PLAT OF SURVEY

BADGER STREET
{80' WIDE R.O.W.}

N 89°31'59" E 300.04'
294.00'
{294.04'}

N. MAIN STREET
{66' WIDE R.O.W.}

N 00°26'59" W 300.00'

PART OF OUTLOT 85 OF ASSESSOR'S PLAT OF THE VILLAGE OF WALWORTH

N 00°26'27" W 300.08'
{300.00'}

LANDS SURVEYED

508,279 S.F.
(11.67 ACRES)

489,123 S.F. LESS PUBLIC R.O.W.
(11.23 ACRES LESS PUBLIC R.O.W.)

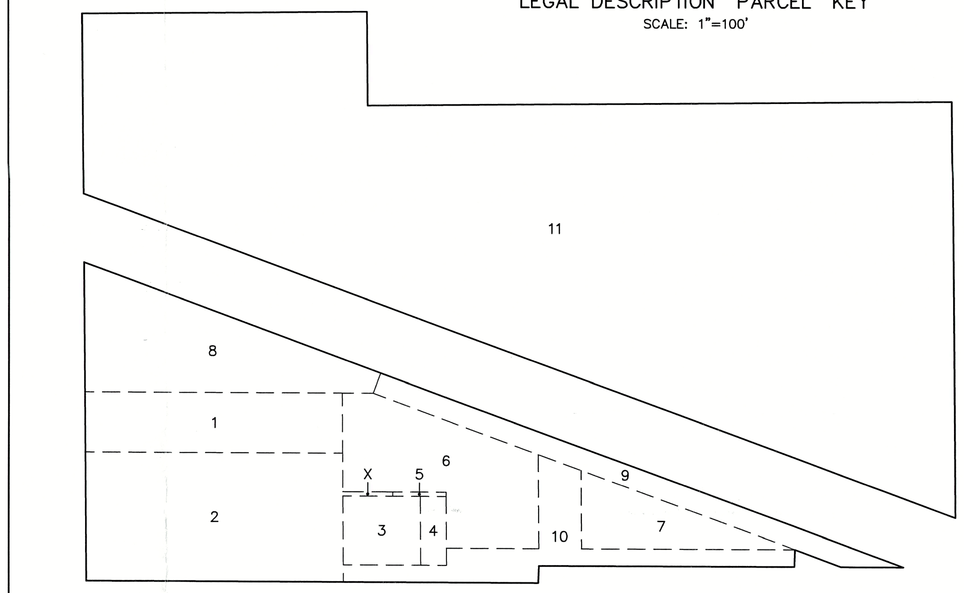
LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ◪ = SET IRON REBAR STAKE
- × = SET CHISELED "X" IN CONCRETE
- ▲ = SET MAG NAIL IN PAVEMENT
- = CHAINLINK FENCE LOCATED
- = WOOD FENCE LOCATED
- = METAL FENCE LOCATED
- = UTILITY POLE LOCATED
- OH = OVERHEAD WIRES
- = UTILITY BOX LOCATED
- = MANHOLE LOCATED
- = LIGHT POLE LOCATED
- {XXX} = RECORDED AS

ASSIGNED THE SOUTHERLY BOUNDARY OF C.S.M. 1377
N 89°34'53" W PER RECORD MAP

LEGAL DESCRIPTION "PARCEL" KEY

SCALE: 1"=100'



X = PORTION OF LANDS SURVEYED THAT DOES NOT APPEAR TO BE INCLUDED IN LEGAL DESCRIPTION SHOWN HEREON

{N 89°32'07" E 330.00'}
N 89°32'57" E 332.99'
299.99'
{300.00'}

33.00'

PAVED ROADWAY

{S 00°27'53" E 1061.33'}
S 00°24'53" E 1061.33'

LOT 1 C.S.M. 4581

LOT 2 C.S.M. 4581

FOUND IRON REBAR STAKE
S 79°39'12" W 1.15' FROM
RECORD CORNER

{N 89°32'07" E}
N 89°32'41" E 677.00'

N 00°26'59" W 209.20'
{N 00°27'53" W 209.33'}

N 00°26'59" W 221.78'

PAVEMENT

PAVEMENT

VA137700001

PART OF OUTLOT 85 OF ASSESSOR'S PLAT OF THE VILLAGE OF WALWORTH

{S 00°27'53" E 485.06'}
S 00°27'19" E 484.97'

35.32'

N 00°26'59" W 80.27'

BUILDING 4.5' NORTHERLY OF BOUNDARY

CANOPY

CONCRETE

BUILDING

PAVEMENT

CONCRETE

N 89°34'53" W 1045.56'
{1045.88'}
1080.88'
{1081.00'}

CHICAGO, MILWAUKEE, ST. PAUL, & PACIFIC RAILROAD
{VARIABLE WIDTH RAILROAD R.O.W.}

RAILROAD TRACKS

S 89°34'53" E 1015.33'
980.02'

FOUND IRON PIPE STAKE
0.39' EAST OF BOUNDARY

N 00°26'59" W 371.11'

CURB & GUTTER

VWP 00100

BUILDING

VWP 00009A

VWP 00125

VWP 00126

CONCRETE

PAVEMENT

BUILDING

CANOPY

FOUND IRON PIPE STAKE
S 06°53'20" W 0.42'
FROM RECORD CORNER

{160'}

N 89°49'26" W 295.15'

N 89°49'26" W 72.26'

PAVED ROADWAY

CURB

N 89°48'20" W 525.57'
{526.50'}

{VARIABLE WIDTH R.O.W.}

FRANKLIN STREET

PAVED ROADWAY

FOUND IRON PIPE STAKE
LEANING S 88°29'23" E 1.17'
FROM RECORD CORNER

OUTLOTS 88 AND 90 OF ASSESSOR'S PLAT OF THE VILLAGE OF WALWORTH

PART OF OUTLOTS 112 AND 113 OF ASSESSOR'S PLAT OF THE VILLAGE OF WALWORTH

OUTLOT 117 AND PART OF OUTLOT 118 OF ASSESSOR'S PLAT OF THE VILLAGE OF WALWORTH

BUILDING

BUILDING

BLDG.

BUILDING

LINE	BEARING	DISTANCE
L1	S 02°04'08" W	20.00'
L2	S 02°16'07" W	19.97' {20.00'}

40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1"=40'

X:\PROJECTS\10846\ACAD\10846.dwg

VA137-1

PLAT OF SURVEY

PARCEL 1:

Outlot 86 of the Assessors Plat to Village of Walworth, Walworth County, Wisconsin as recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 27, 1937 in Volume 11 of Plats, page 14, as Document No. 323109

Tax Key No. Part of VWP 00100

PARCEL 2:

Outlot 87 of the Assessors Plat to Village of Walworth, Walworth County, Wisconsin as recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 27, 1937 in Volume 11 of Plats, page 14, as Document No. 323109

SAID PARCEL BEING ALSO KNOWN AS:

Commencing at a point in the West line of the Northwest 1/4 of Section 22 in Township 1 North, Range 16 East, Village of Walworth, Walworth County, Wisconsin, 93 rods and 314 feet North of the Southwest corner of said Quarter Section; thence East parallel to the South line of the land conveyed to William Higbee by Howard E. Fish and wife by deed and dated January 30, 1883 and recorded February 1, 1883 in Volume 68 of Deeds, Page 53, in the office of the Register of Deeds of Walworth County, Wisconsin, 300 feet to a point; thence North parallel with said West line of said Quarter Section, 150 feet to a point; thence West parallel to said South line 300 feet to a point in said West Section line; thence South along said Section line 150 feet to the place of beginning;

Tax Key No. Part of VWP 00100

PARCEL 3:

Outlot 110 Assessors Plat to Village of Walworth, Walworth County, Wisconsin as recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 27, 1937 in Volume 11 of Plats, page 14, as Document No. 323109

Tax Key No. VWP 00125

PARCEL 4:

Outlot 111 Assessors Plat to Village of Walworth, Walworth County, Wisconsin as recorded in the office of the Register of Deeds for Walworth County, Wisconsin on April 27, 1937 in Volume 11 of Plats, page 14, as Document No. 323109.

Tax Key No. VWP 00126

PARCEL 5:

All that part of the Northwest 1/4 of Section 22, T1N, R16E, Village of Walworth, Walworth County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 22, and run thence North along the West line of said Section 22, 1,538.00 feet; thence Easterly along the centerline of a 40 foot wide street, 420.00 feet; thence North parallel to the West line of said Section 22, 100 feet to the Northeast corner of Outlot 111 of the Assessor's Plat of the Village of Walworth, said point also being the point of beginning of the parcel of land hereinafter described; thence continue North parallel to the West line of said Section 22, 5.00 feet; thence Westerly parallel to the North line of Outlots 110 and 111, 62.00 feet; thence South parallel to the West line of said Section 22, 5.00 feet; thence Easterly along the North line of Outlot 110 and 111, 62.00 feet to the point of beginning.

Tax Key No. Part of VWUP 00009A

PARCEL 6:

A parcel of land located in the Northwest Quarter of Section 22, T1N, R16E, Village of Walworth, Walworth County, Wisconsin and described as follows:

Commencing at the intersection of the Southerly line of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's right-of-way, said line being parallel and 50 feet perpendicular to the centerline of said Railroad, and the West line of said Section 22; thence South 69° 05' 05" East 360.27 feet along the Southerly line of said Railroad to the place of beginning; thence continue South 69° 05' 05" East 203.46 feet along said Southerly line; thence South 109.42 feet; thence North 89° 21' 00" West 106.50 feet; thence North 65.00 feet; thence North 89° 21' 00" West 120.00 feet; thence North 115.00 feet; thence South 89° 21' 00" East 36.54 feet to the Southerly line of said Railroad and the place of beginning.

EXCEPTING THEREFROM all minerals of any nature whatsoever including, but not exclusively, coal, iron, natural gas and oil, as set forth in a Quit Claim Deed from Stanley E.G. Hillman, not as an individual but solely as Trustee of the Property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, debtor, to Veeder Industries, Incorporated, recorded June 5, 1978, as Document No. 337OF.
Tax Key No. Part of VWUP 00009A

PARCEL 7:

A parcel of land located in the Northwest Quarter of Section 22, T1N, R16E, Village of Walworth, Walworth County, Wisconsin, and described as follows:

Commencing at the intersection of the Southerly line of Chicago, Milwaukee, St Paul and Pacific Railroad Company's right-of-way, said line being parallel and 50 feet perpendicular to the centerline of said Railroad, and the West line of said Section 22; thence South 69° 05' 05" East 616.72 feet along the Southerly line of said Railroad to the place of beginning; thence continue South 69° 05' 05" East 262.95 feet along said Southerly line; thence North 89° 21' 00" West 245.65 feet; thence North 91.07 feet to the Southerly line of said Railroad and the place of beginning.

EXCEPTING THEREFROM all minerals of any nature whatsoever including, but not exclusively, coal, iron, natural gas and oil, as set forth in a Quit Claim Deed from Stanley E.G. Hillman, not as an individual but solely as Trustee of the Property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, debtor, to Veeder Industries, Incorporated, recorded June 5, 1978, as Document No. 337OF.

Tax Key No. Part of VWUP 00009A

PARCEL 8:

A parcel of land located in the Northwest 1/4 of Section 22, T1N, R16E, Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit:

Commence at the West 1/4 corner of said Section 22; thence North along the West line of said Section 1,758.07 feet to the point of beginning; thence continue North 151.34 feet to a point, said point being 25.00 feet at right angles to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main track; thence South 69° 05' 05" East along a line that is 25.00 feet from and parallel to said centerline 369.74 feet to a point, said point being 25.00 feet at right angles to said centerline; thence South 20° 54' 55" West 25.00 feet to an iron pipe, said pipe being 50.00 feet at right angles to said centerline; thence North 89° 18' 50" West 336.50 feet to the point of beginning.

Tax Key No. Part of VWUP 00009A

PARCEL 9:

A parcel of land located in the Northwest 1/4 of Section 22, T1N, R16E, Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit:

Commence at the West 1/4 corner of said Section 22; thence North along the West line of said Section 1,909.41 feet to a point, said point being 25.00 feet at right angles to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main track; thence South 69° 05' 05" East along a line that is 25.00 feet from and parallel to said centerline 369.74 feet to the point of beginning; thence continue along said line 645.83 feet to an iron pipe, said pipe being 25.00 feet at right angles to said centerline; thence North 89° 21' West 72.15 feet to an iron pipe, said pipe being 50.00 feet at right angles to said centerline; thence North 69° 05' 05" West along a line that is 50.00 feet from and parallel to said centerline 578.12 feet to a point, said point being 50.00 feet at right angles to said centerline; thence North 20° 54' 55" East 25.00 feet to the point of beginning.

Tax Key No. Part of VWUP 00009A

PARCEL 10:

A parcel of land located in the Northwest 1/4 of Section 22, Town 1 North, Range 16 East, Village of Walworth, Walworth County, Wisconsin and described as follows:

Commencing at the intersection of the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way, said line being parallel and 50.00 feet perpendicular to the center line of said railroad and the West line of said Section 22; thence South along said West line 344.65 feet; thence South 89° 21' 00" East 300.00 feet to the Southeast corner of Outlet 87 of the Assessor's Plat of the Village of Walworth and the point of beginning; *thence North 20.00 feet to the Southwest corner of Outlot 110 of said Plat; thence South 89° 21' 00" East 120.00* feet to the Southeast corner of Outlot 111 of said plat; thence North along the East line of said Outlot 111, 20.00 feet; thence South 89° 21' 00" East 106.50 feet to the West line of Peck Street; thence North along the West line of said street 109.42 feet to the Southerly line of said Railroad right of way; thence South 69° 05' 05" East along said right of way 52.99 feet to the East line of said street; thence South along the East line of said street 91.07 feet; thence South 89° 21' 00" East 245.65 feet to the Southerly line of said railroad right of way; thence South 20.00 feet; thence North 89° 21' 00" West 295.15 feet to the West line of Peck Street; thence South along the West line of said street 20.00 feet; thence North 89 0 21' 00" West 226.50 feet to the place of beginning.

Tax Key No. Part of VWUP 00009A

PARCEL 11:

Lot 1 of Certified Survey Map No. 1377 recorded in the office of the Register of Deeds for Walworth County, Wisconsin September 11, 1984, in Volume 6 of Certified Survey Maps, on Page 227, as Document No. 107007 located in the Northwest 1/4 of Section 22, Town 1 North, Range 16 East, being part of Outlot 85 of the Assessor's Plat of the Village of Walworth, Walworth County, Wisconsin.

Tax Key No. VA137700001

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER WA–22257 DATED 3/1/2023

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED 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 PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 4/28/2023

CHRISTOPHER A. HODGES P.L.S. 2760

RECEIVED
JUN 16 2023
By SME

009-1369

– WORK ORDERED BY –
PRECISION PLUS
840 KOOPMAN LANE
ELKHORN, WI 53121

PLAT OF SURVEY
402 N. MAIN STREET
WALWORTH, WISCONSIN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

PROJECT NO.
10846

DATE
04/28/2023

SHEET NO.
1 OF 1