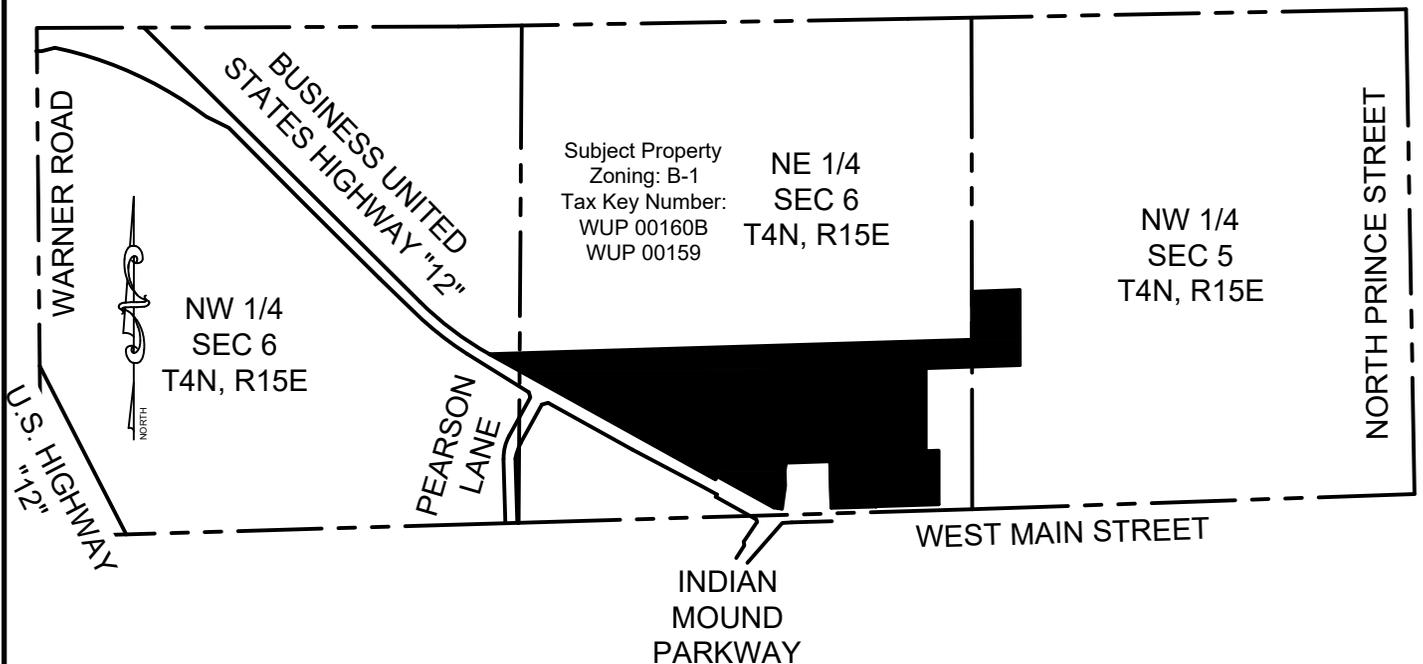


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

VICINITY SKETCH  
NOT TO SCALE



**NOTES:**

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Northeast 1/4 of Section 6, Township 4 North, Range 16 East has a bearing of S88°18'22"W.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55127C0009E with an effective date of SEPTEMBER 3, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



MAY 18, 2023

Prepared for:  
DLK FARM SERVICE INC  
1398 Main Street  
P.O. Box 239  
Whitewater, WI 53190

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST  
PEG JOB#3000.00  
SHEET 1 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



MAY 18, 2023

**LEGEND:**

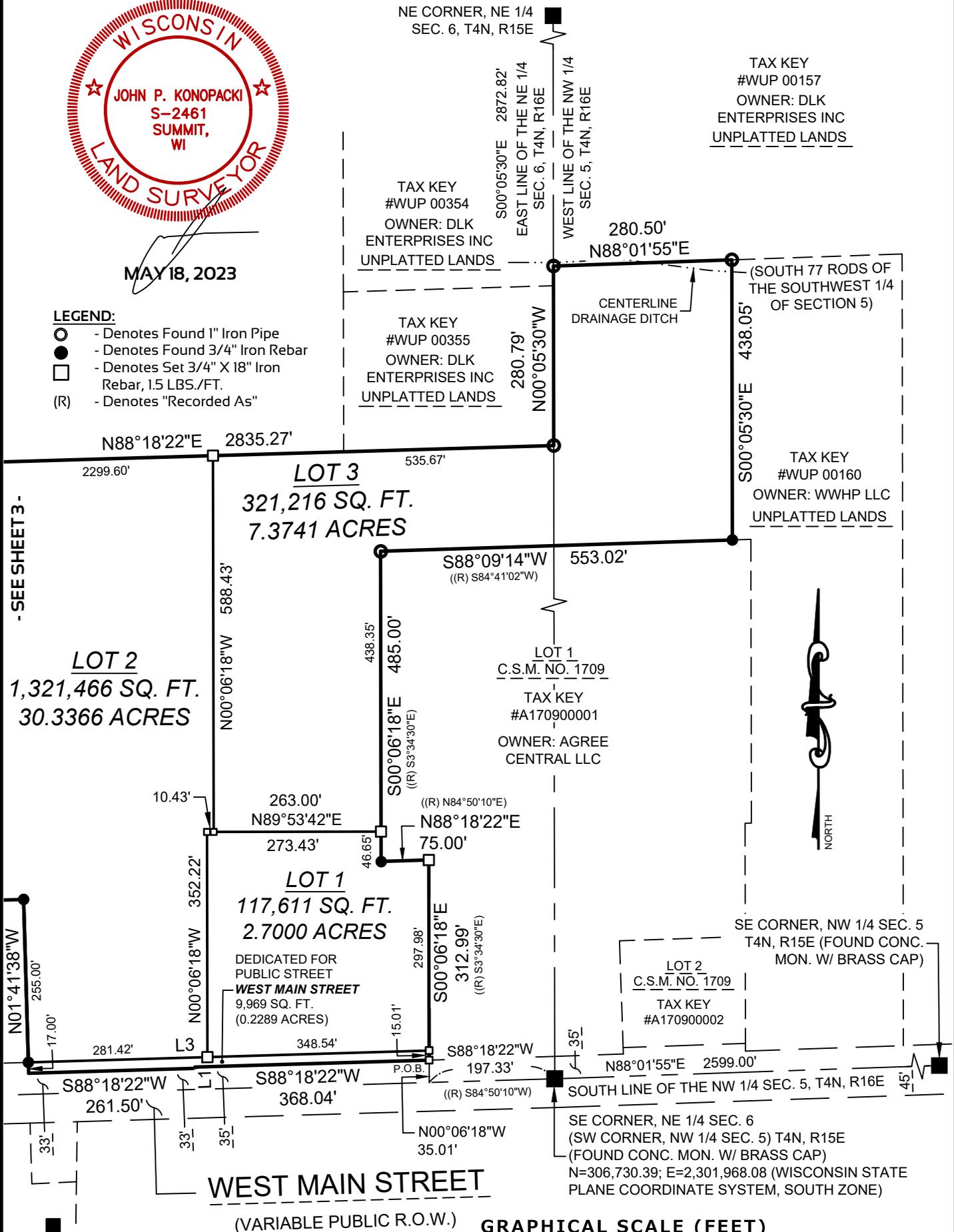
- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

TAX KEY  
#WUP 00157  
OWNER: DLK  
ENTERPRISES INC  
UNPLATTED LANDS

TAX KEY  
#WUP 00354  
OWNER: DLK  
ENTERPRISES INC  
UNPLATTED LANDS

TAX KEY  
#WUP 00355  
OWNER: DLK  
ENTERPRISES INC  
UNPLATTED LANDS

TAX KEY  
#WUP 00160  
OWNER: WWHP LLC  
UNPLATTED LANDS



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
SHEET 2 OF 10

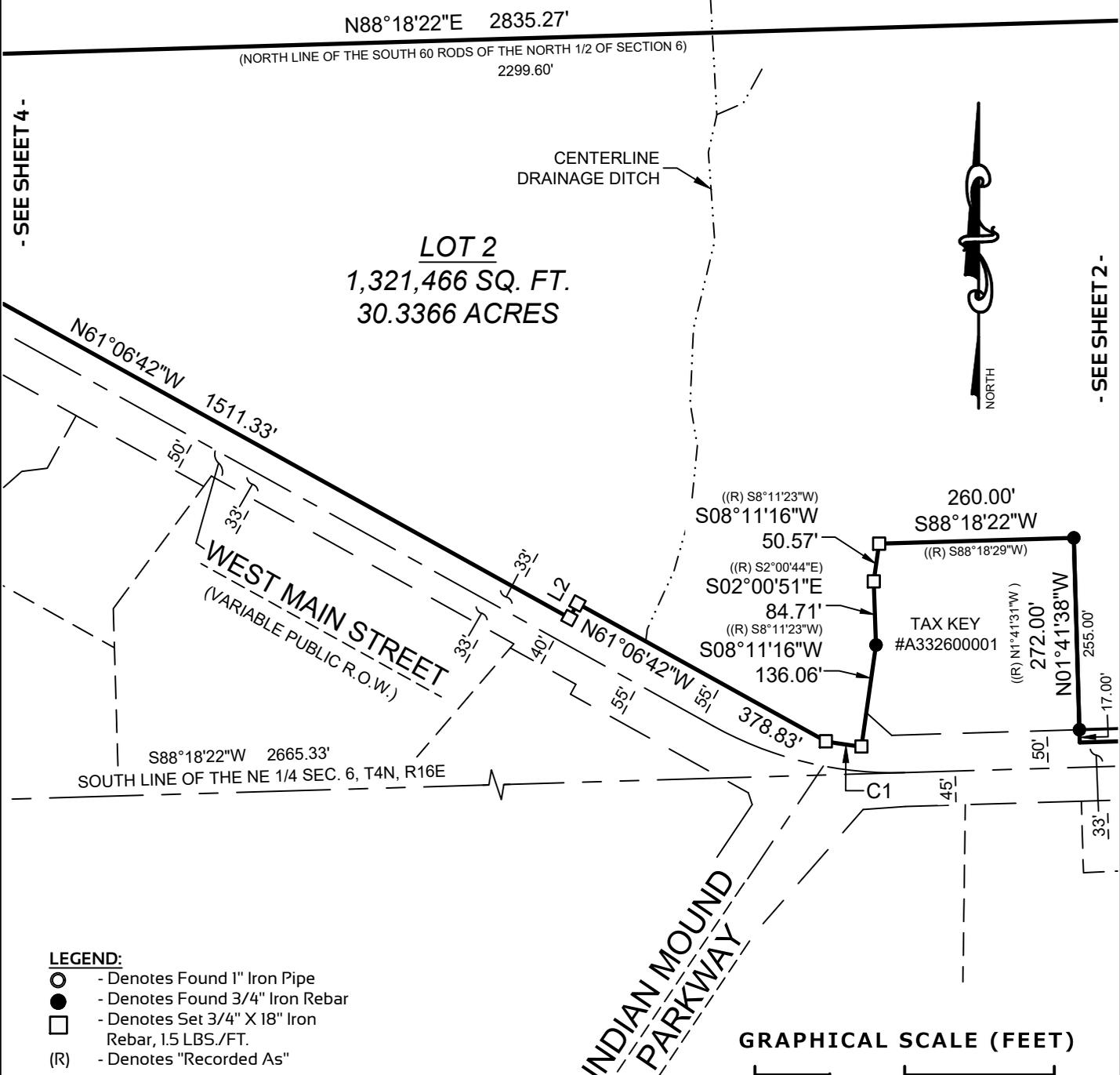
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



TAX KEY  
 #WUP 00356  
 OWNER: DLK  
 ENTERPRISES INC  
 UNPLATTED LANDS

MAY 18, 2023



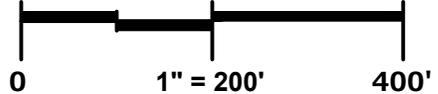
- SEE SHEET 4 -

- SEE SHEET 2 -

**LEGEND:**

- - Denotes Found 1" Iron Pipe
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- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

**GRAPHICAL SCALE (FEET)**



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
**SHEET 3 OF 10**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



NW CORNER, NE 1/4  
SEC. 6, T4N, R15E

EAST LINE OF THE NW 1/4  
SEC. 6, T4N, R16E

WEST LINE OF THE NE 1/4  
SEC. 6, T4N, R16E  
N00°21'45"E 2906.12'

TAX KEY  
#WUP 00353  
OWNER: DLK FARM  
SERVICE INC  
UNPLATTED LANDS

TAX KEY  
#WUP 00356  
OWNER: DLK  
ENTERPRISES INC  
UNPLATTED LANDS



MAY 18, 2023

N88°18'22"E 2835.27'

(NORTH LINE OF THE SOUTH 60 RODS OF THE NORTH 1/2 OF SECTION 6)  
2299.60'

**LOT 2**  
1,321,466 SQ. FT.  
30.3366 ACRES

PEARSON LANE

N61°06'42"W 1511.33'

WEST MAIN STREET  
(VARIABLE PUBLIC R.O.W.)

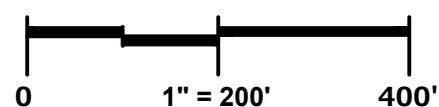
SW CORNER, NE 1/4  
SEC. 6, T4N, R15E  
(FOUND LIMESTONE  
MON. W/ BRASS CAP)

S88°18'22"W 2665.33'  
SOUTH LINE OF THE NE 1/4 SEC. 6, T4N, R16E

- SEE SHEET 3 -

- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found 3/4" Iron Rebar
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

**GRAPHICAL SCALE (FEET)**



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
SHEET 4 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

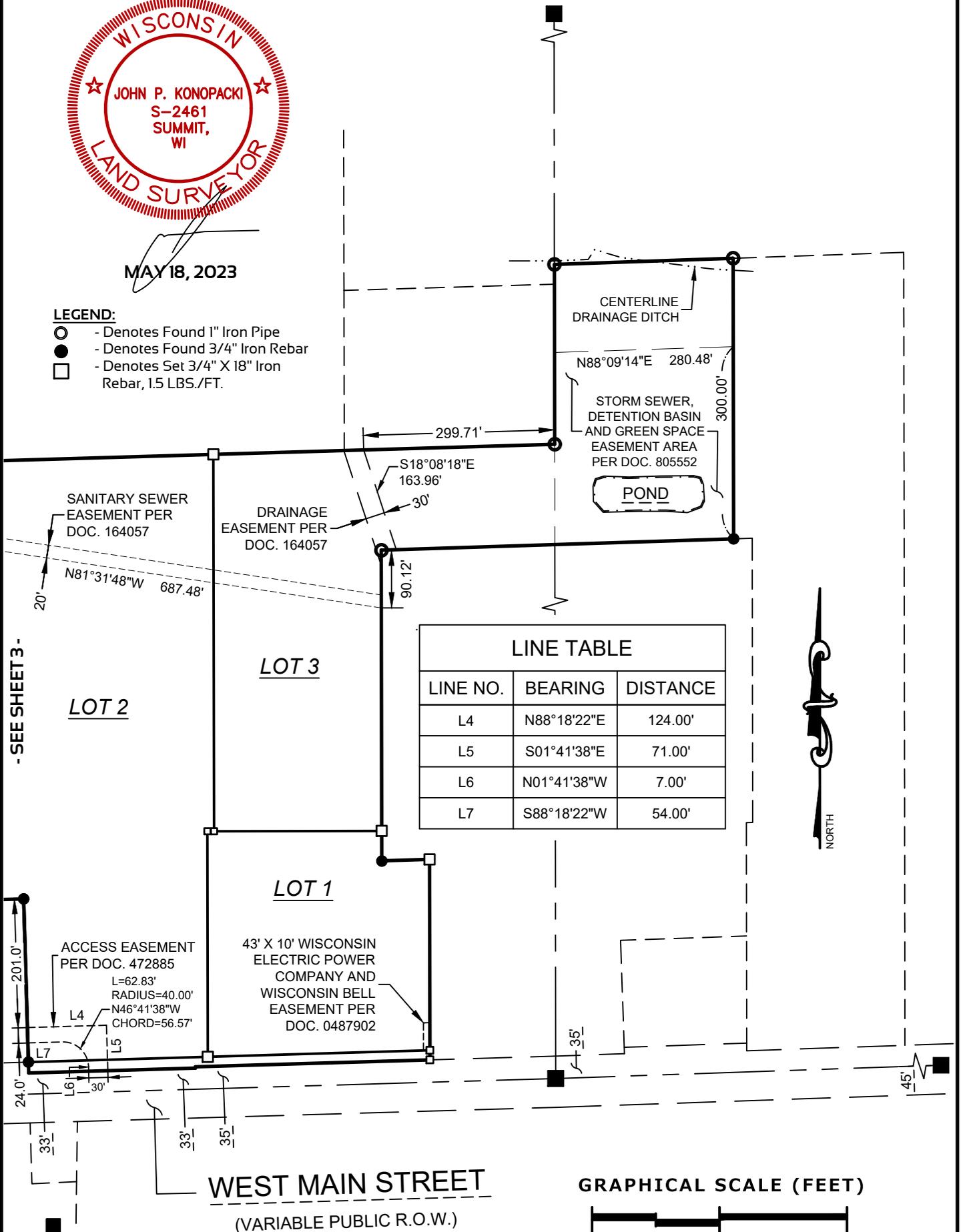
Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



MAY 18, 2023

**LEGEND:**

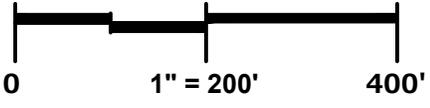
- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L4	N88°18'22"E	124.00'
L5	S01°41'38"E	71.00'
L6	N01°41'38"W	7.00'
L7	S88°18'22"W	54.00'



**GRAPHICAL SCALE (FEET)**



Prepared By:  
**Pinnacle Engineering Group**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

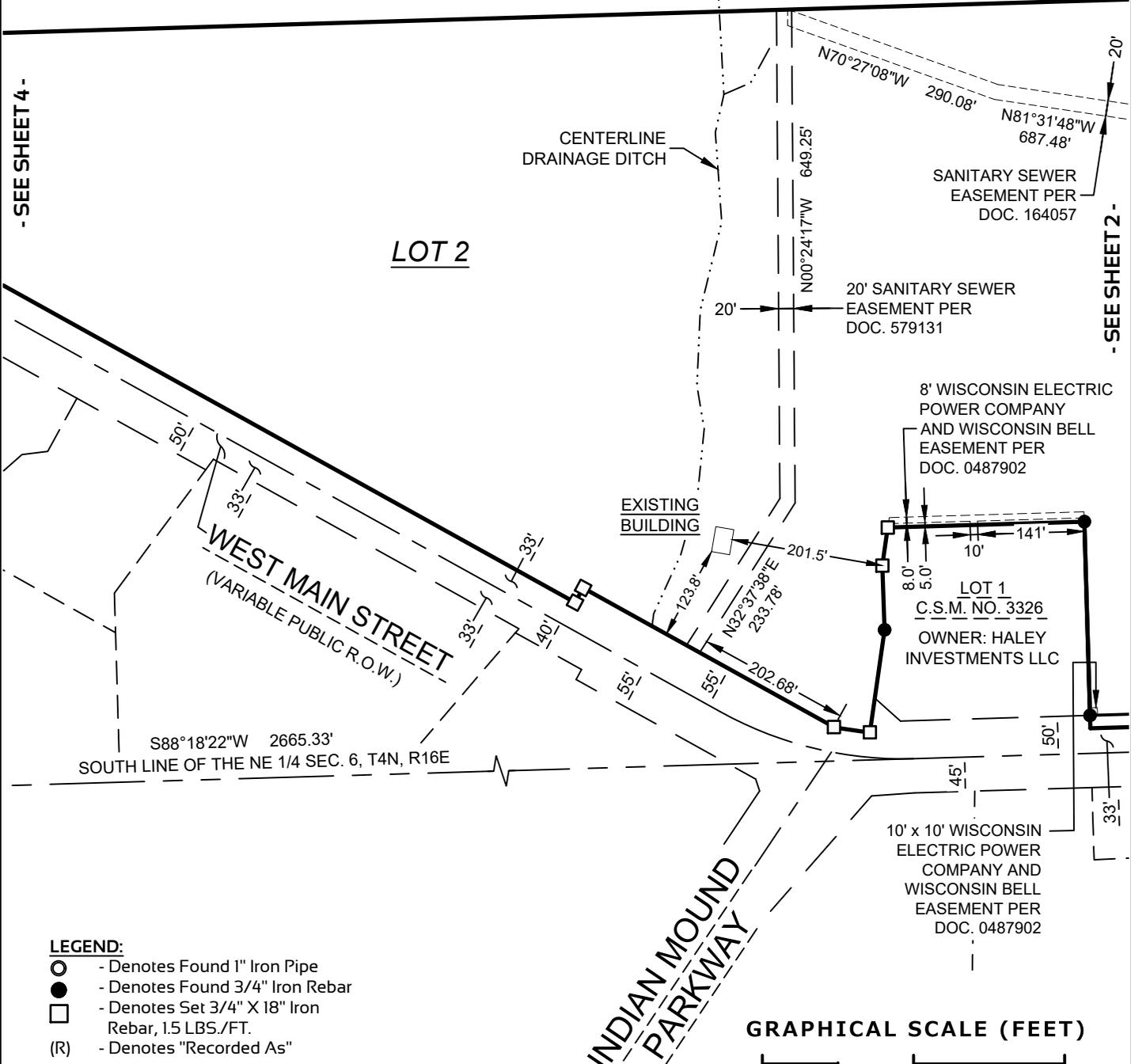
PEG JOB#3000.00  
**SHEET 5 OF 10**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



MAY 18, 2023



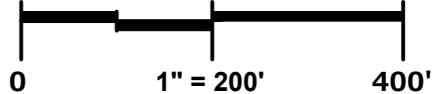
- SEE SHEET 4 -

- SEE SHEET 2 -

**LEGEND:**

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- ◻ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

**GRAPHICAL SCALE (FEET)**



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
**SHEET 6 OF 10**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH	TANGENT	TANGENT
C1	48.13'	465.22'	005°55'40"	N81°45'59"W	48.11'	N78°48'09"W	N84°43'49"W
C2	5.00'	1876.85'	000°09'09"	N61°02'08"W	5.00'	N61°06'42"W	N60°57'33"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01°41'38"E	2.00'
L2	S28°53'18"W	22.00'
L3	S88°18'22"W	629.96'



MAY 18, 2023

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
SHEET 7 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 6; Thence South 88°18'22" West along the south line of said Northeast 1/4, 197.33 feet; Thence North 00°06'18" West, 35.01 feet to the north right of way line of West Main Street and the Point of Beginning;

Thence South 88°18'22" West along said north right of way line, 368.04 feet;  
Thence South 01°41'38" East along said north right of way line, 2.00 feet;  
Thence South 88°18'22" West along said north right of way line, 261.50 feet;  
Thence North 01°41'38" West and then along Certified Survey Map No. 3326, 272.00 feet;  
Thence South 88°18'22" West along said Certified Survey Map No. 3326, 260.00 feet;  
Thence South 08°11'16" West along said Certified Survey Map No. 3326, 50.57 feet;  
Thence South 02°00'51" West along said Certified Survey Map No. 3326, 84.71 feet;  
Thence South 08°11'16" West along said Certified Survey Map No. 3326 and then along the aforesaid north right of way line of West Main Street, 136.06 feet to a point on a curve;  
Thence northwesterly 48.13 feet along the arc of said curve to the right and said north right of way line, whose radius is 465.22 feet and whose chord bears North 81°45'59" West, 48.11 feet;  
Thence North 61°06'42" West along said north right of way line, 378.83 feet;  
Thence South 28°53'18" West along said north right of way line, 22.00 feet;  
Thence North 61°06'42" West along said north right of way line, 1511.33 feet to a point of curvature;  
Thence northwesterly 5.00 feet along the arc of said curve to the right and said north right of way line, whose radius is 1876.85 feet and whose chord bears North 61°02'08" West, 5.00 feet;  
Thence North 88°18'22" East, 2835.27 feet to the east line of the Northeast 1/4 of said Section 6;  
Thence North 00°05'30" West along said east line, 280.79 feet;  
Thence North 88°01'55" East, 280.50 feet;  
Thence South 00°05'30" East, 438.05 feet to Certified Survey Map No. 1709;  
Thence South 88°09'14" West along said Certified Survey Map No. 1709, 553.02 feet;  
Thence South 00°06'18" East along said Certified Survey Map No. 1709, 485.00 feet;  
Thence North 88°18'22" East along said Certified Survey Map No. 1709, 75.00 feet;  
Thence South 00°06'18" East along said Certified Survey Map No. 1709, 312.99 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,770,262 square feet (40.6396 acres) of land Gross and 1,760,293 square feet (40.4107 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of DLK FARM SERVICE, INC., owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: MAY 18, 2023



  
John P. Konopacki  
Professional Land Surveyor S-2461

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
SHEET 8 OF 10

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

## OWNER'S CERTIFICATE OF DEDICATION

DLK FARM SERVICE, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

DLK FARM SERVICE, INC., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Whitewater

IN WITNESS WHEREOF, the said DLK FARM SERVICE, INC. has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

In the presence of: DLK FARM SERVICE, INC.

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Date \_\_\_\_\_ Name - Title \_\_\_\_\_

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



MAY 18, 2023

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Whitewater on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jeremiah Thomas, City Clerk

## COMMON COUNCIL APPROVAL

Approved and dedication of land accepted by the Common Council of the City of Whitewater, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jeremiah Thomas, City Clerk



MAY 18, 2023

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS OF WALWORTH COUNTY AT PAGES \_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

\_\_\_\_\_  
MICHELE JACOBS, REGISTER OF DEEDS

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#3000.00  
SHEET 10 OF 10