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

N9330 Knuteson Drive
Whitewater, WI 53190
Phone:(262)495-3284
MARK MIRITZ @
LAND-MARKSURVEYING.COM

PLAT OF SURVEY

LEGAL DESCRIPTION:

(PER EXIBIT "A" CHICAGO TITLE INSURANCE CO. COMMITMENT NO. WA-5188)

The following described real estate situated in the City of Whitewater, Walworth County, Wisconsin:

A part of the NE 1/4 of the SW 1/4 of Section 5, T4N, R15E, and bounded as follows: Beginning at the NW corner of land deeded to C. H. Kropf by E. F. Smith and wife, deed dated April 17, 1905 and recorded in Walworth County Records, Vol. 113, page 352 of Deeds and running thence E'ly 4 rods along the N line of said real estate described in deed, recorded in Vol. 113 on page 352 to the NW corner of lands deeded to Edwin Steck and Lina Steck, recorded in Vol. 235 of Deeds, page 361; thence S'ly along the W. line of said Steck's land 4.77 chs. to Highland Street in said City; thence W 4 rods along the N line of Highland Street to the SW corner of land deeded by said Smith and wife to C. H. Kropf by deed recorded in Vol. 113 of Deeds on page 352, thence N'ly along the W line of lands described in deed recorded in Vol. 113 of Deeds on page 352, to the place of beginning, intending hereby to describe and convey a piece of land 4 rods wide, of equal width N and S and adjoining the lands of Edwin Steck and wife, recorded in Vol. 235 of Deeds on page 361, Walworth County Records, and being a piece of land 4 rods in width throughout its entire course, N and S across the W side of lands described in Vol. 113, page 352.

ALSO a parcel of land located in the SW 1/4 of Section 5, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the intersection of the E line of Elizabeth Street, and the N line of Highland Street in the City of Whitewater; thence E'ly along the N line of Highland St. 407.38 feet to a point on the W line of land owned by Fred Ochs according to the deed recorded in Vol. 381 on page 389 of Deeds at Register of Deeds Office at Elkhorn, Wisconsin, and which point is the point of beginning; thence N'ly along the W line of said Och's land 282.91 feet to the NW corner of said Och's land; thence W'ly parallel to the N line of Highland St . 66.00 feet to a point thence S'ly parallel to the said Och's W line 282.91 feet to the N line of Highland St.; thence E'ly 66.00 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 173 feet of the above described real estate.

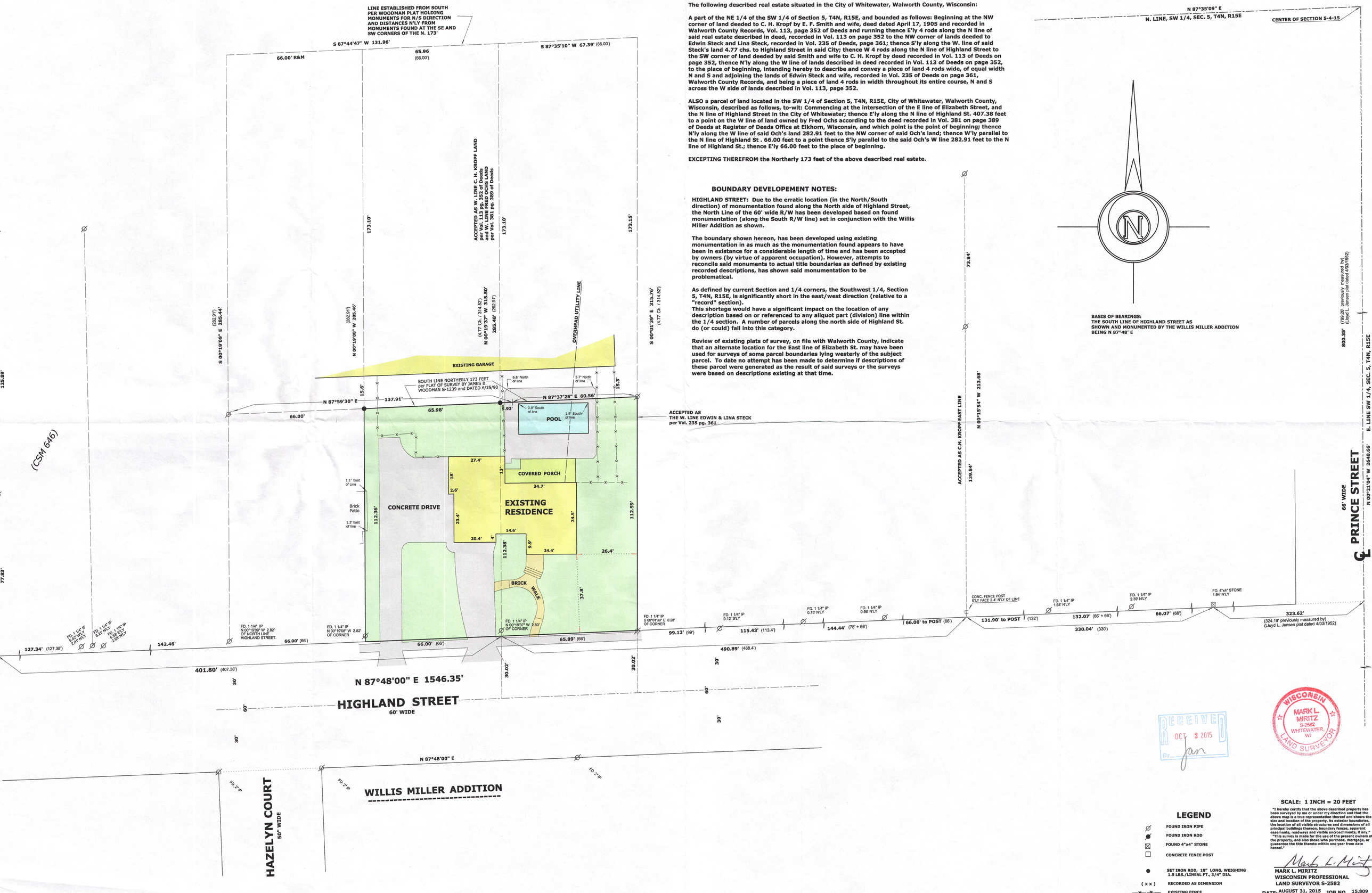
BOUNDARY DEVELOPEMENT NOTES:

HIGHLAND STREET: Due to the erratic location (in the North/South direction) of monumentation found along the North side of Highland Street, the North Line of the 60' wide R/W has been developed based on found monumentation (along the South R/W line) set in conjunction with the Willis Miller Addition as shown.

The boundary shown hereon, has been developed using existing monumentation in as much as the monumentation found appears to have been in existance for a considerable length of time and has been accepted by owners (by virtue of apparent occupation). However, attempts to reconcile said monuments to actual title boundaries as defined by existing recorded descriptions, has shown said monumentation to be problematical.

As defined by current Section and 1/4 corners, the Southwest 1/4, Section 5, T4N, R15E, is significantly short in the east/west direction (relative to a "record" section).
This shortage would have a significant impact on the location of any description based on or referenced to any aliquot part (division) line within the 1/4 section. A number of parcels along the north side of Highland St. do (or could) fall into this category.

Review of existing plats of survey, on file with Walworth County, indicate that an alternate location for the East line of Elizabeth St. may have been used for surveys of some parcel boundaries lying westerly of the subject parcel. To date no attempt has been made to determine if descriptions of these parcel were generated as the result of said surveys or the surveys were based on descriptions existing at that time.



RECEIVED
OCT 2 2015
By: jan

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND 4"x4" STONE
- CONCRETE FENCE POST
- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- (x x) RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1 INCH = 20 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
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: AUGUST 31, 2015 JOB NO. 15809