

LAND-MARK SURVEYING
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PLAT OF SURVEY

LOT 2 IN BLOCK 15 OF CHAPMAN AND LUDINGTON'S ADDITION TO THE VILLAGE, NOW CITY, OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, 487.65 FEET; THENCE S 89°52'26" W 33.00 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 2 ON THE WESTERLY RIGHT-OF-WAY OF FRANKLIN STREET AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°52'26" W 198.00 FEET TO A SET IRON ROD; THENCE N 00°05'41" E 60.56 FEET TO A FOUND 1 INCH IRON PIPE; THENCE N 88°18'00" E 197.99 FEET TO A SET IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF FRANKLIN STREET; THENCE SOUTH 66.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12,526 SQUARE FEET OR 0.288 ACRES OF LAND, MORE OR LESS.

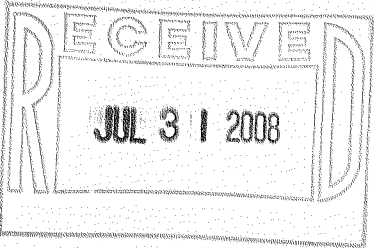
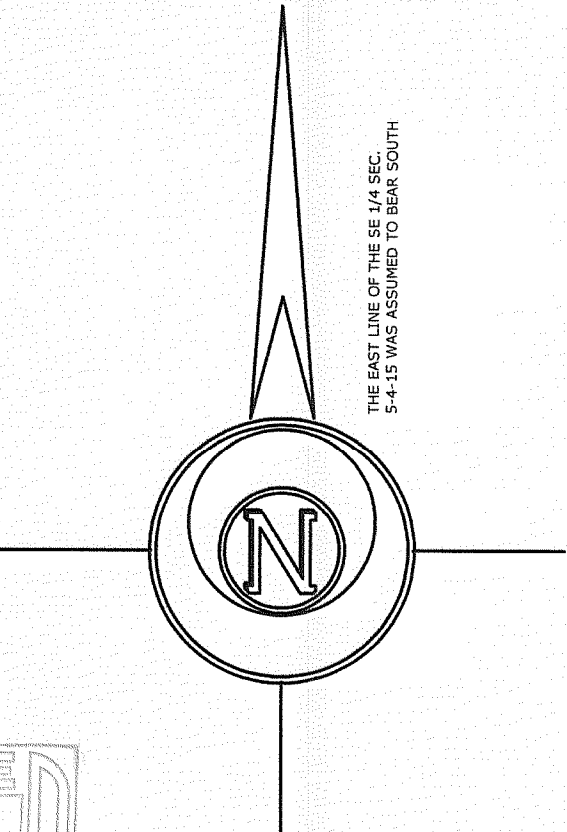
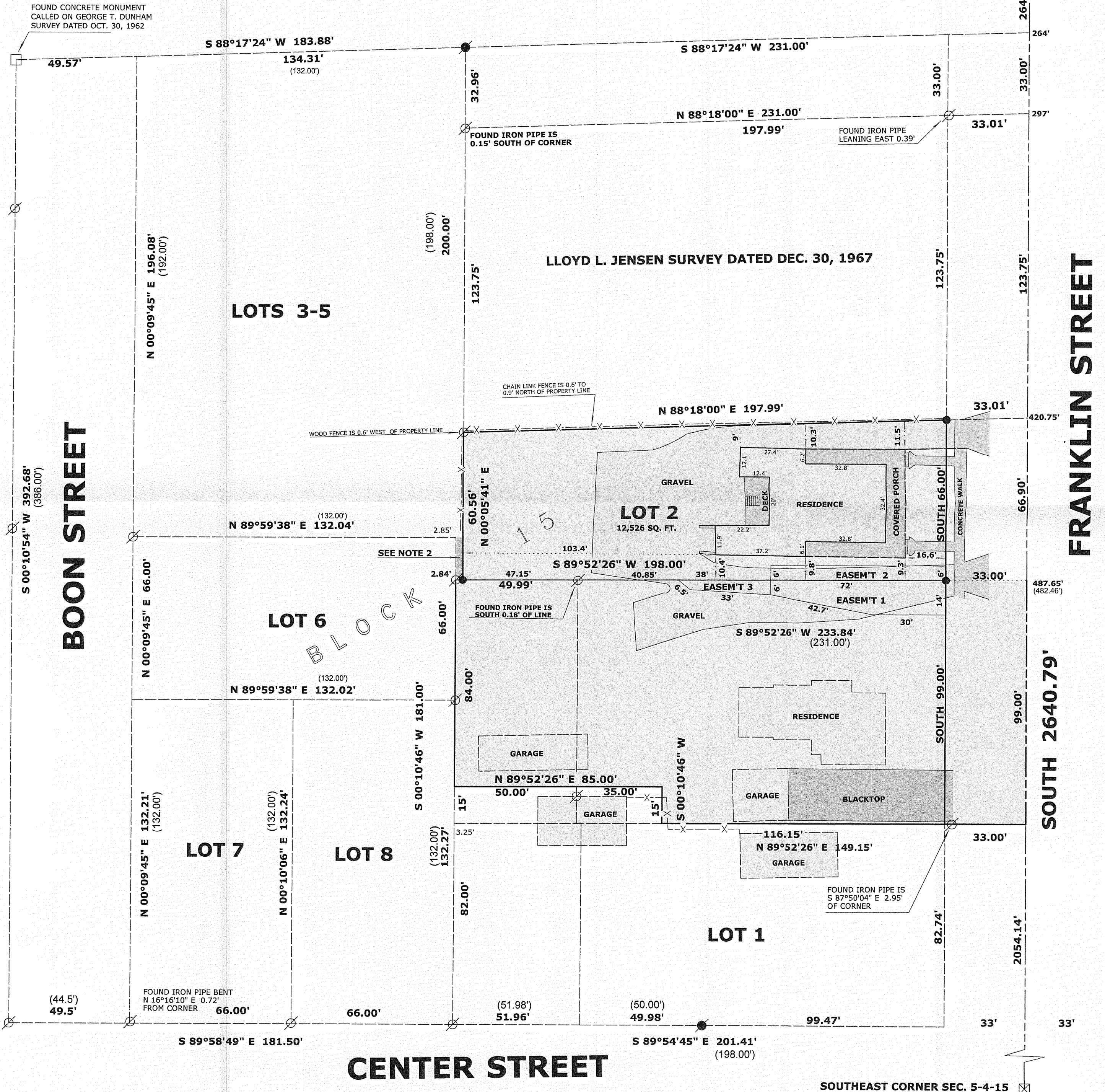
EASEMENTS FOR COMMON JOINT DRIVE

SEE DOCUMENT NO. 740449 OF WALWORTH COUNTY RECORDS FOR COMPLETE DETAILS
EASEMENT 1 AND 3 ARE FOR THE BENEFIT OF LOT 2
EASEMENT 2 IS FOR THE BENEFIT OF THE ADJACENT PARCEL TO THE SOUTH

OWNERS: DALE N. STETTLER TRUST
GALE M. STETTLER TRUST
P.O. BOX 657
WHITEWATER, WI 53190

SURVEYOR'S NOTES

- 1) THE PLAT OF CHAPMAN & LUDINGTON'S ADDITION (RECORDED IN 1851) HAS SOME DISCREPANCIES AND DEFICIENCIES IN PARTICULAR FOR BLOCK 15. THE DIMENSIONS FOR LOT 2 ARE AMBIGUOUS, COMPOUNDED BY THE FACT THAT THE PARCELS TO THE NORTH AND SOUTH OF LOT 2 ARE NOT PART OF THE SUBDIVISION. THE TWO LOTS ARE METES AND BOUNDS DESCRIPTIONS THAT EXISTED PRIOR TO THE CREATION OF THE SUBDIVISION. THE SUBDIVISION PLAT HAS THE EAST LINE OF LOTS 3, 4, 5, 6 AND 8 WITH A DIMENSION OF 396 FEET. THE PARCELS ON THE EAST HALF OF BLOCK 15 ALONG FRANKLIN STREET HAVE A PLATTED DIMENSION OF 403.75 FEET. BLOCK 15 IS ALSO PLAQUED BY OVERRUNS. THE 396 FEET DIMENSION MENTIONED ABOVE MEASURED IN THE FIELD 398.28 FEET. THE BOUNDARY FOR LOT 2 WAS DETERMINED BY MONUMENTS FOUND IN THE FIELD, INFORMATION ON THE PLAT AND DEEDS OF THE PARCELS IN BLOCK 15 WITH METES AND BOUNDS DESCRIPTIONS. FOR CLARITY A METES AND BOUNDS DESCRIPTION WAS ADDED TO THE DESCRIPTION FOR LOT 2.
- 2) BLOCK 15 ALSO HAS OVERRUN IN THE EAST - WEST DIRECTION. THE EAST BOUNDARY OF CHAPMAN & LUDINGTON'S ADDITION IS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15-4-15. BOON STREET ON THE WEST SIDE OF BLOCK 15 IS RECORDED AT 44.5 FEET WIDE, BUT MONUMENTS IN THE FIELD HAVE IT 5 FEET WIDER AT 49.5 FEET. LOTS 6, 7 AND 8 HAD MONUMENTS THAT APPEAR TO BE SURVEYED FROM BOON STREET, NOT ACCOUNTING FOR AN OVERRUN OF 3.41 FEET ON THE SOUTH SIDE OF BLOCK 15 ALONG THE NORTH SIDE OF CENTER STREET. THIS CREATES A GAP BETWEEN LOT 6 AS MONUMENTED AND LOT 2. WITH THE OCCUPATION FENCES, THE ONLY REMEDY WOULD BE PROPERTY LINE AGREEMENTS WITH RECORDED DOCUMENTS BETWEEN ADJOINING NEIGHBORS.



- LEGEND
- FOUND IRON PIPE
 - FOUND IRON ROD
 - FOUND COUNTY MONUMENT
 - SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
 - (x x) RECORDED AS DIMENSION
 - EXISTING FENCE

SCALE: 1 INCH = 30 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: JULY 26, 2008 JOB NO. 08.703

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