N9330 Knuteson Drive LAND-MARK SURVEYING Whitewater, WI 53190 Phone:(262)495-3284 Mark L. Miritz FAX: (262) 495-8421 LAND-MARKSURVEYING.COM Wisconsin Registered Land Surveyor S-2582 PLAT OF SURVEY Three parcels in part of the Southwest 1/4 of Section 5, Town 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin. **LEGAL DESCRIPTION / WUP 00189 LEGAL DESCRIPTION / WUP 00188 LEGAL DESCRIPTION / WUP 00187** AS FOUND IN DOCUMENT NO. 736087 OF WALWORTH COUNTY RECORDS AS FOUND IN DOCUMENT NO. 736088 OF WALWORTH COUNTY RECORDS AS FOUND IN DOCUMENT NO. 736086 OF WALWORTH COUNTY RECORDS A part of the Southwest 1/4 of Section 5, T4N, RI5E, A part of the Southwest 1/4 of Section 5, T4N, RI5E, in the City of Whitewater, County A part of the SW 1/4 of Section 5, T4N, R15E, in the City of Whitewater, in the City of Whitewater, County of Walworth, State of Walworth, State of Wisconsin, described as follows: Commencing on the W. line of County of Walworth, State of Wisconsin, described as follows: A part of of Wisconsin, described as follows: A part of the North-Prince Street in the city of Whitewater, Walworth County, Wisconsin, at the SE corner the Southwest 1/4 of Section 5 of the Town (now City) of Whitewater east 1/4 of the Northeast 1/4 of the Southwest 1/4 of of lot formerly owned by Fred Harrison, and running thence W. along the S. line of said and bounded as follows: Beginning on the West line of Prince Street in Section 5, Township 4 North, Range 15 East, and Harrison's land 19 rods; thence S. and parallel with the W. line of Prince Street 1 rod; the City of Whitewater at the Southeast corner of land owned by John bounded as follows: Beginning on the West line of thence W. along the S. line of said Harrison's land and land formerly owned by DeWolf, Gordon (formerly) and running thence South along the West line of Prince Street in the Village (now City) of Whitewater at 12 chs. and 65 lks; thence S. and parallel with the W. line of Prince Street aforesaid Prince Street 5 rods; thence West and parallel with the South line of **CENTER OF SECTION 5-4-15** a point about 19 rods North of Center of Highland Street said Gordon's land 16 rods, thence North parallel with the west line 12 rods and 20 1/2 lks; thence E. and parallel with the with the N. line 12 chs. and and being at the Northeast corner of Wilkinson's land Prince Street 5 rods to the South line of Gordon's land, thence East 40 lks. to the SW corner of lot owned by Sherman Duffin and formerly owned by (formerly) thence West on Wilkinson's North line 18 rods, on said Gordon's South line to the West line of Prince Street aforesaid. Williams; thence N. and parallel with the W. line of Prince Street to the NW corner of thence North and parallel with West line of Prince Street 7 said Duffin's lot, 7 rods; thence E. along the N. line of said Duffin's lot to the W. line rods, thence East and parallel with said North line of of Prince Street, aforesaid, 20 rods; thence N. along the W. line of Prince Street, 1 ch. Wilkinson's land 18 rods to West line of Prince Street, and 70 1/2 lks. to the place of beginning, excepting from the above description that thence South on West line of Prince Street 7 rods to place part thereof sold and conveyed to Hugo C. Schwartz and Carolyn Schwartz, his wife, of beginning. **SURVEYOR'S NOTES:** as joint tenants, which deed is dated April 10, 1951, recorded in Vol. 428 of Deeds, page 281, Walworth County Records. 1) I HAVE SHOWN AN AREA OF QUESTIONABLE OWNERSHIP ADJACENT TO THE WEST SIDE OF TAX KEY /WUP 00187. FRED HARRISON, A PREVIOUS OWNER OF TAX PARCEL /WUP 00187, PURCHASED ADDITIONAL LAND WEST OF SAID PARCEL BY DEED VOL. 110, PAGE 537 IN SEPTEMBER 1903. THIS DEED REFERENCES THE SW CORNER OF THE FRED HARRISON PARCEL AS 19 RODS WEST OF THE CENTER OF PRINCE STREET & 17 RODS SOUTH OF THE 1/4 LINE. THAT CALL PLACES THE SW CORNER OF THE HARRISON PROPERTY AT THE SW CORNER OF LAND OF QUESTIONABLE OWNERSHIP. FRED HARRISON SOLD /WUP 00187 WITH THE LEGAL DESCRIPTION THAT CALLS FOR 16 RODS EAST-WEST IN OCTOBER 1919, WHICH HAS BEEN USED MANY TIMES TO CONVEY SINCE 1919. SOME OTHER PARCELS ON PRINCE STREET HAVE DESCRIPTIONS FROM THE CENTERLINE OF PRINCE STREET (SEE NOTE 2). I WAS NOT ABLE TO TRACE THE DEED HARRISON ORDERED BY: ROBERT FREIERMUTH USED TO PURCHASE /WUP 00187. TO THE WEST OF THE LAND OF QUESTIONABLE OWNERSHIP IS **W9597 BREIDSAN HILL DRIVE** LOT 1 OF CERTIFIED SURVEY MAP NO. 438. WHITEWATER, WI 53190 2) I BELIEVE THE LEGAL DESCRIPTION FOR TAX PARCEL /WUP 00188 HAS AN ERRONEOUS CALL OF "19 RODS WEST" FROM THE WEST LINE OF PRINCE STREET. I BELIEVE THE 19 RODS BEGINS AT THE CENTERLINE OF PRINCE STREET WITH 2 RODS FOR THE WEST 1/2 OF PRINCE STREET. OLDER DEEDS IN THE AREA REFERENCE THE CENTERLINE (ALSO THE NORTH-SOUTH 1/4 LINE) FOR TITLE LINES AND I BELEIVE WHEN CALLS SWITCHED TO COMMENCE ON THE WEST LINE OF PRINCE STREET THAT DISTANCE CALLS WHERE NOT ADJUSTED. THE SAME EXPLANATION APPLIES FOR THE SOUTHERLY BOUNDARY WITH A CALL OF 20 RODS, SHOULD BE 18 RODS. 3) A SURVEY BY LLOYD L. JENSEN DATED APRIL 3, 1952 WAS RETRACED TO ESTABLISH THE CENTERLINE OF HIGHLAND STREET AND FOUND MONUMENTS TO ESTABLISH THE SOUTH 9 RODS OF THE NE 1/4 OF SOUTH LINE OF JOHN GORDON THE NE 1/4 OF THE SW 1/4 OF SECTION 5 AS MONUMENTED. N 88°01'51" E 264.00' 118.13' FOUND IRON PIPE O.8' SO. OF LINE S 88°01'51" W 22.2' 16.23' 12.18 28.8 FOUND P.K. NAIL— IN CONCRETE BASE OF FENCE POST DRIVE GRAVEL GARAGE 84.9 22.1' **/WUP 00187** RESIDENCE 00.00 33.02 SOUTH LINE OF FRED HARRISON FOUND IRON PIPE IS N 88°04'12" E 0.10' OF CORNER 263.86 POINT RECORDED AS "THE SW CORNER OF FRED HARRISON" S 88°04'12" W 280.04' BEING 19 RODS (313.5') WEST OF THE CENTER OF PRINCE STREET & 17 RODS (280.5') SOUTH OF THE 1/4 LINE S 87°59'17" W RESIDENCE 84.2' GARAGE ..05.20.00 /WUP 00188 PARKING GRAVEL 33,778 SQ. FT. BLACKTOP DRIVE (313.5')N 88°12'31" E 296.76' NORTH LINE OF SHERMAN DUFFIN 125.2' RESIDENCE /WUP 00189 34,269 SQ FT. **GRAVEL DRIVE** PROPOSED DRIVEWAY EASEMENT TO /WUP 00190 S 88°12'31" W 65.00' SOUTHWEST CORNER OF SHERMAN DUFFIN SHARED BLACKTOP DRIVE N 88°12'31" E 296.97' N 88°12'31" E 103.00' WILKINSON'S NORTH LINE S 88°12'31" W 65.00' PROPOSED DRIVEWAY EASEMENT TO /WUP 00189 /WUP 00190 13 (653.84' VOL.668/9180) 32.83 S 88°12'31" W 653.45' .70 291.03 329.59' PROPOSED DRIVEWAY EASEMENT FROM /WUP 00189 TO /WUP 00190 A DRIVEWAY EASEMENT BETWEEN ADJOINING PARCELS OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN LEGEND DESCRIBED AS FOLLOWS: COMMENCE AT CENTER OF SAID SECTION 5; THENCE S 00°05'50" W ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF FOUND IRON PIPE SAID SECTION 5 AND THE CENTERLINE OF PRINCE STREET 511.52 FEET; THENCE S 88°12'31" W 33.02 FEET TO A SET P.K. NAIL ON THE WEST LINE OF PRINCE STREET AND THE POINT OF BEGINNING; THENCE N 00°05'50" E ALONG THE WEST LINE OF PRINCE STREET 10.00 FEET; THENCE S 88°12'31" W 65.00 FEET; THENCE S 73°35'11" W 39.61 FEET; THENCE N 88°12'31" E 103.00 FEET TO THE POINT OF BEGINNING. 1.5 LBS./LINEAL FT., 1 1/4" DIA. SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA. CENTERLINE OF HIGHLAND ACCORDING TO LLJ (52) RECORDED AS DIMENSION PROPOSED DRIVEWAY EASEMENT FROM /WUP 00190 TO /WUP 00189 **EXISTING CHAIN LINK FENCE** A DRIVEWAY EASEMENT BETWEEN ADJOINING PARCELS OF LAND LOCATED MARK L. IN PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 POINT CALLED ON LLJ SURVEY (52) AS 829.26' SO OF CENTER OF SECTION ON THE NORTH SOUTH 1/4 LINE SCALE: 1 INCH = 20 FEET EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN MIRITZ DESCRIBED AS FOLLOWS: COMMENCE AT CENTER OF SAID SECTION 5; "I hereby certify that the above described property has S-2582 THENCE S 00°05'50" W ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF been surveyed by me or under my direction and that the above map is a true representation thereof and shows the WHITEWATER SAID SECTION 5 AND THE CENTERLINE OF PRINCE STREET 511.52 FEET; THENCE S 88°12'31" W 33.02 FEET TO A SET P.K. NAIL ON THE WEST size and location of the property, its exterior boundaries, LINE OF PRINCE STREET AND THE POINT OF BEGINNING; THENCE the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent S 00°01'23" W ALONG THE WEST LINE OF PRINCE STREET 7.00 FEET; easements, roadways and visible encroachments, if any."
"This survey is made for the use of the present owners of THENCE S 88°12'31" W 65.00 FEET; THENCE N 81°17'39" W 38.42 FEET; THENCE N 88°12'31" E 103.00 FEET TO THE POINT OF BEGINNING. the property, and also those who purchase, mortgage, or **SOUTH 1/4 CORNER SECTION 5-4-15 LAND SURVEYOR S-2582**

REVISED JAN. 20, 2009 FOR PROPOSED DRIVEWAY EASEMENT

__ JOB NO. <u>09.1102</u>

DATE: DEC. 5, 2009