

EXHIBIT A

DOCUMENT#: 1091537
 CSM # 5141
 03-04-2024 at 3:38 PM
 KATHY KOSTOCK
 REGISTER OF DEEDS
 WALWORTH COUNTY, WISCONSIN
 Pages: 6 Fee Amount: \$30.00

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE FRACTIONAL NE 1/4 OF SECTION 4, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

GRAPHIC SCALE



BEARING BASIS:

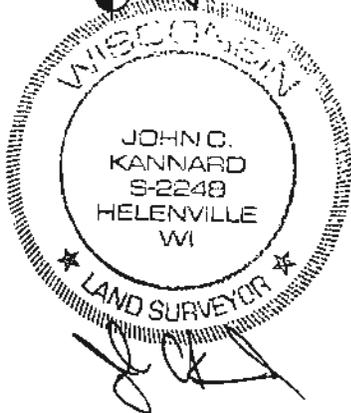
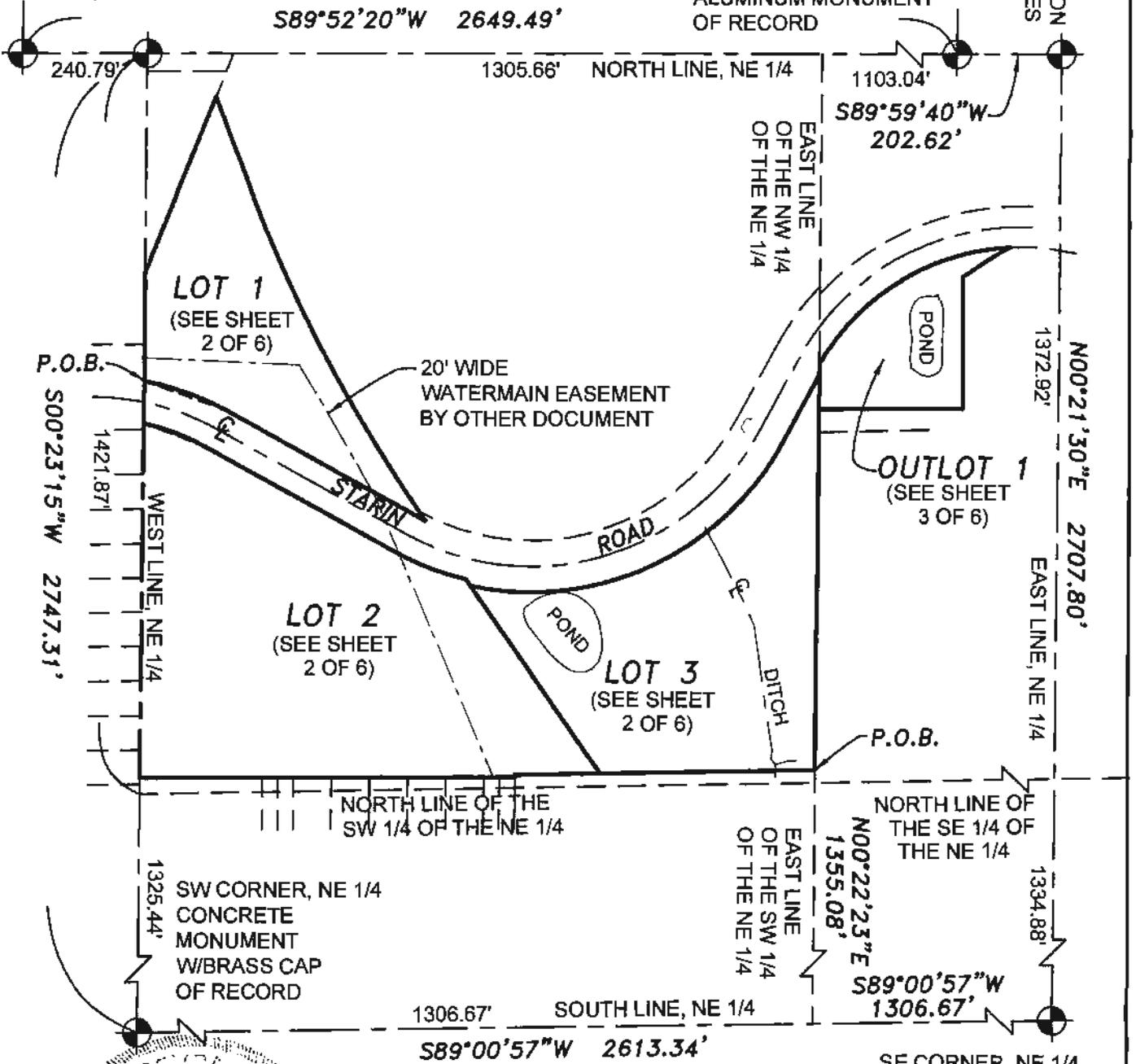
ALL BEARINGS REFER TO THE SOUTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF S89°00'57"W

SW CORNER, SE 1/4 ALUMINUM MONUMENT DISTURBED LOCATION ESTABLISHED BY TIES

NW CORNER, NE 1/4 CONCRETE MONUMENT DISTURBED LOCATION ESTABLISHED BY TIES

SE CORNER, SE 1/4 ALUMINUM MONUMENT OF RECORD

NE CORNER, NE 1/4 MONUMENT DISTURBED LOCATION ESTABLISHED BY TIES



LEGEND

SECTION CORNER FOUND AS NOTED

SOUTHWEST
 SURVEYING & ASSOCIATES, Inc.

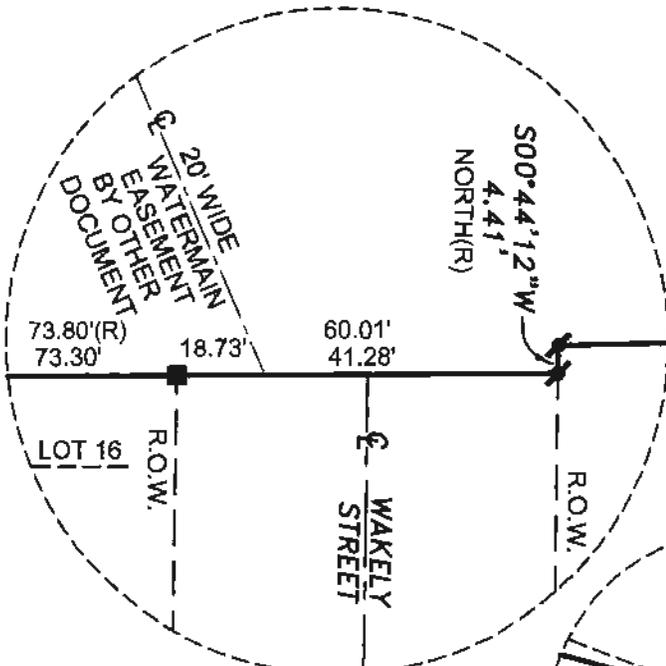
P.O. BOX K, PALMYRA, WI. 53156
 262-495-4910
 920-674-4884

JOB No.: W-220157
 DATE: JANUARY 12, 2024
 REVISED: FEBRUARY 16, 2024
 SHEET 1 OF 6

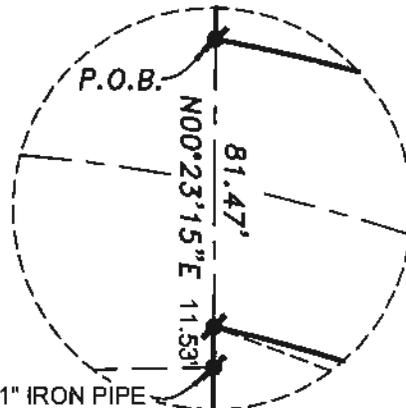
EXHIBIT A

CERTIFIED SURVEY MAP No. 5141

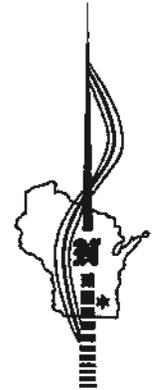
BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE FRACTIONAL NE 1/4 OF SECTION 4,
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



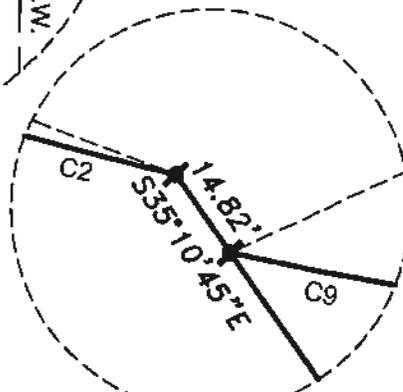
DETAIL "A"
NOT TO SCALE



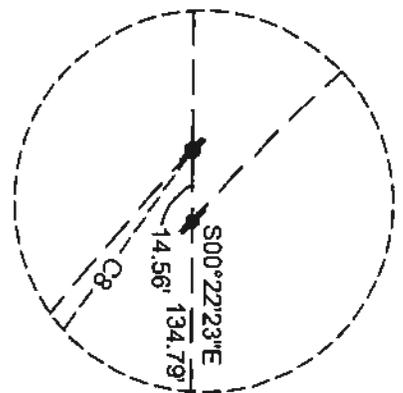
1" IRON PIPE FOUND
0.44' WEST
DETAIL "B"
NOT TO SCALE



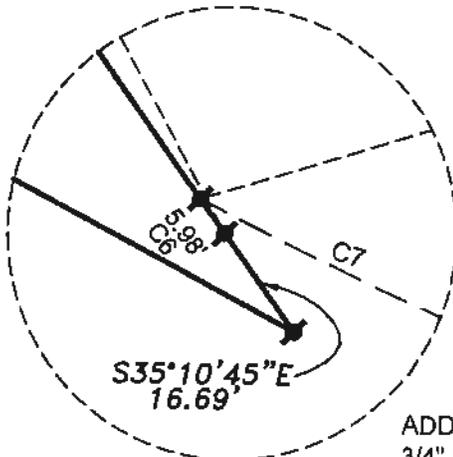
BEARING BASIS:
ALL BEARINGS REFER TO
THE SOUTH LINE, NE 1/4
WHICH HAS AN ASSUMED
BEARING OF S89°00'57"W



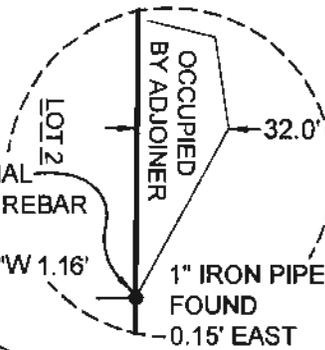
DETAIL "D"
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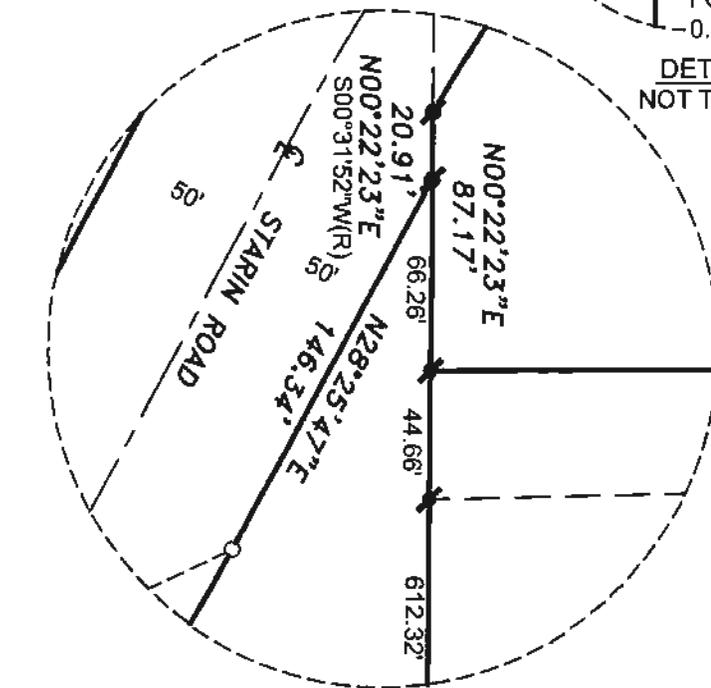
DETAIL "E"
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DETAIL "C"
NOT TO SCALE



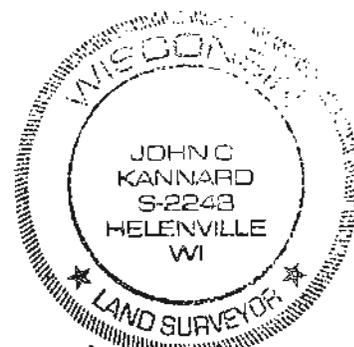
DETAIL "G"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE

LEGEND

- 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1,502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- 1 1/2" I.D. IRON PIPE FOUND
- 2" IRON PIPE FOUND
- (R) RECORDED AS



JCK

JOB No.: W-220157
DATE: JANUARY 12, 2024
REVISED: FEBRUARY 16, 2024
SHEET 4 OF 6

EXHIBIT A

CERTIFIED SURVEY MAP No. 5141

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE FRACTIONAL NE 1/4 OF SECTION 4,
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	455.00'	129.41'	128.97'	S69°38'41"E	16°17'44"
C2	545.00'	145.07'	144.64'	S69°11'42"E	15°15'05"
C3	535.00'	168.85'	168.15'	N70°32'18"W	18°04'59"
C4 WHOLE	2815.00'	697.65'	695.87'	S28°04'45"E	14°12'00"
C4(R)		697.55'		S32°24'E	
C5	2815.00'	691.68'	689.94'	S28°01'06"E	14°04'41"
C6	2815.00'	5.98'	5.98'	S35°07'06"E	00°07'18"
C7	455.00'	714.17'	643.08'	N73°23'44"E	89°55'54"
C7(R)			643.88'	N73°37'33"E	
C8	545.00'	147.82'	147.36'	N36°11'59"E	15°32'23"
C8(R)		147.83'	147.38'	N36°21'36"E	
C9	555.00'	713.03'	664.99'	N65°14'05"E	73°36'36"
C10	455.00'	451.01'	432.77'	N58°36'25"E	56°47'34"
C11	455.00'	127.59'	127.17'	S84°57'47"E	16°04'01"

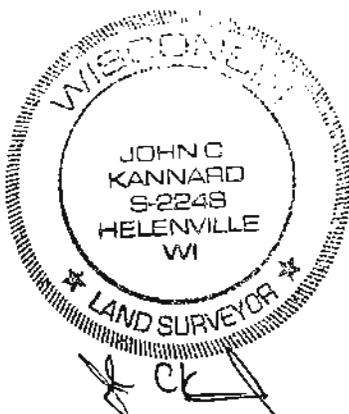
SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of the NW 1/4 and NE 1/4 of the Fractional NE 1/4 of Section 4, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, bounded and described as follows:

Lot 1

Commencing at the Limestone Monument with Brass Cap that marks the Southeast corner of the NE 1/4 of said Section 4; Thence S89°00'57"W, along the South line of said NE 1/4, a distance of 1306.67 feet, to the East line of the SW 1/4 of said NE 1/4; Thence N00°22'23"E, along said East line and the East line of the NW 1/4 of said NE 1/4, a distance of 1355.08 feet, to a Found 3/4" Iron Rebar that marks Southeast corner of lands described in Document No. 1074425; Thence S88°48'30"W, along the South line of said Document No. 1074425, a distance of 580.70 feet, to a Found 3/4" Iron Rebar; Thence S00°44'12"W, along said South line, a distance of 4.41 feet, to a Found 3/4" Rebar; Thence S89°38'07"W, along said South line, a distance of 725.51 feet, to a Found 3/4" Rebar and the West line of said NE 1/4; Thence N00°23'15"E, along said West line, a distance of 679.72 feet to a Found 3/4" Rebar; Thence continue N00°23'15"E, along said West line, a distance of 81.47 feet, to the Northerly Right of Way(R.O.W.) line of Starin Road and to a Found 3/4" Rebar, and the POINT OF BEGINNING of the lands to be described; Thence continue N00°23'15"E, along said West line, a distance of 208.70 feet, a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence N21°50'12"E, a distance of 364.31 feet, to a Set 3/4" Rebar; Thence S20°58'45"E, a distance of 198.34 feet, to a Set 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Easterly direction, a radius of 2815.00 feet, a delta angle of 14°12'00", a chord length of 695.87 feet, and a chord bearing of S28°04'45"E; Thence Southeasterly along the arc of said curve, a distance of 697.65 feet, to a Found 3/4" Rebar; Thence S35°10'45"E, a distance of 16.69 feet, to a Found 3/4" Rebar on said Northerly R.O.W. line; Thence N61°29'49"W, along said Northerly R.O.W. line, a distance of 439.86 feet, to a Found 3/4" Rebar that marks a point of curvature; said curve having it's center point in the Southerly direction, a radius of 535.00 feet, delta angel of 18°04'59", a chord length of 168.15 feet, and a chord bearing of N70°32'18"W; Thence Northwesterly along the arc of said curve, a distance of 168.85 feet, to the POINT OF BEGINNING, containing 154,918 square feet or 3.556 Acres of land, more or less.



Date: January 12, 2024

Revised: February 16, 2024

EXHIBIT A

CERTIFIED SURVEY MAP No. 5141

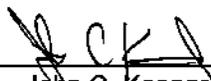
BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE FRACTIONAL NE 1/4 OF SECTION 4,
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

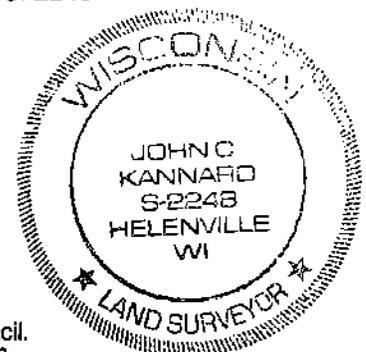
Lots 2, 3, and Outlot 1

Commencing at the Limestone Monument with Brass Cap that marks the Southeast corner of the NE 1/4 of said Section 4; Thence S89°00'57"W, along the South line of said NE 1/4, a distance of 1306.67 feet, to the East line of the SW 1/4 of said NE 1/4; Thence N00°22'23"E, along said East line and the East line of the NW 1/4 of said NE 1/4, a distance of 1355.08 feet, to a Found 3/4" Iron Rebar that marks Southeast corner of lands described in Document No. 1074425 and the POINT OF BEGINNING of the lands to be described; Thence S88°48'30"W, along the South line of said Document No. 1074425, a distance of 580.70 feet, to a Found 3/4" Iron Rebar; Thence S00°44'12"W, along said South line, a distance of 4.41 feet, to a Found 3/4" Rebar; Thence S89°38'07"W, along said South line, a distance of 725.51 feet, to a Found 3/4" Rebar and the West line of said NE 1/4; Thence N00°23'15"E, along said West line, a distance of 679.72 feet, to a Found 3/4" Rebar that marks a curve in the Southerly Right of Way(R.O.W.) line of Starin Road, said curve having it's center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 16°17'44", a chord length of 128.97 feet, and a chord bearing of S69°11'42"E ; Thence Southeasterly along the arc of said curve, a distance of 129.41 feet, to a Found 3/4" Rebar; Thence S61°29'49"E, along said Southerly R.O.W. line, a distance of 419.09 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Northerly direction, a radius of 545.00 feet, a delta angle of 15°15'05", a chord length of 144.64 feet, a chord bearing of S69°11'42"E; Thence Southeasterly along the arc of said curve, a distance of 145.07 feet, to a Found 3/4" Rebar that marks an angle point; Thence S35°10'45"E, a distance of 14.82 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Northerly direction, a radius of 555.00 feet, a delta angle of 73°36'36", a chord length of 664.99 feet, and a chord bearing N65°14'05"E; Thence Northeasterly along the arc of said curve, a distance of 713.03 feet, to a Found 3/4" Rebar; Thence N28°25'47"E, along said Southerly R.O.W. line, a distance of 146.34 feet, to a Found 3/4" Rebar; Thence N00°22'23"E, a distance of 20.91 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Southerly direction, a radius of 455.00 feet, a delta angle of 56°47'34", a chord length of 432.77 feet, and a chord bearing of N58°36'25"E; Thence Northeasterly along the arc of said curve, a distance of 451.01 feet, to a Found 3/4" Rebar; Thence S64°50'02"W, a distance of 15.70 feet, to a Found 3/4" Rebar; Thence S56°49'56"W, a distance of 93.65 feet, to a Found 3/4" Rebar; Thence S00°09'09"E, a distance of 253.33 feet, to a Found 3/4" Rebar; Thence S89°43'12"W, a distance of 278.06 feet, to the East line of the NW 1/4 of said NE 1/4 and to a Found 3/4" Rebar; Thence S00°22'23"W, a distance of 691.27, to the POINT OF BEGINNING containing 695,486 square feet or 15.966 acres of land, more or less.

I further certify that I have made this survey and map under the direction of the City of Whitewater, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes in surveying and mapping same.

Certified this 12th day of January, 2024
Revised this 16th day of February, 2024

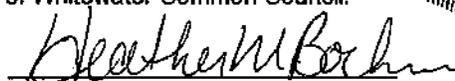

John C. Kannard, P.L.S. 2248



CITY OF WHITEWATER APPROVAL:

This Certified Survey Map is hereby approved by the City of Whitewater Common Council.

Dated this 21 day of February, 2024


Heather M. Boehm
Michele Smith, City Clerk