



PARCEL "A"
Legal Description

Lot 1, Certified Survey Map, Volume 17, Page 83 located in part of the SE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4, NW 1/4 of the SE 1/4, Section 2, T15N-R1W, Town of Wellington, Monroe County, Wisconsin.

Except the following described parcel:
Commencing at the southwest corner of Section 2, thence N 76°27'04" E 1378.69 feet to the southwest corner of Lot 1, Certified Survey Map, Volume 17, Page 83 and the point of beginning of this description:
thence, along the West line of said Lot 1, N 00°28'03" W 376.29 feet to the centerline of Minaret Avenue;
thence, along said centerline, N 59°11'20" E 110.36 feet;
thence S 60°18'08" E 151.14 feet to a set 3/4 inch rebar;
thence S 60°18'08" E 30.00 feet, more or less, to the centerline of a creek;
thence Northeasterly, along the centerline of said creek, 1800.00 feet, more or less, to a point that bears, S 01°40'27" E 30.00 feet, more or less, from a set 3/4 inch rebar;
thence N 01°40'27" W 30.00 feet, more or less, to said rebar;
thence N 01°40'27" W 76.71 feet to the North line of said Lot 1;
thence, along said North line, N 88°19'33" E 792.23 feet to the Easternmost corner of said Lot 1 and the East line of said NW 1/4 of the SE 1/4;
thence S 63°12'03" W 2930.74 feet to the point of beginning.

Subject to any portion taken or used for right-of-way purposes.
Subject to any easements, covenants and restrictions of record.

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- = Found R.R. Spike
- ◊ = Set R.R. Spike
- () = Recorded dimensions
- ◆ = Found County marker
- = Boundary of this survey
- - - = Centerline
- U-U- = Utility lines
- x-x- = Fence line

Bearing Basis: The Monroe County Coordinate System.

CSR
Coulee Region
Land Surveyors
LS

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Plat of Survey for
Donna Bauernfeind

NW - SW

NW - SE

NE - SE

SW - SW

SW - SE

SE - SE

NE - SW
SECTION 2
T15N-R1W
TOWN OF WELLINGTON
MONROE COUNTY, WI

PARCEL "A"
776,781 sq.ft. ±
17.83 acres ±

PARCEL "B"
494,942 sq.ft. ±
11.36 acres ±

PARCEL "B"
Legal Description

Part of Lot 1, Certified Survey Map, Volume 17, Page 83 located in part of the SE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4, NW 1/4 of the SE 1/4, Section 2, T15N-R1W, Town of Wellington, Monroe County, Wisconsin described as follows:

Commencing at the southwest corner of Section 2, thence N 76°27'04" E 1378.69 feet to the southwest corner of Lot 1, Certified Survey Map, Volume 17, Page 83 and the point of beginning of this description:

thence, along the West line of said Lot 1, N 00°28'03" W 376.29 feet to the centerline of Minaret Avenue;
thence, along said centerline, N 59°11'20" E 110.36 feet;
thence S 60°18'08" E 151.14 feet to a set 3/4 inch rebar;
thence S 60°18'08" E 30.00 feet, more or less, to the centerline of a creek;
thence Northeasterly, along the centerline of said creek, 1800.00 feet, more or less, to a point that bears, S 01°40'27" E 30.00 feet, more or less, from a set 3/4 inch rebar;
thence N 01°40'27" W 30.00 feet, more or less, to said rebar;
thence N 01°40'27" W 76.71 feet to the North line of said Lot 1;
thence, along said North line, N 88°19'33" E 792.23 feet to the Easternmost corner of said Lot 1 and the East line of said NW 1/4 of the SE 1/4;
thence S 63°12'03" W 2930.74 feet to the point of beginning.

Subject to any portion taken or used for right-of-way purposes.
Subject to any easements, covenants and restrictions of record.



SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner
Christopher W. Fechner RLS 2448

Donna Bauernfeind

DRAWN BY: DATE: CF RC TS 11-19-2010	REVISOR: DATE:	SCALE: 1" = 200'	PROJECT NO: S-6288	RC, TS
	REVISOR: DATE:			
Part of the NE-SW, NW-SE, SE-SW, SW-SE Section 2, T15N-R1W Town of Wellington, Monroe County, Wisconsin 26219 Minaret Avenue			SHEET 1 OF 1	