

**PLAT OF SURVEY**

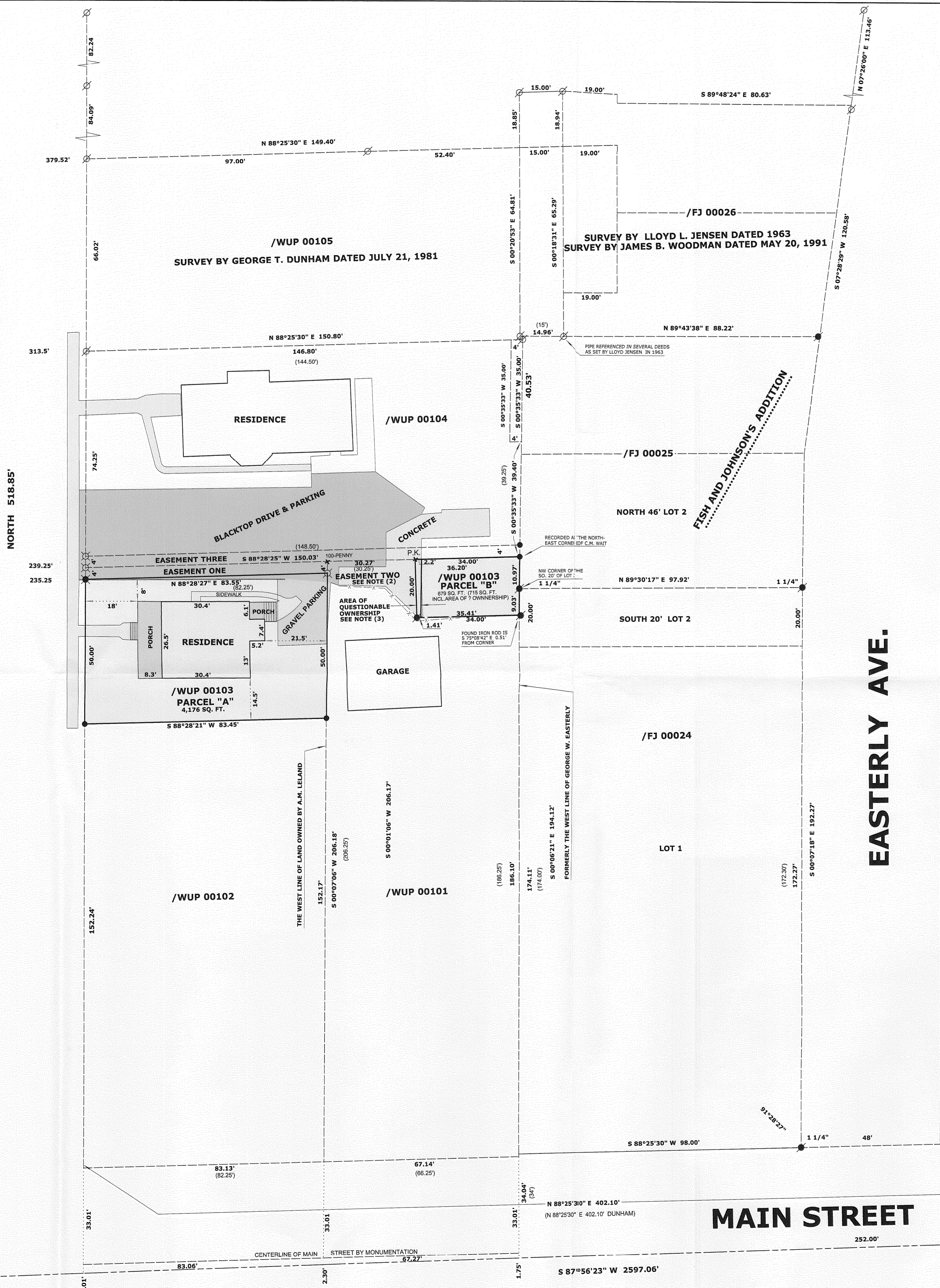
LEGAL DESCRIPTION FOUND VOLUME 638, PAGE 4982, DOC. #320111 OF WALWORTH COUNTY RECORDS

OWNER: LADWIG & VOS INC.  
 140 LONGMEADOW DRIVE  
 BURLINGTON, WI 53105

60' WIDE  
**PRAIRIE STREET**

NORTH 518.95'

**EASTERLY AVE.**

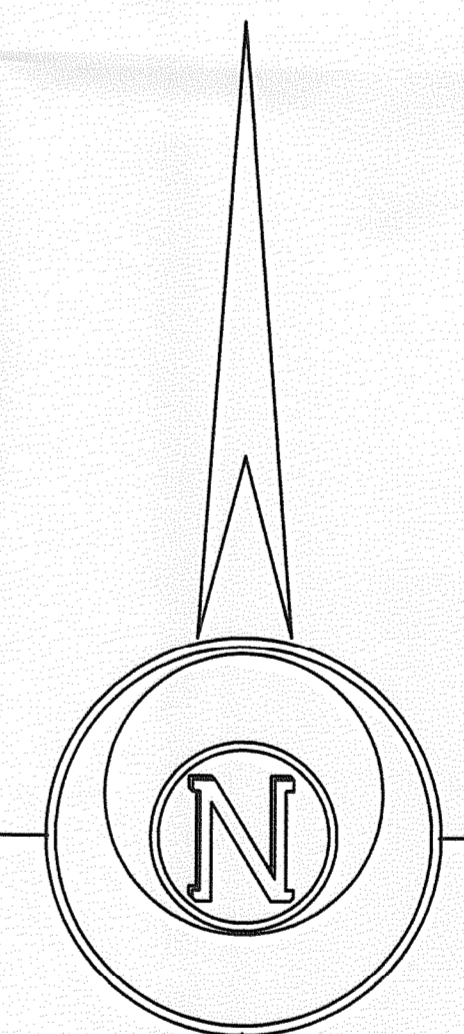


**PARCEL "A"**  
 A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST BOUNDED BY A LINE COMMENCING AT A POINT IN THE EAST LINE OF PRAIRIE STREET, 235 FEET 3 INCHES (235.25) NORTH OF THE INTERSECTION OF THE EAST LINE OF PRAIRIE STREET AND THE CENTER LINE OF MAIN STREET, IN THE CITY OF WHITEWATER, WISCONSIN, AND RUNNING THENCE EAST TO THE WEST LINE OF LAND OWNED BY A.M. LELAND, THENCE SOUTH ON SAID LELAND'S WEST LINE 50 FEET; THENCE WEST TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTH ON THE EAST LINE OF PRAIRIE STREET TO THE PLACE OF BEGINNING, INCLUDING THE USE OF AN 8 FOOT ALLEY LYING AND BEING ON THE NORTH SIDE OF SAID PROPERTY.

**PARCEL "B"**  
 ALSO, LAND SITUATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, BOUNDED AS FOLLOWS: COMMENCING AT THE NORTHEAST 1/4 CORNER OF THE LOT DESCRIBED IN A DEED FROM JAMES PARSONS TO C.M. WAIT RECORDED IN SAID WALWORTH COUNTY RECORDS ON THE 20TH DAY OF OCTOBER, 1890 IN VOLUME 80 OF DEEDS, ON PAGE 591, AND RUNNING THENCE WEST 34 FEET; THENCE SOUTH 20 FEET; THENCE EAST 34 FEET TO THE EAST LINE OF SAID LAND; THENCE NORTH 20 FEET TO THE PLACE OF BEGINNING; ALSO A FREE INGRESS AND EGRESS TO AND FROM SAID CONVEYED LAND AND THE BARN SITUATED THEREON FROM AND OVER THE DRIVEWAY LEADING TO THE SAME FROM PRAIRIE STREET WHICH DRIVEWAY IS MENTIONED AND DESCRIBED IN THAT CERTAIN DEED FROM EDGAR M. JOHNSON & WIFE TO ED ENGBRETSEN DATED MAY 2, 1894 AND RECORDED IN VOLUME 88 OF DEEDS, ON PAGE 634, WALWORTH COUNTY, WISCONSIN RECORDS.

**SURVEYOR'S NOTES:**

- 1) THE LEGAL DESCRIPTIONS FOR TAX KEYS /WUP 00101, /WUP 00102, /WUP 00104 CALL FOR BOUNDARIES TO BE PARALLEL WITH THE EAST LINE OF PRAIRIE STREET AND PARALLEL WITH THE CENTERLINE OF MAIN STREET. THE OLDER LEGALS REFERENCE THE WEST LINE OF GEORGE W. EASTERLY (NOW THE WEST LINE OF FISH AND JOHNSON'S ADDITION) ALSO BEING PARALLEL TO THE EAST LINE OF PRAIRIE STREET. MONUMENTS FOUND IN THE FIELD DID NOT SUPPORT THAT THE LINES WERE PARALLEL, THEREFORE AN ANGLE POINT WAS USED ON THE WEST LINE OF FISH AND JOHNSON'S ADDITION AT THE NORTH-WEST CORNER OF THE SOUTH 20 FEET OF LOT 2 OF FISH AND JOHNSON'S ADDITION. THE CENTERLINE OF MAIN STREET WAS COMPUTED FROM FOUND MONUMENTS IN THE FIELD. THE PLAT OF FISH AND JOHNSON'S REFERENCES THE SECTION LINE, BUT DOES NOT INDICATE IF THE SECTION LINE AND THE CENTERLINE ARE THE SAME LINE.
- 2) A SEARCH OF A TRACT INDEX FOUND THAT PARCEL "A" WAS PART OF TAX KEY /WUP 00102 WHICH INCLUDED THE 4 FOOT STRIP TO THE NORTH OF PARCEL "A". PARCEL "A" WAS SOLD IN 1916 WITH THE CURRENT LEGAL DESCRIPTION. THE 4 FOOT STRIP NORTH OF PARCEL "A" (EASEMENT ONE) WAS REFERENCED IN VOLUME 88, PAGE 70 OF WALWORTH COUNTY DEEDS AS "RESERVING AND EXCEPTING A STRIP OF LAND FOUR FEET WIDE ACROSS THE NORTH END...TO BE USED AS A DRIVE WAY BY PARTIES OF THE SECOND PART, IN COMMON WITH OWNER OF THE LAND ADJOINING ON THE NORTH AND EAST". EASEMENT ONE WAS ALSO DESCRIBED IN VOLUME 88, PAGE 634, OF WALWORTH COUNTY DEEDS AS "FREE INGRESS AND EGRESS". EASEMENT 2 WAS DESCRIBED IN VOLUME 88, PAGE 70, OF WALWORTH COUNTY DEEDS AS "THE RIGHT TO USE SUFFICIENT LAND ON THE WEST SIDE LAST MENTIONED PIECE (PARCEL "B") FOR CONVENIENT INGRESS AND EGRESS". EASEMENT THREE IS FOR INGRESS & EGRESS DESCRIBED AS THE SOUTH 4 FEET OF THE PARCEL TO THE NORTH (TAX KEY /WUP 00104) AS FOUND IN VOLUME 88, PAGE 634 OF WALWORTH COUNTY DEEDS. EASEMENTS ONE, TWO AND THREE WERE FOR THE BENEFIT OF TAX KEY /WUP 00101, TAX KEY /WUP 00103 AND TAX KEY /WUP 00104 FOR THE PURPOSE OF INGRESS & EGRESS.
- 3) A SEARCH OF A TRACT INDEX FOUND THAT THE LEGAL DESCRIPTION OF PARCEL "B", WHICH WAS AN EXCEPTION TO TAX KEY /WUP 00101, HAD CHANGED TO 36 FEET BY 20 FEET IN 1904 WHEN A. M. LELAND PURCHASED TAX KEY /WUP 00101. NO DOCUMENTS WERE FOUND TO SUPPORT A CHANGE FROM 34 FEET TO 36 FEET, THUS AN AREA OF QUESTIONABLE OWNERSHIP.



- LEGEND**
- SET CUT CROSS IN CONCRETE
  - FOUND IRON PIPE
  - FOUND IRON ROD
  - FOUND COUNTY MONUMENT
  - SET P.K. NAIL
  - FOUND NAIL
  - SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
  - RECORDED AS DIMENSION
  - EXISTING WOOD 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 REGISTERED  
 LAND SURVEYOR S-2582  
 DATE: JUNE 24, 2008 JOB NO. 08\_008



WUP 103

010-860