

LAND-MARK SURVEYING
Mark L. Miritz

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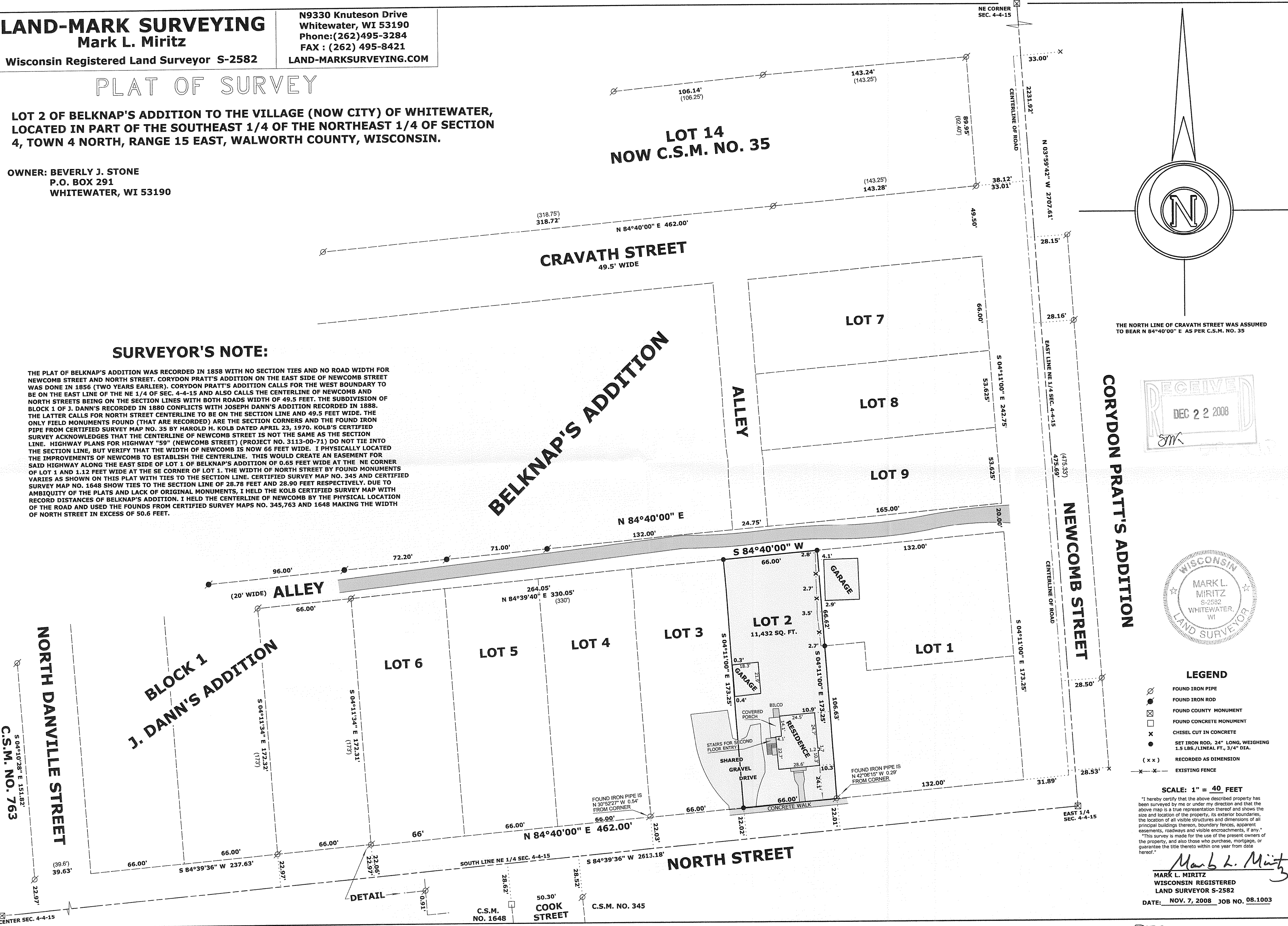
PLAT OF SURVEY

LOT 2 OF BELKNAP'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER,
LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
4, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN.

OWNER: BEVERLY J. STONE
P.O. BOX 291
WHITEWATER, WI 53190

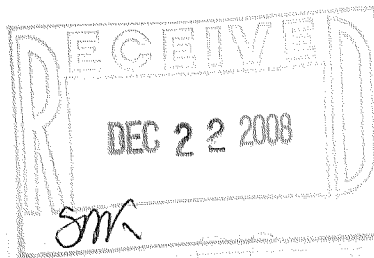
SURVEYOR'S NOTE:

THE PLAT OF BELKNAP'S ADDITION WAS RECORDED IN 1858 WITH NO SECTION TIES AND NO ROAD WIDTH FOR NEWCOMB STREET AND NORTH STREET. CORYDON PRATT'S ADDITION ON THE EAST SIDE OF NEWCOMB STREET WAS DONE IN 1856 (TWO YEARS EARLIER). CORYDON PRATT'S ADDITION CALLS FOR THE WEST BOUNDARY TO BE ON THE EAST LINE OF THE NE 1/4 OF SEC. 4-4-15 AND ALSO CALLS THE CENTERLINE OF NEWCOMB AND NORTH STREETS BEING ON THE SECTION LINES WITH BOTH ROADS WIDTH OF 49.5 FEET. THE SUBDIVISION OF BLOCK 1 OF J. DANN'S RECORDED IN 1880 CONFLICTS WITH JOSEPH DANN'S ADDITION RECORDED IN 1888. THE LATTER CALLS FOR NORTH STREET CENTERLINE TO BE ON THE SECTION LINE AND 49.5 FEET WIDE. THE ONLY FIELD MONUMENTS FOUND (THAT ARE RECORDED) ARE THE SECTION CORNERS AND THE FOUND IRON PIPE FROM CERTIFIED SURVEY MAP NO. 35 BY HAROLD H. KOLB DATED APRIL 23, 1970. KOLB'S CERTIFIED SURVEY ACKNOWLEDGES THAT THE CENTERLINE OF NEWCOMB STREET IS NOT THE SAME AS THE SECTION LINE. HIGHWAY PLANS FOR HIGHWAY "59" (NEWCOMB STREET) (PROJECT NO. 3113-00-71) DO NOT TIE INTO THE SECTION LINE, BUT VERIFY THAT THE WIDTH OF NEWCOMB IS NOW 66 FEET WIDE. I PHYSICALLY LOCATED THE IMPROVEMENTS OF NEWCOMB TO ESTABLISH THE CENTERLINE. THIS WOULD CREATE AN EASEMENT FOR SAID HIGHWAY ALONG THE EAST SIDE OF LOT 1 OF BELKNAP'S ADDITION OF 0.65 FEET WIDE AT THE NE CORNER OF LOT 1 AND 1.12 FEET WIDE AT THE SE CORNER OF LOT 1. THE WIDTH OF NORTH STREET BY FOUND MONUMENTS VARIES AS SHOWN ON THIS PLAT WITH TIES TO THE SECTION LINE. CERTIFIED SURVEY MAP NO. 345 AND CERTIFIED SURVEY MAP NO. 1648 SHOW TIES TO THE SECTION LINE OF 28.78 FEET AND 28.90 FEET RESPECTIVELY. DUE TO AMBIGUITY OF THE PLATS AND LACK OF ORIGINAL MONUMENTS, I HELD THE KOLB CERTIFIED SURVEY MAP WITH RECORD DISTANCES OF BELKNAP'S ADDITION. I HELD THE CENTERLINE OF NEWCOMB BY THE PHYSICAL LOCATION OF THE ROAD AND USED THE FOUNDS FROM CERTIFIED SURVEY MAPS NO. 345,763 AND 1648 MAKING THE WIDTH OF NORTH STREET IN EXCESS OF 50.6 FEET.



THE NORTH LINE OF CRAVATH STREET WAS ASSUMED
TO BEAR N 84°40'00" E AS PER C.S.M. NO. 35

CORYDON PRATT'S ADDITION



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 40 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 principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."

Mark L. Miritz
MARK L. MIRITZ
WISCONSIN REGISTERED
LAND SURVEYOR S-2582
DATE: NOV. 7, 2008 JOB NO. 08.1003

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