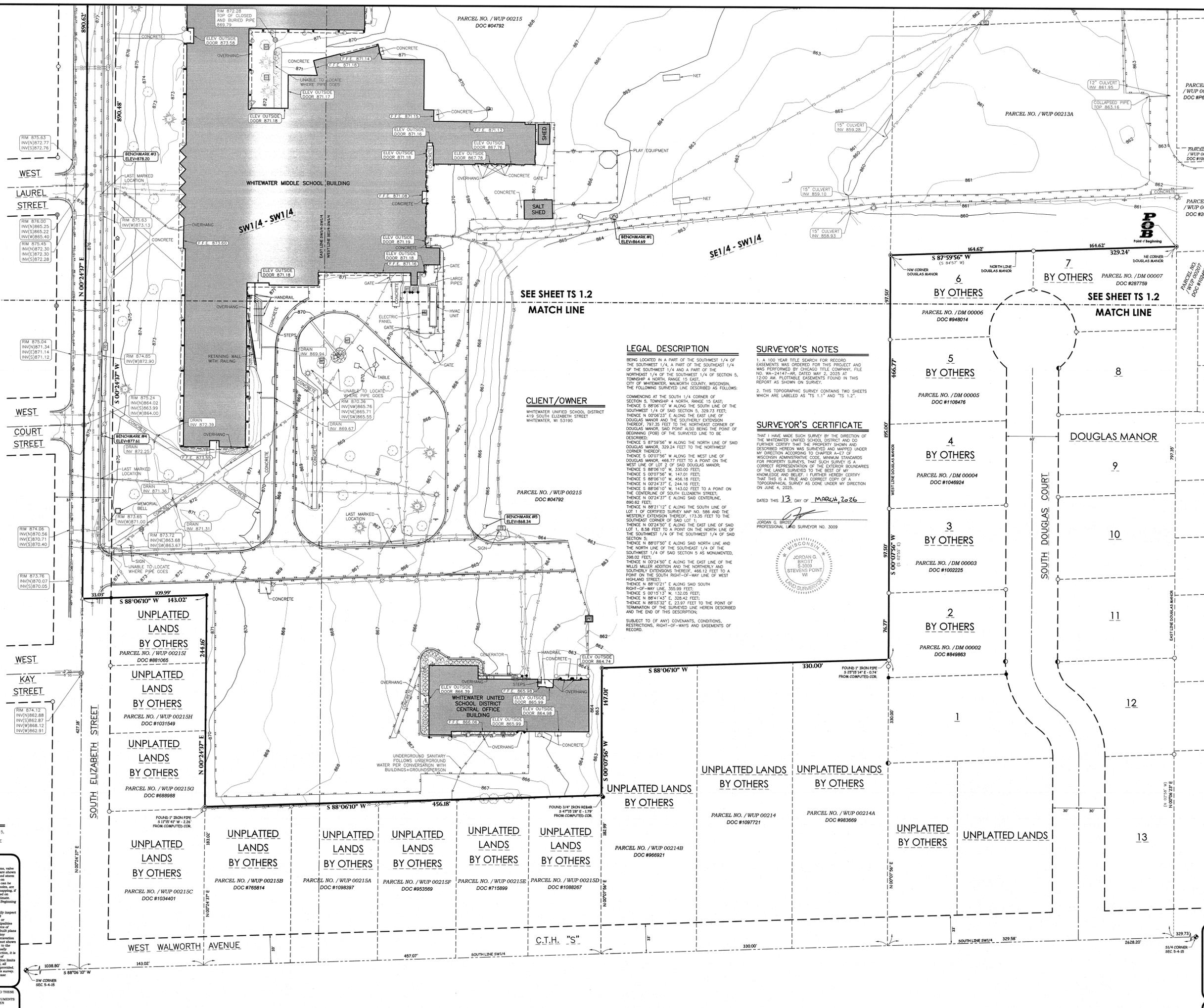
**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, BEARS S 88°06'10" W AS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

**UTILITY DISCLAIMER**

The locations of all above ground utilities and appurtenances (i.e. manhole rim, valve box covers, transformer enclosures, etc.) of which we are visually inspected, are shown herein based on actual surveyed locations. Rim elevations of sanitary sewer and storm sewer manholes, of which we are visually inspected, are shown herein based on actual surveyed elevations. Depths, sizes, and material types of pipes, which can be visually inspected, extending under existing structures and shown herein based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Prior to beginning did not enter into manholes to complete visual inspection underground.
The locations of all underground utilities and appurtenances, visible to visually inspect and/or field measure, are shown herein as only approximate. These utilities and appurtenances will be shown as planned on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Chicago) shall not be used as a basis for utility location. If utility companies or municipalities provide information, additional utility lines not discovered, marked, or shown on as-built plans available to us during the search of records and field survey, we warrant that any excavation upon that site may result in the discovery of additional underground utilities not shown herein. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are visible to visually inspect and/or field measure, whether shown herein, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or structures within all construction limits and shall be shown, in writing to the Engineer and/or Property of Record, all discrepancies that do not align with the existing conditions as shown herein provided.
Chicago (Illinois) Ticker #2002006464: the public utilities map under the title survey.
\*Private utility lines were provided for this project by Private Lines Inc. Please contact Private Lines Inc. at 715-445-5243 with any private utility questions.

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SEE SHEET TS 1.2 MATCH LINE

CLIENT/OWNER
WHITEWATER UNIFIED SCHOOL DISTRICT
419 SOUTH ELIZABETH STREET
WHITEWATER, WI 53190

**LEGAL DESCRIPTION**

BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, THE FOLLOWING SURVEYED LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, THENCE S 87°59'56" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, 329.73 FEET; THENCE S 88°06'10" W ALONG THE EAST LINE OF DOUGLAS MANOR, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE SURVEYED LINE TO BE DESCRIBED; THENCE S 87°59'56" W ALONG THE NORTH LINE OF SAID DOUGLAS MANOR, 329.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 07°07'56" W ALONG THE WEST LINE OF DOUGLAS MANOR, 466.77 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID DOUGLAS MANOR; THENCE S 88°06'10" W, 456.18 FEET; THENCE S 88°06'10" W, 330.00 FEET; THENCE S 88°06'10" W, 143.02 FEET TO A POINT ON THE CENTERLINE OF SOUTH ELIZABETH STREET; THENCE N 02°24'37" E ALONG SAID CENTERLINE, 590.62 FEET; THENCE N 88°21'12" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 586 AND THE WESTERLY EXTENSION THEREOF, 173.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 02°24'37" E ALONG THE EAST LINE OF SAID LOT 1, 8.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N 88°07'50" E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AS MONUMENTED, 390.62 FEET; THENCE N 02°24'50" E ALONG THE EAST LINE OF THE WILLIS MILLER ADDITION AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 466.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST HIGHLAND STREET; THENCE N 88°10'21" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 305.99 FEET; THENCE N 88°14'43" E, 328.42 FEET; THENCE N 88°07'50" E, 319.91 FEET TO THE POINT OF TERMINATION OF THE SURVEYED LINE HEREIN DESCRIBED AND THE END OF THIS DESCRIPTION.
SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

**SURVEYOR'S NOTES**

1. A 100 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY CHICAGO TITLE COMPANY, FILE NO. WA-24147-AR, DATED MAY 2, 2025 AT 12:00 AM. PLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON SURVEY.
2. THIS TOPOGRAPHIC SURVEY CONTAINS TWO SHEETS WHICH ARE LABELED AS 'TS 1.1' AND 'TS 1.2'.

**SURVEYOR'S CERTIFICATE**

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF THE WHITEWATER UNIFIED SCHOOL DISTRICT AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER 47-77 OF WISCONSIN ADMINISTRATIVE CODE MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF, I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JUNE 4, 2025.
DATED THIS 13 DAY OF MARCH, 2026

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009



REVISIONS table with columns for date, description, and initials.

TOPOGRAPHIC SURVEY

WHITEWATER UNIFIED SCHOOL DISTRICT
WHITEWATER MIDDLE SCHOOL
CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 [PH] 715.344.9922 [FX]



**SURVEY LEGEND**

- These standard symbols will be found in the drawing.
SANITARY SEWER LINE
STORM SEWER LINE
OVERHEAD UTILITIES LINE
BURIED ELECTRIC LINE
APPROXIMATE BURIED ELECTRIC LINE PER MAPS FROM OTHERS
BURIED GAS LINE
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POINT-OF-WAY CENTER LINE
SECTION LINE
INTERIOR LOT LINE
BEARING/DISTANCE TO LINE
EASEMENT LINE
MATCH LINE
F.F.E. = FINISHED FLOOR ELEVATION
RECTANGULAR CATCH BASIN
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
WATER SERVICE
WATER VALVE
HYDRANT
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC OUTLET
ELECTRIC BOX
GENERATOR
ELECTRIC PEDESTAL
LIGHT POLE
POWER POLE
FLOOD LIGHT
GUY WIRE
GAS METER
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
GUARD POST/BOLLARD
METAL POST
VENT PIPE
CLEAN OUT
SIGN
FLAGPOLE
ROOF DRAIN TO SURFACE
ROOF DRAIN TO UNDERGROUND
MEMORIAL PLAQUE
BASKETBALL HOOP
ANTENNA TOWER
PLAY EQUIPMENT
LITTLE FREE LIBRARY
AUTOMATIC DOOR OPEN BUTTON
BUSH/SHRUB
GRAVEL AREA
LANDSCAPE AREA
SAND AREA
WOOD CHIP AREA
3/4" X 1/8" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
1" O.D. IRON PIPE FOUND
1-1/2" O.D. IRON PIPE FOUND
2" O.D. IRON PIPE FOUND
3/4" IRON BAR FOUND
1/2" IRON REBAR FOUND
MAG NAIL SET
BRASS MONUMENT FOUND
RECORDED AS

**BENCH MARK**

- ELEVATIONS ARE REFERENCED TO NAD 29 DATUM.
BENCHMARK #1: 504 SPIKE ON NORTH SIDE OF LIGHT POLE, LOCATED APPROXIMATELY 70 FEET EAST OF THE EAST EDGE OF THE SALT SHED. ELEVATION = 864.69
BENCHMARK #2: 504 SPIKE ON SOUTH SIDE OF POWER POLE, LOCATED APPROXIMATELY 75 FEET NORTH OF THE NORTH EDGE OF THE WHITEWATER MIDDLE SCHOOL BUILDING. ELEVATION = 871.44
BENCHMARK #3: ARROW BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH ELIZABETH STREET AND WEST LAUREL STREET. ELEVATION = 878.20
BENCHMARK #4: ARROW BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH ELIZABETH STREET AND WEST COURT STREET. ELEVATION = 877.61
BENCHMARK #5: ARROW BOLT ON HYDRANT, LOCATED APPROXIMATELY 175 FEET NORTHEAST OF THE NORTHWEST CORNER OF THE WHITEWATER UNIFIED SCHOOL DISTRICT CENTRAL OFFICE BUILDING. ELEVATION = 865.34

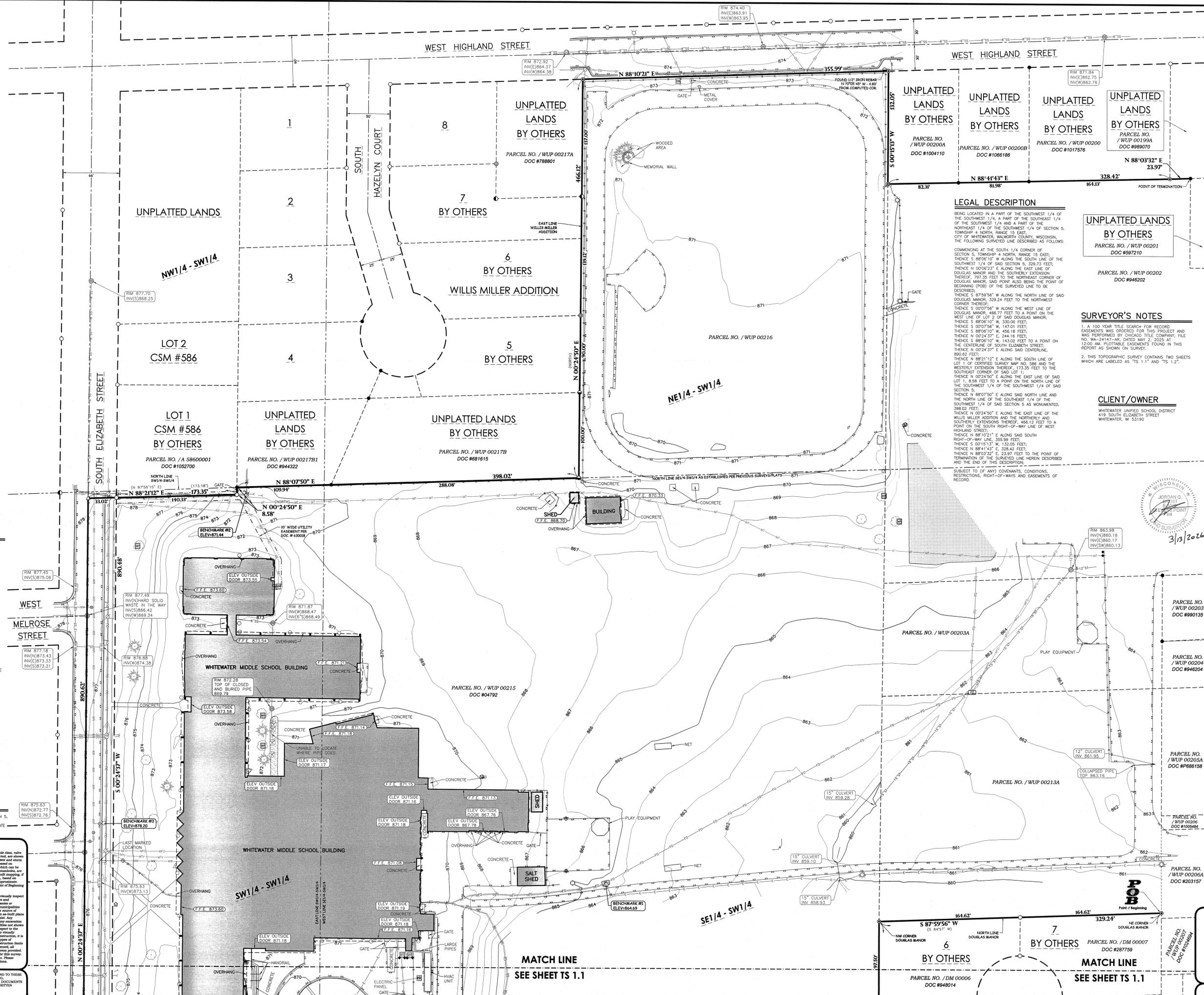
**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, BEARS S 89°06'10" W AS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD87.

**UTILITY DISCLAIMER**

The locations of all above ground utilities and appurtenances (i.e. manhole rim, valve box cover, etc.) shown on this plan are as shown on the utility maps and records. These utilities and appurtenances will be shown based on plans obtained from utility companies and are not shown based on actual field observations. The locations of all underground utilities and appurtenances shown on this plan are based on visual inspection, field measurements, and as-built mapping, if available. If electric, gas, or other hazardous utilities are shown herein, based on as-built mapping only, they are shown as approximate locations. The contractor shall be responsible for locating and marking all utilities and appurtenances shown on this plan. The contractor shall be responsible for locating and marking all utilities and appurtenances shown on this plan. The contractor shall be responsible for locating and marking all utilities and appurtenances shown on this plan.

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**LEGAL DESCRIPTION**

BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, THE FOLLOWING SURVEYED LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST; THENCE S 89°06'10" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, 329.73 FEET; THENCE N 02°08'23" E ALONG THE EAST LINE OF DOUGLAS MANOR AND THE SOUTHERLY EXTENSION THEREOF, 797.35 FEET TO THE NORTHEAST CORNER OF DOUGLAS MANOR, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE SURVEYED LINE TO BE DESCRIBED; THENCE S 87°59'56" W ALONG THE NORTH LINE OF SAID DOUGLAS MANOR, 329.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 02°07'56" W ALONG THE WEST LINE OF DOUGLAS MANOR, 466.77 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID DOUGLAS MANOR; THENCE S 89°06'10" W, 330.00 FEET; THENCE S 02°07'56" W, 147.01 FEET; THENCE S 89°06'10" W, 456.18 FEET; THENCE N 02°24'37" E, 244.16 FEET; THENCE S 89°06'10" W, 143.02 FEET TO A POINT ON THE CENTERLINE OF SOUTH ELIZABETH STREET; THENCE N 02°24'37" E ALONG SAID CENTERLINE, 890.62 FEET; THENCE N 88°21'11" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 509 AND THE WESTERLY EXTENSION THEREOF, 173.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 02°24'37" E ALONG THE EAST LINE OF SAID LOT 1, 8.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N 89°07'50" E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AS MONUMENTED, 398.02 FEET; THENCE N 02°24'37" E ALONG THE EAST LINE OF THE WILLIS MILLER ADDITION AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 466.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST HIGHLAND STREET; THENCE S 87°59'56" W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 355.99 FEET; THENCE S 02°15'13" W, 332.05 FEET; THENCE N 88°41'43" E, 328.42 FEET; THENCE N 88°03'32" E, 23.97 FEET TO THE POINT OF TERMINATION OF THE SURVEYED LINE HEREIN DESCRIBED; AND THE END OF THIS DESCRIPTION.
SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

**SURVEYOR'S NOTES**

- 1. A 100 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY CHICAGO TITLE COMPANY, FILE NO. WA-24147-AR, DATED MAY 2, 2024 AT 12:00 AM. PORTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON SURVEY.
2. THIS TOPOGRAPHIC SURVEY CONTAINS TWO SHEETS WHICH ARE LABELED AS "TS 1.1" AND "TS 1.2."

**CLIENT/OWNER**

WHITEWATER UNIFIED SCHOOL DISTRICT
419 SOUTH ELIZABETH STREET
WHITEWATER, WI 53191



REVISIONS table with columns for date, description, and initials. Includes entries for 1/13/2026, 2/11/2026, and 3/12/2026.

CHECKED BY: JORDAN G. BROST
DRAWN BY: CHAD A. GORZESKI
DATE: 6-19-25
PROJECT NO.: 26-4023-2

**TOPOGRAPHIC SURVEY**

**WHITEWATER UNIFIED SCHOOL DISTRICT
WHITEWATER MIDDLE SCHOOL
CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kitching Court
Stevens Point, WI 54481
715.344.9799 [F] 715.344.9922 [F] X

