

LAND-MARK SURVEYING
Mark L. Miritz
Wisconsin Registered Land Surveyor S-2582

N9330 Knuteson Drive
Whitewater, WI 53190
Phone: (262) 495-3284
FAX : (262) 495-8421
LAND-MARKSURVEYING.COM

PLAT OF SURVEY

PARCEL "A" AND "B" AS FOUND IN VOL. 516, PAGE 375, DOCUMENT NO. 493658, WALWORTH COUNTY DEEDS

A part of the Southwest 1/4 of the Northeast 1/4 of Section 4, Town 4 North, Range 15 East bounded as follows: Commencing at the Northeast corner of a parcel of land known as Engebretsen's Land, which parcel is described in a warranty deed from George Dann and L. J. Dann, his wife, to Andrew Engebretsen recorded in Volume 63 of Deeds at page 253, Walworth County Records; thence South along the East line of said Engebretsen's land and H. W. Bentson's and Borrie Bentson's lands 4 chains to Borrie Bentson's Southeast corner; thence West along said B. Bentson's South line 13 links to the East line of the Church lot being 10 rods East of the said continuation of Wakely Street; thence South along the East line of said Church Lot 3 chains and 9 links to the North line of Cravath Street; thence East along the said North line of Cravath Street 84 feet to a point; thence North on a straight line parallel with the West line of Lot 2 in Block 5 of Dann's Addition to the point where that straight line intersects with the Northeastly line of real estate described as "Parcels one and two" in a warranty deed running from Cecil W. Foulkes and wife to Charles Thayer recorded in Volume 515 of Deeds on page 413, Walworth County Records; thence Northwesterly along said Northeastly line to the Northeast corner of said Engebretsen's land as identified above, that corner being the place of beginning.

Also a strip of land 4 rods wide across the West side of Lot 2 in Block 5 in Dann's Addition as numbered on the plat of said addition and recorded August 11, 1862 in the Register's Office of said Walworth County in Vol. 2 of Village plats on page 64.

More particularly described as Parcel "A" and Parcel "B" as follows:
Parcel "A"

Lot 2 and part of Lot 3, Block 5 of Dann's Addition and part of the Southwest 1/4 of the Northeast 1/4 of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin described as follows: Commencing at the Northeast corner of a parcel of land known as Engebretsen's Land, which parcel is described in a warranty deed from George Dann and L. J. Dann, his wife, to Andrew Engebretsen recorded in Volume 63 of Deeds at page 253, Walworth County Records; Thence S 3°59'00" E along the East line of Engebretsen's 3.75 feet to a set iron pipe and the point of beginning; Thence continue S 3°59'00" E along said East line and formerly the East line of H. W. Bentson's and Borrie Bentson's lands 280.25 feet to a found iron rod on the North line of Block 5, Dann's Addition; Thence S 84°43'21" W along said North line 72.60 feet to a set iron pipe at the Northwest corner of Lot 2, Block 5 of Dann's Addition; Thence S 03°59'00" E along the West line of said Lot 2, 184.93 feet to a set cut cross on the South line of Block 5 of Dann's Addition and the Northerly right-of-way line of Cravath Street; Thence N 84°43'21" E along the South line of said Block 5, 149.90 feet to a set iron pipe; Thence N 3°59'00" W 367.00 feet to a set iron pipe; Thence N 42°41'30" W 123.58 feet to the point of beginning, and containing 45,577 square feet or 1.0463 acre(s) of land, more or less.

Parcel "B"

A parcel of land located in part of the Southwest 1/4 of the Northeast 1/4 of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin described as follows: Commencing at the Northwest corner of Lot 2 of Block 5, Dann's Addition; Thence N 84°43'21" E along the North line of said Lot 2, 64.02 feet to the Point of Beginning; Thence continue N 84°43'21" E 8.58 feet to a found iron rod; Thence N 03°59'00" W 20.00 feet to the Southeast corner of land formerly owned by Borrie Bentson; Thence S 84°43'21" W along the South line of said Bentson 8.58 feet; Thence S 03°59'00" E 20.00 feet to the Point of Beginning, and containing 172 square feet or 0.0039 acre(s) of land, more or less.

LOTLINE AGREEMENT LEGAL FOR PARCEL "C" - CITY OF WHITEWATER

Lot 1 of Certified Survey Map No. 318 located in Southwest 1/4 of the Northeast 1/4 of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin
Also, a part of Lot 3, Block 5 of Dann's Addition and a parcel of land all located in part of the Southwest 1/4 of the Northeast 1/4 of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin described as follows: Commencing at the Southwest corner of said Lot 1 of Certified Survey Map No. 318; Thence N 07°19'17" E along the West line of Certified Survey Map No. 318, 33.03 feet to the intersection of the Northerly right-of-way line of Cravath Street and the Point of Beginning; Thence S 84°43'21" W along said right-of-way 54.81 feet to a set iron pipe; Thence N 03°59'00" W 367.00 feet to a set iron pipe; Thence S 42°41'30" E 57.72 feet to a set iron pipe at the North corner of of said Certified Survey Map; Thence S 07°19'17" E along the West line of Certified Survey Map No. 318, 321.28 feet to the Point of Beginning, and containing 40,106 square feet or 0.9207 acre(s) of land, more or less.

SURVEYOR'S NOTES:

THE PURPOSE OF THIS SURVEY IS TO CLARIFY THE BOUNDARIES OF THREE PARCELS. THE CHAIN OF LEGAL DESCRIPTIONS ARE AMBIGUOUS AND SOME PARCELS WERE SOLD TWICE BY THE SAME PERSON. THE WIDTH OF WAKELY STREET WAS PLATTED AS 33 FEET WIDE IN THE SUBDIVISION DANN'S ADDITION PLATTED IN 1862 BY GEORGE DANN. SUBSEQUENTLY, GEORGE DANN, SOLD 3 LOTS TO THE NORTH OF BLOCK 2 OF DANN'S ADDITION ON THE EAST SIDE OF WAKELY STREET. THE THIRD LOT WAS SOLD TO ENGBRETSEN 1879. THE THREE LOTS MOVED THE EASTERLY RIGHT-OF-WAY 27 FEET TO THE EAST TO MAKE THE RIGHT-OF-WAY 60 FEET WIDE. WITHOUT SURVEYS OF THE THREE PARCELS, THE NEW RIGHT-OF-WAY OF 60 FEET CREATED BY GEORGE DANN WAS OVERLOOKED BY PEOPLE WRITING LEGAL DESCRIPTIONS FARTHER EAST AND BY STRITZEL SUBDIVISION WHICH EXPANDED THE RIGHT-OF-WAY 27 FEET TO THE WEST. PARCEL "C" IS ONE OF THE OVERLAPS OF LEGAL DESCRIPTIONS. THE INTENT IS FOR ARNOLD TO QUIT CLAIM TO GLEN A. EDWARDS AND MAUREEN EDWARDS, OWNERS OF CURRENT TAX KEY NO. /WUP00021 AND /WUP00022A. THE CITY OF WHITEWATER AND ARNOLD WILL HAVE TO EXCHANGE QUIT CLAIM DEEDS TO FINALIZE THE PROCESS.

LEGEND

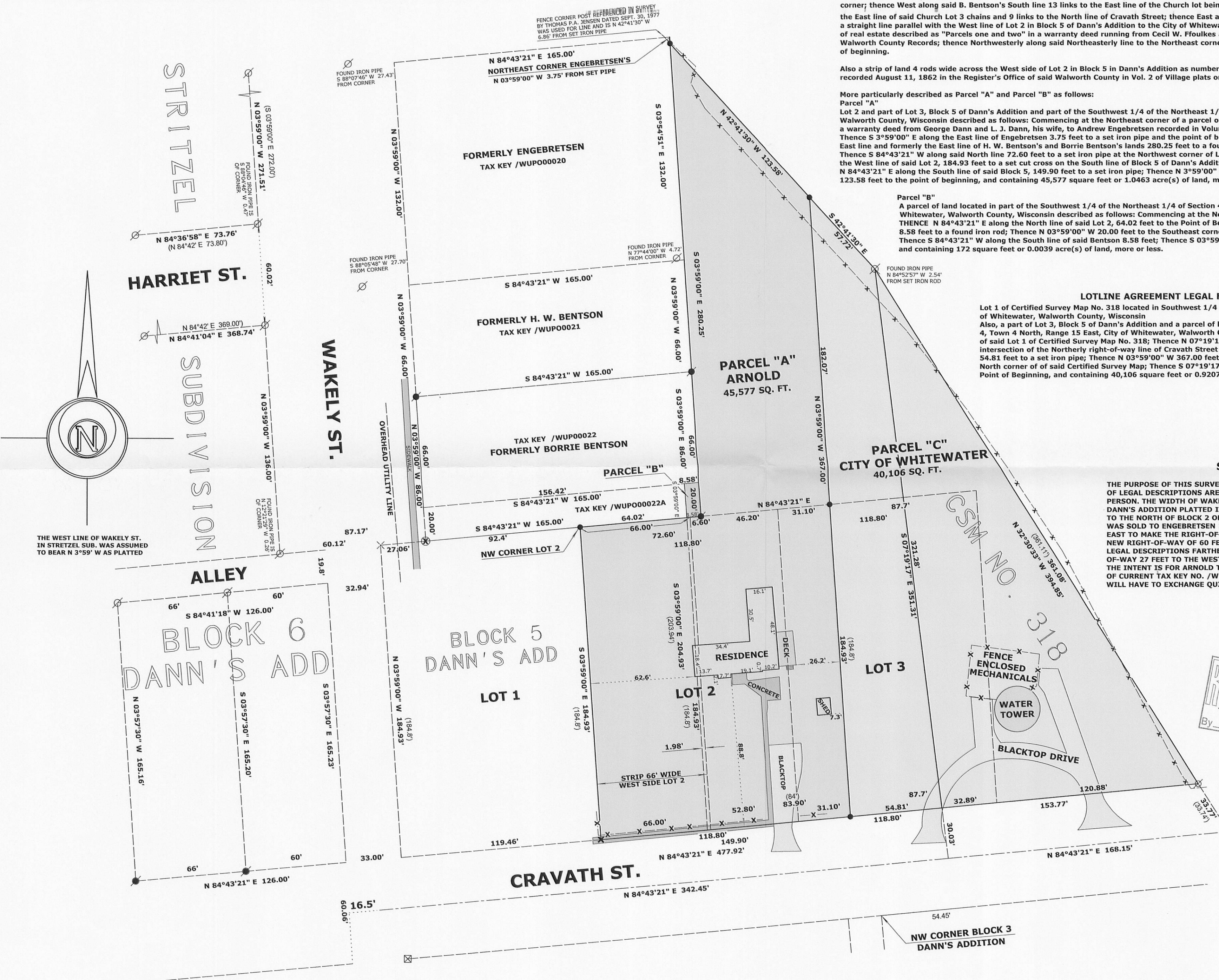
- ⊗ SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- ✕ CUT CROSS IN CONCRETE
- FOUND IRON PIPE
- FOUND P.K. NAIL
- ⊠ FOUND CHISEL CUT IN CONCRETE
- ⊞ SET P.K. NAIL
- ⊗ FOUND 60 PENNY NAIL
- SET IRON PIPE, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 1 1/4" DIA.
- (x x) RECORDED AS DIMENSION
- - - EXISTING FENCE

SCALE: 1 INCH = 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." 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 date hereof.

Mark L. Miritz
MARK L. MIRITZ
S-2582
WISCONSIN REGISTERED
LAND SURVEYOR S-2582

DATE: FEB. 10, 2011 JOB NO. 10.907
REVISED FEB. 26, 2011 TO CHANGE LEGEND



1DA-28 1DA-28A /WUP-23 /WUP-24A /A 318-1

010-905