

PLAT OF SURVEY

JAMES K. LANGONE
LAND SURVEY & CIVIL ENGINEERING
1338 Co. Rd. "H" (Upper) Whitewater, WI. 53190-2842 (414) 473-4110

LEGAL DESCRIPTION

BEING LOCATED IN THE NW 1/4, SEC. 4, T4N, R15E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS:

LOTS 2, 3 & 4, BLOCK 2, WILSON'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER, ALSO THOSE PORTIONS OF LOTS 7, 10 & 11, BLOCK 2, WILSON'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER, LYING SOUTH AND WEST OF THE MILL RACE, AND ALSO LOT 1, BLOCK 2, WILSON'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER, EXCEPT 50 FEET IN WIDTH OFF THE ENTIRE NORTH SIDE OF SAID LOT 1.

SURVEYOR'S CERTIFICATE

I, JAMES K. LANGONE, REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE BOUNDARIES THEREOF.

DATE: 11/15/06

JAMES K. LANGONE
REGISTERED LAND SURVEYOR, S-1347

BOUNDARY DEVELOPMENT NOTES

- EAST LINE "WILSON'S ADDITION"—THE N/S CTR. SEC. LINE, SEC. 4 (AS DETERMINED BY THE N 1/4 COR. & CTR. SEC. COR.) AS STATED ON THE PLAT OF "WILSON'S ADDITION", WAS ACCEPTED AS THE EAST LINE OF SAID SUBDIVISION. NO SIGNIFICANT EVIDENCE WAS DISCOVERED WHICH WOULD INDICATE A POSSIBLE "ALTERNATE" LOCATION. (SEE NOTE 3)
- WEST LINE "WILSON'S ADDITION"—THE WEST LINE OF THE SUBDIVISION WAS DEVELOPED BASED ON MONUMENTATION AND INFORMATION SHOWN ON PLAT OF SURVEY BY GEORGE DUNHAM, DATED SEPT. 1967 (VAL. CO. SURV. OFFICE PLAT NO. 10-111) AND A FINDING THAT THIS LOCATION FIT WELL WITH OLDER MONUMENTATION AND PLATTING ALONG "NORTH ST." IN THE VICINITY OF SAID WEST LINE.
- LOCATIONS OF JEFFERSON ST. & GEORGE ST., RIGHT-OF-WAYS—MONUMENTATION FOUND ALONG THE SIDELINES OF THESE STREETS WAS TOO ERRATIC IN ALIGNMENT TO ALLOW RECONCILIATION OF THE E/W SIDELINES TO EACH OTHER, OR TO BE OF USE IN DETERMINATION OF EITHER LOCATION OR DIRECTION. RELATED PLATTING (IF ANY) ASSOCIATED WITH THIS MONUMENTATION WAS FOUND TO BE INADEQUATE TO ALLOW REASONABLY CERTAIN RETRACEMENT. MONUMENTATION AND PLATTING WAS THEREFORE REJECTED AS EVIDENCE RELATIVE TO LOCATION AND ALIGNMENT OF RIGHT-OF-WAYS.
- JEFFERSON STREET (60' WIDE)—LOCATION AND ALIGNMENT WERE BASED ON THE EAST LINE OF SAME BEING A LINE BETWEEN A POINT ON THE N. LINE OF "NORTH ST.", 180.00' W. OF THE E. LINE OF THE SUBDIVISION (PER "WILSON'S ADDITION") AND A POINT ON THE N. LINE OF THE NW 1/4, SEC. 4, 180.00' W. OF THE N 1/4 COR. (PER CSM 702)
- GEORGE STREET (50' WIDE)—LOCATION WAS BASED ON ACCEPTANCE OF A CHS. "A" IN THE SIDEWALK AS BEING ON THE WEST LINE OF GEORGE ST. ALIGNMENT WAS ESTABLISHED AS PARALLEL WITH THE EAST LINE OF "WILSON'S ADDITION"
- LOCATION OF WILSON STREET RIGHT-OF-WAY (50' WIDE)—THE LOCATION WAS BASED ON A PROPORTION OF EXCESS (ALONG THE N. LINE OF "NORTH ST.") BETWEEN THE WEST LINE OF JEFFERSON ST. AND THE EAST LINE OF GEORGE ST. (SEE NOTE 3). ALIGNMENT WAS ESTABLISHED AS PARALLEL WITH THE EAST LINE OF "WILSON'S ADDITION". DISCOVERY ALONG WILSON ST. (BASED ON EVALUATION OF EXISTING PLATTING) INDICATES MONUMENTATION HAS BEEN
- A) SET BASED ON MONUMENTATION ON JEFFERSON AND WOULD THEREFORE REFLECT ITS ERRATIC NATURE, OR
- B) WAS FOUND AND USED TO SET MONUMENTATION ON JEFFERSON, THIS CAUSING OR CONTRIBUTING TO ITS ERRATIC ALIGNMENT.
- THE AREA WITHIN "WILSON'S ADDITION", NORTH OF WHITEWATER CREEK & WEST OF WILSON STREET—FOR SOME UNDISCLOSED REASON, DESCRIPTIONS FOR PARCELING IN THIS AREA FAIL TO RECOGNIZE THE EXISTENCE OF THE SUBDIVISION OF WHICH THEY ARE A PART AND ARE RATHER DESCRIBED BASED ON THE NW 1/4 OF THE SECTION, RENDERING THEM USELESS IN THE ANALYSIS. PLATTING IN THIS AREA, IS SIMILAR TO THAT PREVIOUSLY NOTED AND IS BASICALLY NON-RETRACABLE.

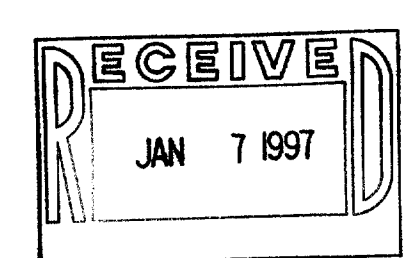
MONUMENTATION & PLATTING DISCOVERED IN THIS AREA OF THE WILSON ADDITION HAVE BEEN IGNORED FOR THE PURPOSE OF THIS ANALYSIS. DESCRIPTIONS FOR PARCELING HAVE BEEN WRITTEN RELATIVE TO SECTION AND APPEAR TO HAVE DISREGARDED THE EXISTENCE OF THE SUBDIVISION WITHIN WHICH THE PARCELS EXIST (ALL OR IN PART)

BASES OF BEHAVIOR:
THE S. LINE OF THE NW 1/4, SEC. 4, T4N, R15E (ALSO BEING THE CENTERLINE OF NORTH ST.) BEING "EAST"

LEGEND
● — INDICATES MNT. FOUND AS NOTED
○ — INDICATES SET 3/4" ROD UNLESS OTHERWISE NOTED
() — INDICATES RECORDED DISTANCE
R & M — INDICATES DISTANCE RECORD & MEASURED

0 100 200 400 600
SCALE: 1"=200'

0 20 40 80 120
SCALE: 1"=40'



WSS-11
WSS-12
WSS-13A
WSS-14A
WSS-15A
WSS-16
WSS-15
WSS-10

10-590