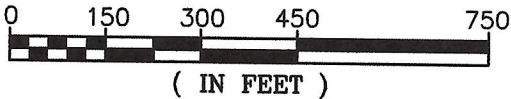


**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

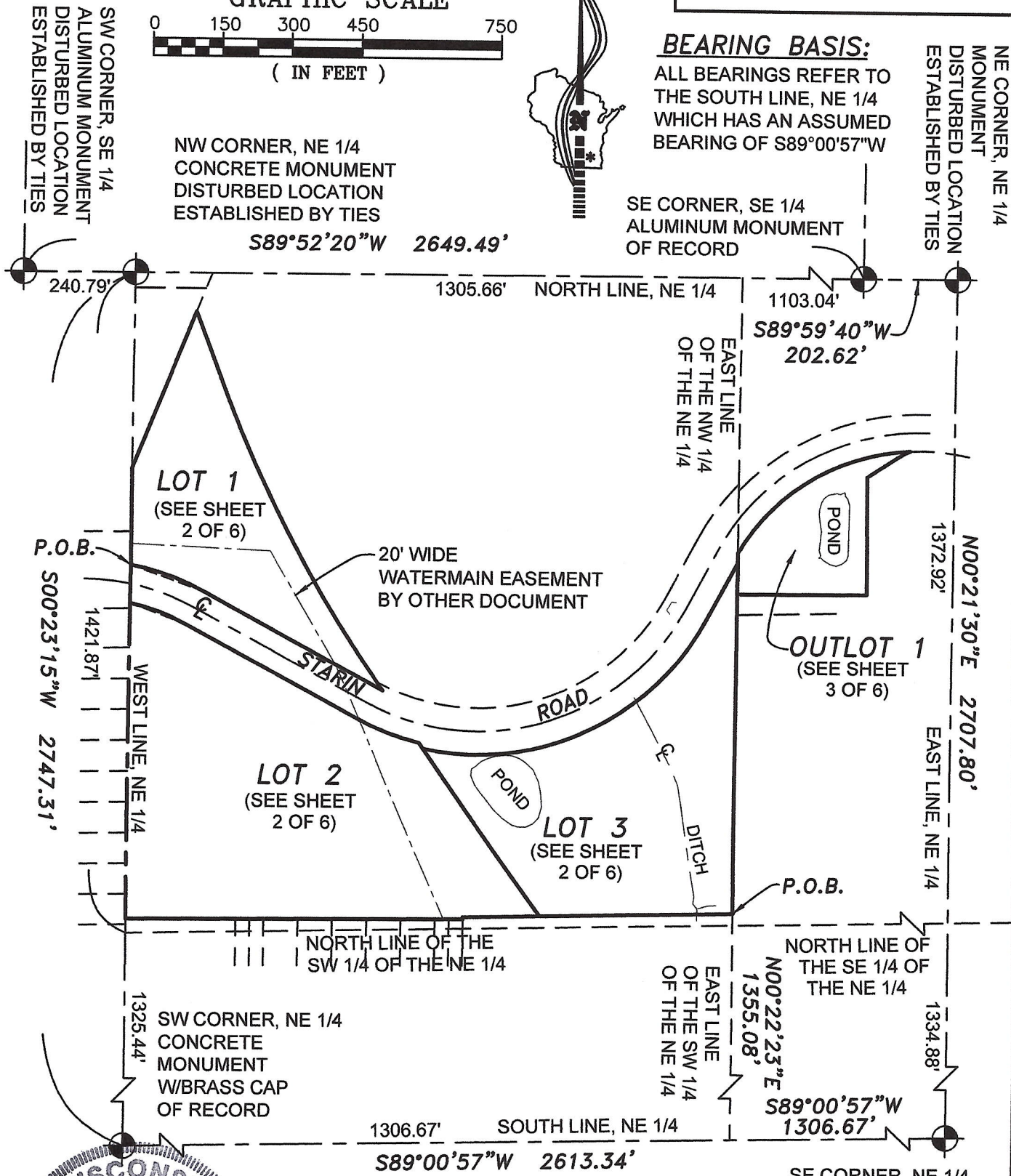
BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF  
FRACTIONAL NE 1/4 OF SECTION 4, T4N, R15E, CITY OF WHITEWATER,  
WALWORTH COUNTY, WISCONSIN.

**GRAPHIC SCALE**



**BEARING BASIS:**

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



**LEGEND**



**SOUTHWEST**  
SURVEYING & ASSOCIATES, Inc.

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

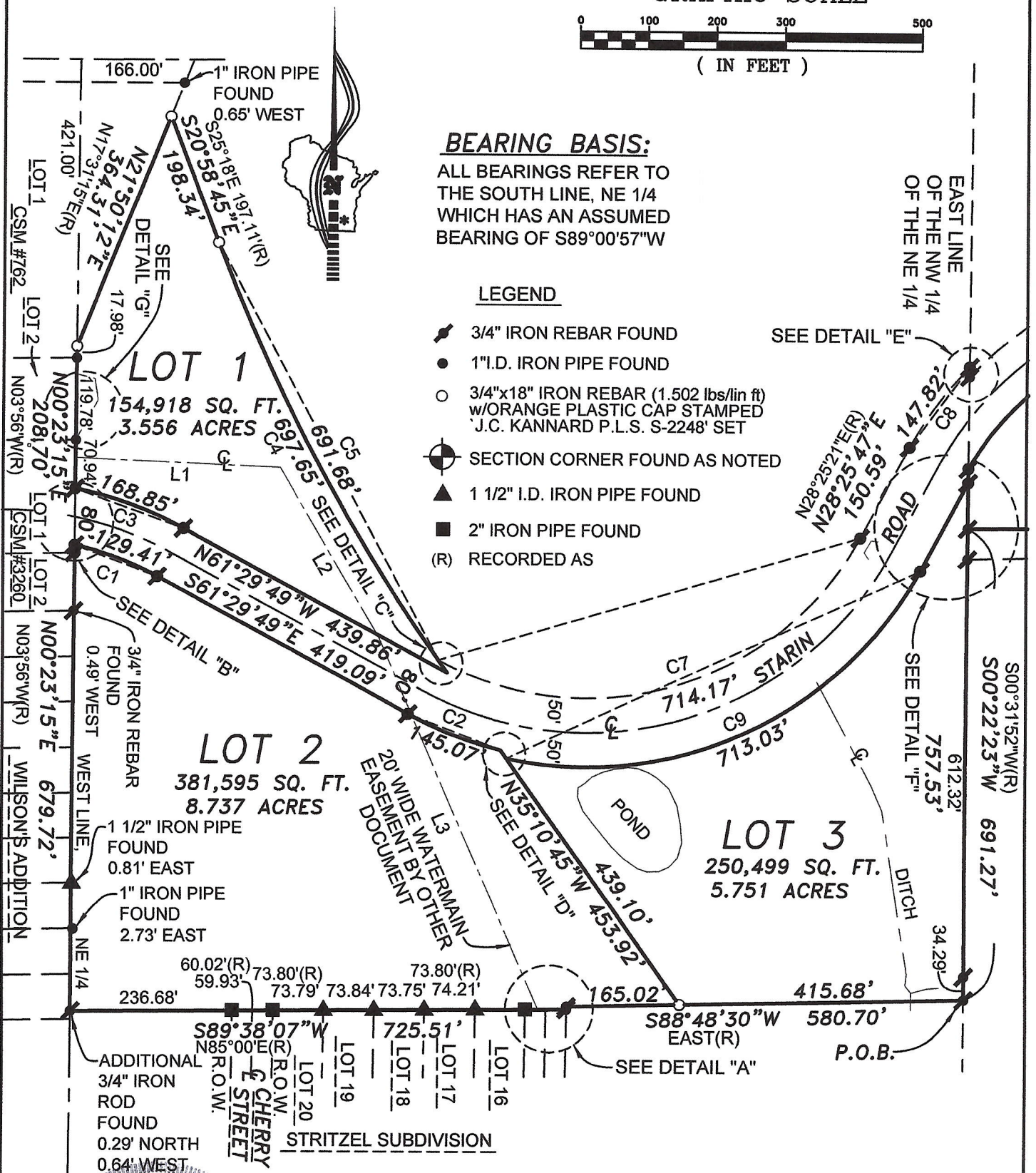
JOB No.: W-220157  
DATE: JANUARY 12, 2024  
SHEET 1 OF 6



BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE1/4 OF SECTION 4,  
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

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

- 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



LINE	BEARING	DISTANCE
L1	S87°38'27"E	300.00'
L2	S30°21'56"E	285.86'
L3	S23°21'47"E	591.35'



**SOUTHWEST**  
SURVEYING & ASSOCIATES, Inc.

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

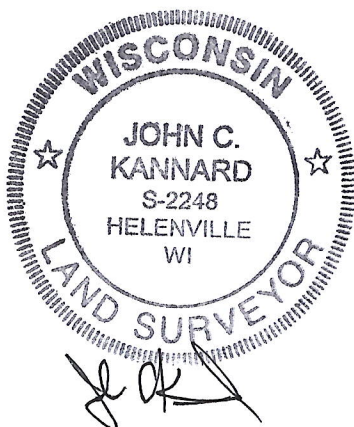
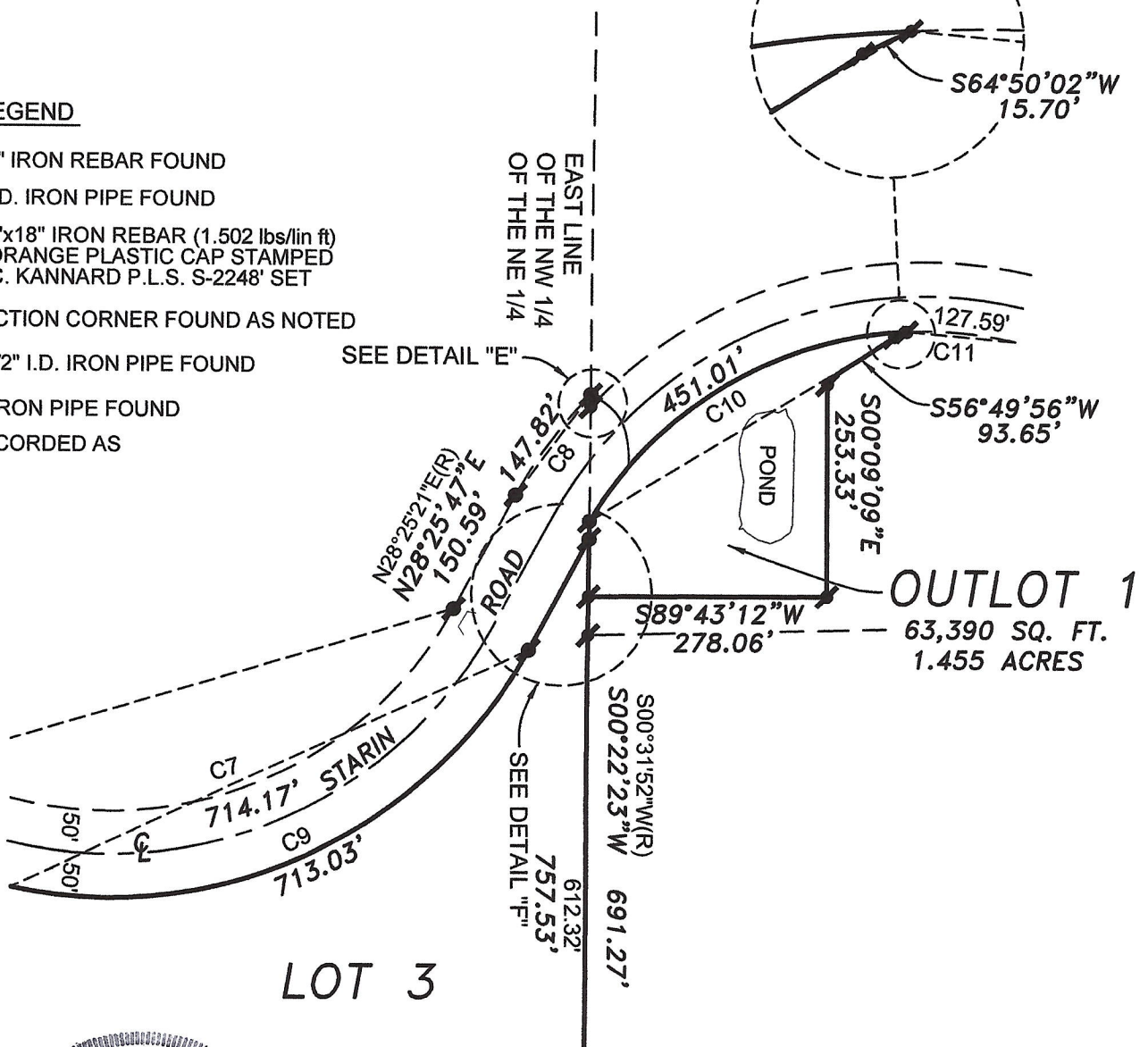
JOB No.: W-220157  
DATE: JANUARY 12, 2024  
SHEET 2 OF 6

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE1/4 OF SECTION 4,  
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



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

- 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



**SOUTHWEST**  
SURVEYING & ASSOCIATES, Inc.

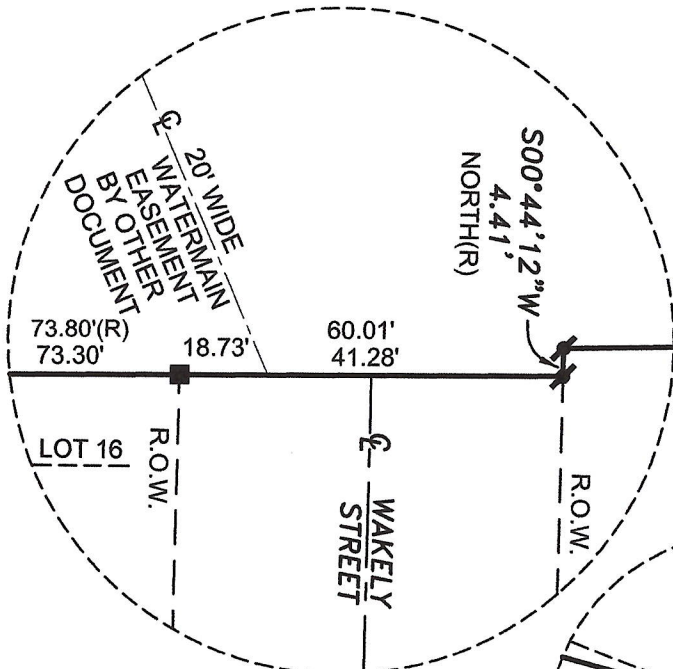
P.O.BOX K, PALMYRA, WI. 53156  
262-495-4910  
920-674-4884

JOB No.: W-220157  
DATE: JANUARY 12, 2024  
SHEET 3 OF 6

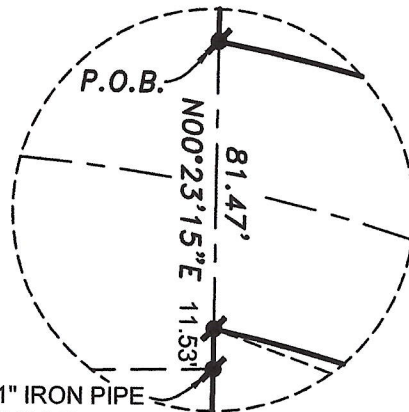


**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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



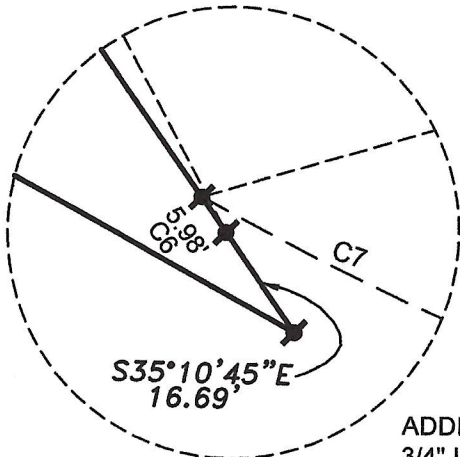
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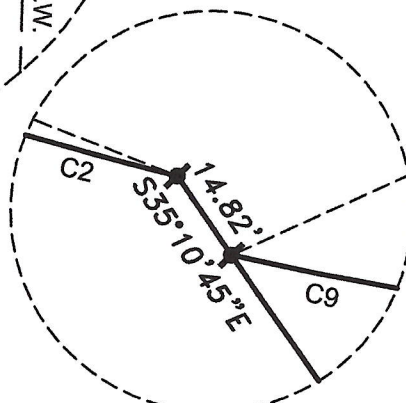
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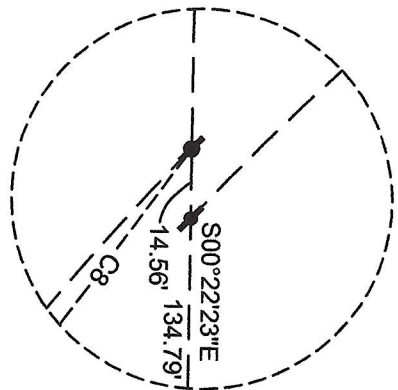
**BEARING BASIS:**  
ALL BEARINGS REFER TO  
THE SOUTH LINE, NE 1/4  
WHICH HAS AN ASSUMED  
BEARING OF S89°00'57"W



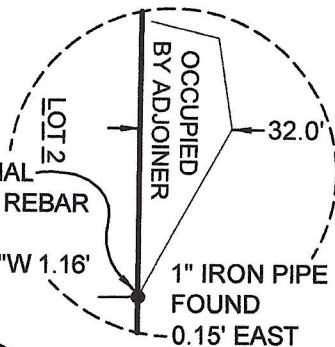
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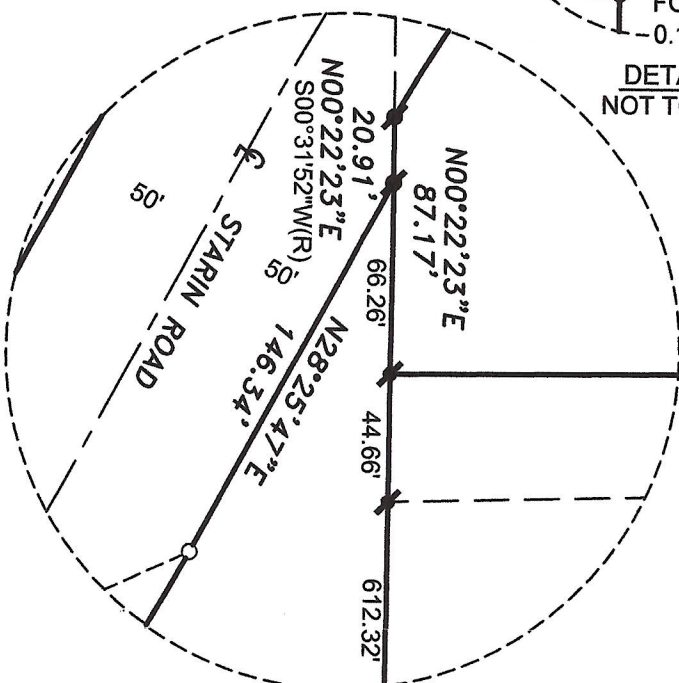
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**DETAIL "E"**  
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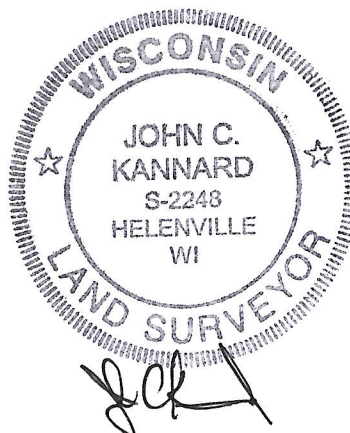
**DETAIL "G"**  
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**DETAIL "F"**  
NOT TO SCALE

**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



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



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE1/4 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.





**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

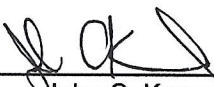
BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF FRACTIONAL NE1/4 OF SECTION 4,  
T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

**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

  
\_\_\_\_\_  
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 \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Michele Smith, City Clerk

