

LAND-MARK SURVEYING
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PLAT OF SURVEY
OF LANDS LOCATED IN THE SOUTHWEST 1/4 OF
SECTION 4, TOWN 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY,
WISCONSIN.

OWNER:
GEORGE CHRISTON AND KARON M. CHRISTON
2000 REVOCABLE TRUST DATED JUNE 6, 2000

NOTES:
THIS SURVEY RETRACES A PREVIOUS PLAT OF SURVEY
PREPARED BY JAMES K. LANGONE DATED 5/3/96 AND ON
RECORD WITH THE WALWORTH COUNTY SURVEYOR'S OFFICE
AS SURVEY NO. 010-564.

AN EASEMENT TO FACILITATE ACCESS TO GARBAGE DUMPSTERS
ON THE CITY OF WHITEWATER'S PARKING LOT WAS SIGNED MAY
17, 1996 AND IS ON RECORD AT THE CITY OF WHITEWATER'S
CITY CLERK'S OFFICE. THE LEGAL DESCRIPTION IS SUPPORTED
WITH "EXHIBIT C", WHICH SHOWS THE AREA AS TWO PARKING
STALLS.

LEGAL DESCRIPTION
DOC. NO. 692841
PARCEL A: A parcel of land being a part of Lots 5 and 6 in Block 1 of Tripp's Addition to the Village (now City) of Whitewater, Walworth County, Wisconsin, more particularly described as follows, to-wit: Commencing at a point on the southeasterly boundary line of Whitewater Street in said city, said point being the northwesterly corner of Lot 2 of Block 1 of Tripp's Addition to the Village (now City) of Whitewater, which point is monumented by a nail and brass tag; thence South 51°39'39" West, City) of Whitewater, which point is monumented by a nail and brass tag; thence South 51°39'39" West, along the southeasterly boundary line of Whitewater Street and the northwesterly line of Block 1 of said Tripp's Addition, 180.43 feet to a point on the southeasterly boundary line of Whitewater Street and the northwesterly line of Lot 5 of said Block 1 of Tripp's Addition, also sometimes referred as Tripp's First Addition, to the Village (now City) of Whitewater, which point is monumented by a nail and brass tag, and which point is the point of beginning of the parcel herein described; thence continuing South 51°39'39" West, along the southeasterly boundary line of Whitewater Street, 29.90 feet to a point, said point having heretofore been referred to as the point of intersection of the SE boundary line of Whitewater Street and the NE boundary line of the land deeded December 10th 1900, to the Wisconsin Dairy Supply Company; thence South 37°58'42" East, 90 feet more or less to the northwesterly boundary line of the railroad right-of-way (said northwesterly boundary of said right-of-way having been heretofore referred to as the NW boundary line of the land of the Chicago, Milwaukee and St. Paul Railroad Company); thence easterly or northeasterly along the northwesterly boundary line of said railroad right-of-way (formerly referred to as the northwesterly boundary line of the Chicago, Milwaukee & St. Paul Railroad Company) to a point which lies South 38°20'21" East, 95.99 feet from the point of beginning of the parcel herein described; thence North 35°20'21" West, 95.99 feet to the point of beginning. Intending to hereby convey to Grantee that portion of Lot 6 of Block 1 of Tripp's Addition (also sometimes referred to as Tripp's First Addition) to the Village (now City) of Whitewater lying Southwesterly of Grantee's existing southwesterly boundary line (which boundary line is also the Northeast boundary line of land deeded July 5, 1997 to Wisconsin Dairy Supply Company, Inc. by deed recorded in Volume 191 of Walworth County Records at Page 622 as Document No. 19827), and that part of Lot 6 of Block 1 of Tripp's Addition (also sometimes referred to as Tripp's First Addition) to the Village (now City) of Whitewater, Walworth County, Wisconsin, lying northeasterly of a line drawn parallel to, and 4 feet northeasterly of (measured at right angles to), the northeasterly most wall of the building located on the lands now owned by Wisconsin Dairy Supply Company, Inc. (said line being a straight line running from the northwesterly boundary of the railroad right-of-way northwesterly to the Southeast boundary line of Whitewater Street. (Tax Parcel No. /TR 00006A)

PARCEL B: A parcel of land being a part of Lot 6 in Block 1 of Tripp's Addition to the Village (now City) of Whitewater, Walworth County, Wisconsin, more particularly described as follows, to-wit: That part of Lot 6 of said Block 1 of Tripp's Addition to the Village (now City) of Whitewater lying southwesterly of the southwesterly line of Parcel A described above and northeasterly of a line drawn parallel to and 4 feet southwesterly of (measured at right angles to) the southwesterly line of Parcel A described above and extending from the North- westerly boundary of the railroad right-of-way (said northwesterly boundary of said right-of-way having been heretofore referred to as the NW boundary line of the land of the Chicago, Milwaukee & St. Paul Railroad Company) to the Southeast boundary line of Whitewater Street. Intending to hereby convey to Grantee that portion of Lot 6 of Block 1 of Tripp's Addition (also sometimes referred to as Tripp's First Addition) to the Village (now City) of Whitewater lying southwesterly of Parcel A described above and northeasterly of a line beginning at the point where the northeasterly wall of the existing building on said Lot 6 intersects with the northwesterly boundary of the railroad right-of-way and running thence northwesterly along the northeasterly face of said existing northeasterly wall of said existing building (and the extension of said line in a straight line northwesterly) to the Southeast boundary line of Whitewater Street.(Part of Tax Parcel No. ITR00008) This is not homestead property of Grantor. Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them; rights of the public in Whitewater Street as laid out, dedicated or used; existing utility easements and rights of utility providers with respect to existing utility installations; matters, if any, which would be disclosed by a current accurate survey and inspection of the property; real estate taxes for the year 2006 and subsequent years; easements of record including easements over Parcel B as reserved in a Warranty Deed from Wisconsin Dairy Supply Company, Inc., a/k/a Wisconsin Dairy Supply Co., Inc., a/k/a Wisconsin Dairy Supply Co., a Wisconsin corporation to George C. Christon a/k/a George Christon dated September 5,2001 and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on September 6,2001 as document number 0482365; and liens or encumbrances created through the acts or defaults of Grantee, and will warrant and defend the same.

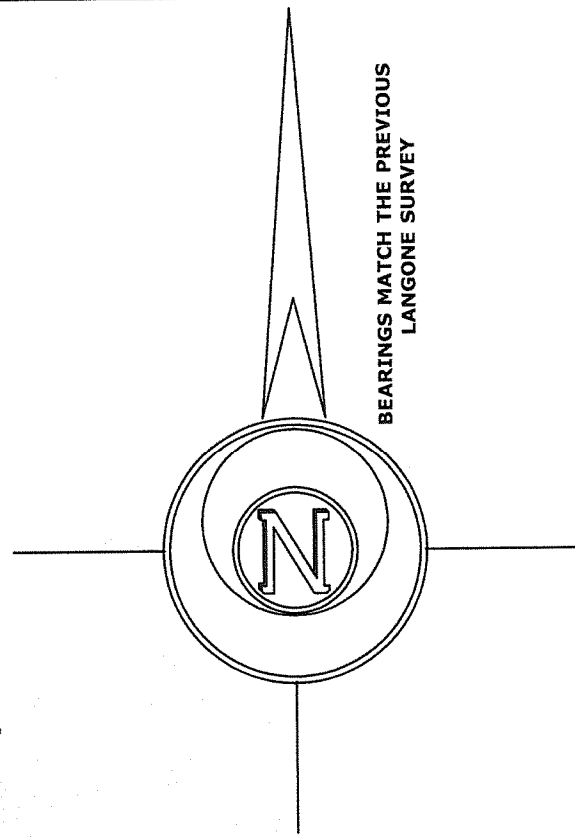
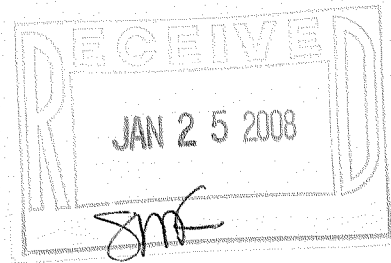
DOC. NO. 692840

Parcel A. A parcel of land being a part of Lots 4 and 5 in Block 1 of Tripp's Addition to the City of Whitewater, Walworth County, Wisconsin, more particularly described as follows: Beginning at a point on the Southeast boundary line of Whitewater Street in said City which point is (as measured along the said line of said Street), 128.35 feet Northeast from the Northeast Corner of land deeded December 10, 1900, to Wisconsin Dairy Supply Company and running thence along the said line of Whitewater Street Southwesterly to the Northeast corner of land formerly owned by Anna F. Kraepelin; thence Southeast along the Northeast line of said Kraepelin's land to the Northwest line of the Chicago, Milwaukee and St. Paul Railway's land; thence Northeasterly along the said line of the Chicago, Milwaukee, and St. Paul Railway's land to a point 85 feet Southwest of the Southwest corner of Lot 2 in said Block; thence Northwesterly and parallel with the Southwest line of said Lot 2 in a straight line to the place of beginning. Subject to the use and support of the brick and stone wall on the Northeast side of the above-described piece in Ira H. Mason and B. F. Kraepelin and assigns and conveying hereby an easement of right-of-way for use of wagon roadway over the Northeast side and the Southeast side of Lot 3 as reserved in deed to Warren J. Taft and wife.

Parcel B. A parcel of land located in Block 1 of Tripp's Addition to the City of Whitewater, Walworth County Wisconsin, more particularly described as follows: Beginning at a point on the Southeast boundary line of Whitewater Street in said City, which point is (as measured along the said line of said Street), 29.9 feet Northeast from the Northeast corner of land deeded December 10, 1900, to Wisconsin Dairy Supply Company and continuing thence North- easterly along the said line of Whitewater Street to the Northeast corner of land formerly owned by Anna F. Kraepelin; thence Southeast along the Northeast line of said Kraepelin's land to the Northwest line of the Chicago, Milwaukee, and St. Paul Railway's land; thence Southwesterly along said Northwest line of said Railroad company's land to the Northeast boundary line of land deeded July 5, 1977, to Wisconsin Dairy Supply Company, Inc. (said Deed having been recorded in Volume 191 of Walworth County Records, Page 622, Document Number 19872); thence Northwesterly along the said Northeast boundary line of Wisconsin Dairy Supply Company, Inc.'s land to the place of beginning.

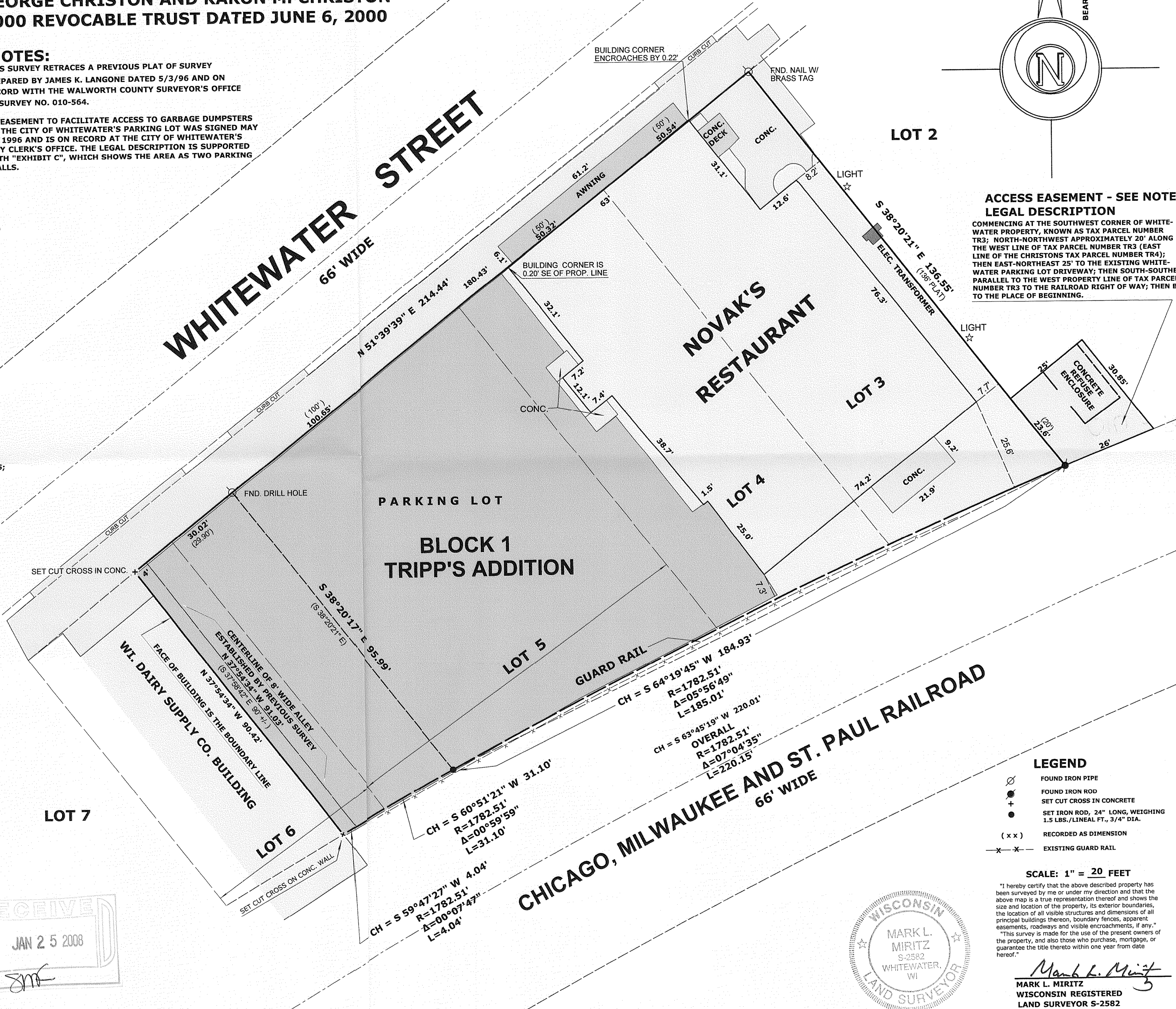
DOC. NO. 692839

A part of Lot 4 and all of Lot 3 of Block 1 of Tripp's Addition to the Village, now of Whitewater, more particularly described as follows: Beginning at a point on the S.E. boundary line of Whitewater Street in said City, which point is (measured along the said line of said Street) 128.35 feet N.E. from the N.E. corner of land now owned by Wisconsin Dairy Supply Company which is the center of an alley and running thence along the said line of Whitewater Street North Easterly to the N.W. corner of Lot 2 in Block 1 of Tripp's Addition, thence South Easterly along the SW line of said Lot 2 to the N.W. line of the Chicago, Milwaukee and St. Paul Railroad Company's land, thence SW'ly along the N.W. line of said Railroad land 85 feet, thence NW'ly and parallel with the said SW line of said Lot 2 to the place of beginning, and also the right in and to the use and support of the brick wall which now forms the SW side of the buildings situated on the above described parcel, excepting and reserving the easements or right of way or privilege for use as a wagon road over the N.E. side and to the S.E. side where the driveway now is of the above described premises.



ACCESS EASEMENT - SEE NOTE
LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF WHITE-
WATER PROPERTY, KNOWN AS TAX PARCEL NUMBER
TR3; NORTH-NORTHWEST APPROXIMATELY 20' ALONG
THE WEST LINE OF TAX PARCEL NUMBER TR3 (EAST
LINE OF THE CHRISTONS TAX PARCEL NUMBER TR4);
THEN EAST-NORTHEAST 25' TO THE EXISTING WHITE-
WATER PARKING LOT DRIVEWAY; THEN SOUTH-SOUTHEAST
PARALLEL TO THE WEST PROPERTY LINE OF TAX PARCEL
NUMBER TR3 TO THE RAILROAD RIGHT OF WAY; THEN BACK
TO THE PLACE OF BEGINNING.



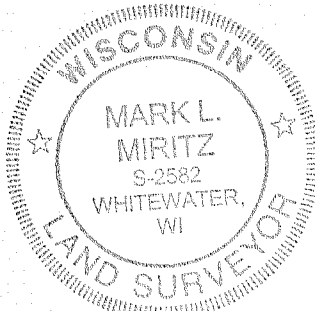
LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- SET CUT CROSS IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- (x x x) RECORDED AS DIMENSION
- x-x- EXISTING GUARD RAIL

SCALE: 1" = 20 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction 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 easements, roadways and visible encroachments, if any."

Mark L. Miritz
MARK L. MIRITZ
WISCONSIN REGISTERED
LAND SURVEYOR S-2582
DATE: NOV. 13, 2007 JOB NO. 07.1103



1TR-4 1TR-5 1TR-6

010-842