

LAND-MARK SURVEYING  
Mark L. Miritz

Wisconsin Registered Land Surveyor S-2582

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LAND-MARKSURVEYING.COM

OWNER: WEILER & COMPANY, INC.  
1116 E. MAIN ST.  
WHITEWATER, WI. 53190

ORDERED BY: KEY ENGINEERING GROUP, LTD. AND KEY RAILROAD DEVELOPMENT, LLC.  
735 NORTH WATER STREET, SUITE 1000  
MILWAUKEE, WI. 53202  
ATTN: MIKE TREAZISE

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY NO. 843 AND A PARCEL OF LAND  
LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION  
3, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH  
COUNTY, WISCONSIN.

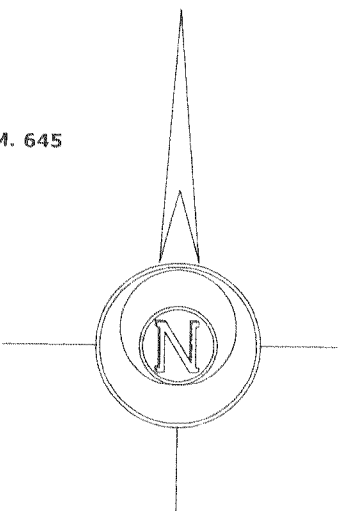
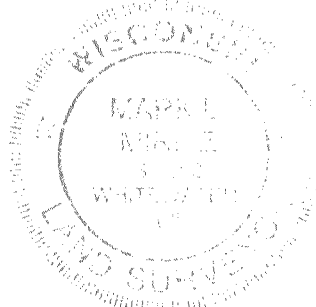
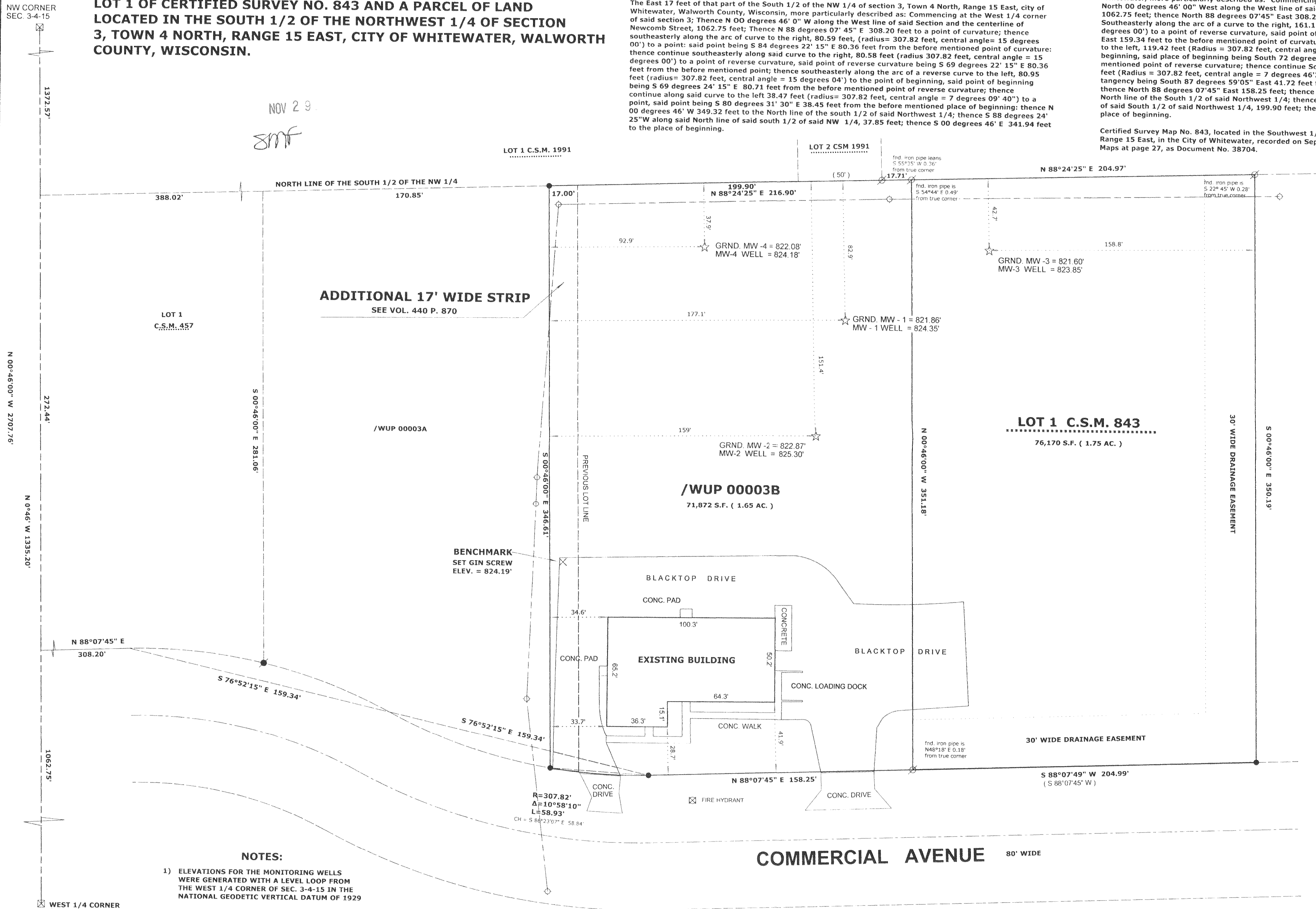
LEGAL DESCRIPTION:

REFERENCE DEED FOUND IN VOL. 440, P. 870 AS DOC. NO. 168690

The East 17 feet of that part of the South 1/2 of the NW 1/4 of section 3, Town 4 North, Range 15 East, city of Whitewater, Walworth County, Wisconsin, more particularly described as: Commencing at the West 1/4 corner of said section 3; Thence N 00 degrees 46' 00" W along the West line of said Section and the centerline of Newcomb Street, 1062.75 feet; Thence N 88 degrees 07' 45" E 308.20 feet to a point of curvature; thence southeasterly along the arc of curve to the right, 80.59 feet, (radius= 307.82 feet, central angle= 15 degrees 00') to a point: said point being S 84 degrees 22' 15" E 80.36 feet from the before mentioned point of curvature: thence continue southeasterly along said curve to the right, 80.58 feet (radius 307.82 feet, central angle = 15 degrees 00') to a point of reverse curvature, said point of reverse curvature being S 69 degrees 22' 15" E 80.36 feet from the before mentioned point; thence southeasterly along the arc of a reverse curve to the left, 80.95 feet (radius= 307.82 feet, central angle = 15 degrees 04') to the point of beginning, said point of beginning being S 69 degrees 24' 15" E 80.71 feet from the before mentioned point of reverse curvature; thence continue along said curve to the left 38.47 feet (radius= 307.82 feet, central angle = 7 degrees 09' 40") to a point, said point being S 80 degrees 31' 30" E 38.45 feet from the before mentioned place of beginning: thence N 00 degrees 46' W 349.32 feet to the North line of the south 1/2 of said Northwest 1/4; thence S 88 degrees 24' 25" W along said North line of said south 1/2 of said NW 1/4, 37.85 feet; thence S 00 degrees 46' E 341.94 feet to the place of beginning.

A part of the South 1/2 of the Northwest 1/4 of Section 3, Town 4 North, Range 15 East, in the city of Whitewater, more particularly described as: Commencing at the West 1/4 corner of said Section 3; thence North 00 degrees 46' 00" West along the West line of said Section and the centerline of N Newcomb Street 1062.75 feet; thence North 88 degrees 07' 45" East 308.20 feet to a point of curvature; thence Southeasterly along the arc of a curve to the right, 161.17 feet (Radius= 307.82 feet, central angle = 30 degrees 00') to a point of reverse curvature, said point of reverse curvature being South 76 degrees 52' 15" East 159.34 feet to the before mentioned point of curvature; thence Southeasterly along the arc of a curve to the left, 119.42 feet (Radius = 307.82 feet, central angle = 22 degrees 13' 40" ) to the place of beginning, said place of beginning being South 72 degrees 59' 05" East 118.67 feet from the before mentioned point of reverse curvature; thence continue Southeasterly along said curve to the left, 41.75 feet (Radius = 307.82 feet, central angle = 7 degrees 46' 20" ) to a point of tangency, said point of tangency being South 87 degrees 59' 05" East 41.72 feet from the before mentioned place of beginning; thence North 88 degrees 07' 45" East 158.25 feet; thence North 00 degrees 46' West 351.18 feet to the North line of the South 1/2 of said Northwest 1/4; thence South 88 degrees 24' 25" West along said North line of said South 1/2 of said Northwest 1/4, 199.90 feet; thence South 00 degrees 46' East 349.32 feet to the place of beginning.

Certified Survey Map No. 843, located in the Southwest 1/4 of the Northwest 1/4 of Section 3, Town 4 North, Range 15 East, in the City of Whitewater, recorded on September 20, 1978 in Vol. 4 of Certified Survey Maps at page 27, as Document No. 38704.



BEARINGS ARE BASED C.S.M. 843 AND  
VOL. 434 P. 668 AS DOC. NO. 165358

LEGEND

- POWER POLE
- MONITORING WELL
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND COUNTY MONUMENT
- FOUND CONCRETE MONUMENT
- BENCHMARK - SET GIN SCREW
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1" = 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  
WISCONSIN REGISTERED  
LAND SURVEYOR S-2582

DATE: OCT. 20, 2006 JOB NO. 06.1008

NOTES:

- ELEVATIONS FOR THE MONITORING WELLS WERE GENERATED WITH A LEVEL LOOP FROM THE WEST 1/4 CORNER OF SEC. 3-4-15 IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
- THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SEC 3-4-15 WAS A RETRACEMENT OF CERTIFIED SURVEY MAPS NO. 457, 843 AND 1991

WEST 1/4 CORNER  
SEC. 3-4-15  
ELEVATION: 829.788

WUP-3B 1A 843-1

010-801