PLAT OF

THE FIRST ADDITION TO THE WHITEWATER BUSINESS PARK

PART OF THE NE-1/4 AND NW-1/4 OF THE NW-1/4, AND PART OF THE SE-1/4 OF THE NW-1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

SEE SHEET 2 FOR LOCATION MAP

BASIS OF BEARINGS: BEARINGS ARE REFERENCED TO THE NORTH LINE OF SECTION 3-4-15 (RECORDED AS N88° 59' 23"E)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes, or by the County Planning Agency.

Certified this 6th day of January 1988

Jeanne A Storm

Department of Development

LEGEND

- 1 1/2" DIA. CAST IRON PLUG IN C/L PAVEMENT - ST. HWY. "59" (FOUND)
- 6" DIA. - ROUND CONC. MONUMENT WITH 1/2" IRON ROD IN CENTER (FOUND)
- 1 1/4" DIA. x 30" LONG - SOLID ROUND IRON BARS - WEIGHING 4.17 #/LIN. FT. (SET)
- 3/4" DIA. x 24" LONG - SOLID ROUND IRON BARS - WEIGHING 1.50 #/LIN. FT. (SET) - (ALL INTERIOR LOT CORNERS)
- 1" DIA. IRON PIPE (FOUND)
- 3/4" DIA. ROUND IRON ROD (FOUND)
- 1 1/4" DIA. IRON BAR (FOUND)
- (R&A, AS) = "RECORDED AS"
- EXISTING DRAINAGE DITCH
- STREET CENTER LINE
- LOT LINE — INDICATES PUBLIC UTILITY EASEMENT, UNLESS OTHERWISE NOTED (10.00' each side)

THE PERLMAN-ROCQUE CORP
LOT 1, BLOCK 3
WHITEWATER BUSINESS PARK

11/13/87
DATE

JOHN C. FAVORITE S-1890

CURVE DATA TABLE						
CURVE NO.	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARING
BLOCK 3						
1 - 2	191.00'	90°58'56"	272.46'	S 46°06'37"E	303.35'	S 00°36'39"E
3 - 4	1227.00'	10°32'00"	225.25'	S 05°40'25"W	225.57'	S 09°56'25"W
4 - 5	1293.00'	01°48'28"	40.79'	S 08°02'11"W	40.79'	N 07°07'57"E
BLOCK 4						
6 - 7	125.00'	89°58'56"	176.31'	N 46°05'37"W	196.33'	S 00°35'36"E
BLOCK 5						
8 - 9	1293.00'	10°32'00"	237.37'	N 05°40'25"E	237.71'	S 09°56'25"W
9 - 10	1227.00'	01°20'04"	28.57'	N 08°16'23"E	28.58'	S 07°36'21"W
9 - 11	1227.00'	09°42'28"	207.63'	N 04°05'12.5"E	207.88'	N 00°46'00"W
10 - 11	1227.00'	08°22'21"	179.14'	N 03°25' 10.5"E	179.30'	S 00°46'00"E
12 - 5	1293.00'	07°53'57"	178.12'	N 03°10'56.5"E	178.26'	N 00°46'00"W

8-11-88

N 88° 59' 23"E, 1321.31' (REC. AS N 89°00'23", 1321.77') P.O.B.

NW CORNER SECTION 3, T4N, R15E

N 1/4 CORNER, SECTION 3, T4N, R15E

UNPLATTED LANDS (OWNED BY OTHERS)

N 88° 59' 23"E, 1321.31' (REC. AS 1321.76')

435.11'

385.11'

N 88° 59' 23"E, 1255.31

770.00'

CITY OF WHITEWATER
LOT 2, BLOCK 2
WHITEWATER BUSINESS PARK

BLOCK 4
OUTLOT 1
/WBPI-4
595,121.7 SQ. FT.
13.66 ACRES

/WBPI-4A
9.14 A

N 00° 35' 39"W, 471.43'

EXECUTIVE DRIVE

N 89° 14' 00"E, 561.88'

CHISELED "X" ON CONCRETE CURB

S 89° 14' 00"W, 1253.82'

888.39'

S 00° 35' 39"E, 765.33'

UNIVERSAL

/WBPI-2

/WBPI-1

LOT 1
/WBPI-3
512,561.9 SQ. FT.
11.77 ACRES

100.00' DRAINAGE EASEMENT

S 00° 25' 06"E, 1345.83'

BLOCK 3

OUTLOT 2
232,422.3 SQ. FT.
5.34 ACRES

LOT 2
453,773.3 SQ. FT.
10.42 ACRES

N 00° 46' 00"W, 895.82'

S 00° 46' 00"E, 892.07'

S 88° 24' 25"W, 1125.57'

350.79'

BLVD

N 88° 24' 25"E, 253.96'

N 88° 24' 25"E, 804.25'

BLOCK 5
LOT 1
NOW C.S. 1877
342,384.0 SQ. FT.
7.80 ACRES

DRAINAGE EASEMENT (WIDTH VARIES)

NOTE: EASEMENT BOUNDARY IS EAST R.O.W. LINE OF INDUSTRIAL DRIVE.

INDUSTRIAL DRIVE

/WBPI-6

OUTLOT 1
45,570.1 SQ. FT.
1.05 ACRES

DRAINAGE EASEMENT COVERS ALL OF OUTLOT 1

987.05'

727.03'

714.77'

260.02'

0.48'

0.37'

12.26'

S 88° 24' 25"W, 974.79'

204.74' (REC. AS 204.97')

752.03' (REC. AS 752.00')

S 88° 24' 25"W, 701.81'

9.75' (REC. AS 10.00')

JOHN J. DANIALS LANDS

JOHN J. DANIALS C.S.M. 843 VOL. 4, PAGE 27

BENJAMIN POWER C.S.M. 645 VOL. 3, PAGE 126

MIDWEST CABLE C.S.M. 1007 VOL. 4, PAGE 280

UNPLATTED LANDS (CITY OF WHITEWATER)

SCALE IN FEET

0 50 100 200 400

1"= 100'

FOUND 1" IRON PIPE DISTURBED - RESET WITH 1 1/4" IRON BAR.

N 00° 46' 00"W, 346.54'

S 00° 46' 00"E, 345.57' (REC. AS 335.57')

N 89° 14' 00"E

S 88° 07' 45"W, 200.02'

COMMERCIAL AVE (80' R.O.W.)

SECTION CENTER, SECTION 3, T4N, R15E

DRAWN BY PAUL SKIDMORE

SHEET 1 OF 2

65B