

## Plat Of Survey

Located In The NE1/4 Of The NW1/4 Of Section 27 And  
The SE1/4 Of The SW1/4 Of Section 22, T15N, R2W,  
Town Of Sheldon, Monroe County, Wisconsin

**DESCRIPTIONS**  
**PARCEL A**

A parcel of land located in the NE1/4 of the SW1/4 of Section 27 and the SE1/4 of the SW1/4 of Section 22, T15N, R2W, Town of Sheldon, Monroe County, Wisconsin of the boundary of which is described as follows:

Beginning at the N 1/4 Corner of Section 27,  
thence S 00°58'35" W along the East line of the NW1/4 of Section 27,  
1147.73 feet to a meander line on the Southernly side of a Spring  
Drainage Ditch;  
thence S 56°00'53" W along said meander line, 79.51 feet to a meander  
line on the Easternly side of Cook Creek;  
thence N 27°35'10" W along said Easternly meander line, 307.03 feet;  
thence S 89°59'47" W, 214.59 feet to the centerline of Niagara Avenue;  
thence along said centerline, 29.53 feet along the arc of a 1000.00 foot  
radius curve concave to the West, the long chord of which bears  
N 24°03'48" W, 29.53 feet;  
thence N 24°43'33" W along said centerline, 719.97 feet;  
thence along said centerline, 339.62 feet along the arc of a 1200.00 foot  
radius curve concave to the West, the long chord of which bears,  
N 33°01'01" W, 338.48 feet;  
thence N 41°07'29" W along said centerline, 217.60 feet;  
thence along said centerline, 246.67 feet along the arc of a 600.00 foot  
radius curve concave to the East, the long chord of which bears  
N 29°20'50" W, 244.93 feet;  
thence N 58°25'32" E, 390.67 feet;  
thence N 23°13'22" W, 433.29 feet;  
thence N 32°37'37" E, 352.86 feet;  
thence N 71°00'11" E, 122.32 feet;  
thence S 69°27'28" E, 39.18 feet;  
thence S 17°29'05" E, 371.82 feet;  
thence S 32°45'03" E, 422.87 feet;  
thence S 42°39'50" E, 336.86 feet;  
thence N 58°32'51" E, 42.95 feet to the East line of the SW1/4 of  
Section 22;  
thence S 00°59'45" E along the East line of the SW1/4 of Section 22,  
330.59 feet to the point of beginning.

Including those lands lying between Cook Creek and its meander line and North  
of the Spring Drainage Ditch.  
Excluding those lands lying between the Spring Drainage Ditch and its meander  
line.

Subject to a 66' Access Easement as described below.

**ACCESS EASEMENT**

A 66 foot wide access easement located in the NE1/4 of the NW1/4 of  
Section 27 and the SE1/4 of the SW1/4 of Section 22, T15N, R2W, Town  
of Sheldon, Monroe County Wisconsin the boundary of which is described  
as follows:

Beginning at the N 1/4 Corner of Section 27,  
thence S 00°58'35" W along the East line of the NE1/4 of the  
NW1/4 of Section 27, 66.03 feet;  
thence S 89°09'55" W, 66.03 feet;  
thence N 00°58'35" E, 66.98 feet;  
thence N 00°59'45" W, 340.24 feet;  
thence S 42°39'50" E, 43.58 feet;  
thence N 58°32'51" E, 42.95 feet to the East line of the SE1/4  
of the SW1/4 of Section 22;  
thence S 00°59'45" E along the East line of the SE1/4 of  
the SW1/4, 330.59 feet to the point of beginning.

**SURVEYOR'S CERTIFICATE**

I, Laurence E. Johns III, Registered Land Surveyor, hereby certify that this  
Survey is correct to the best of my knowledge and belief.

Laurence E. Johns III  
R.L.S. 2804  
Eagle Ridge Surveying, LLC  
PO Box 213  
Wilton, Wisconsin



**LEGEND**

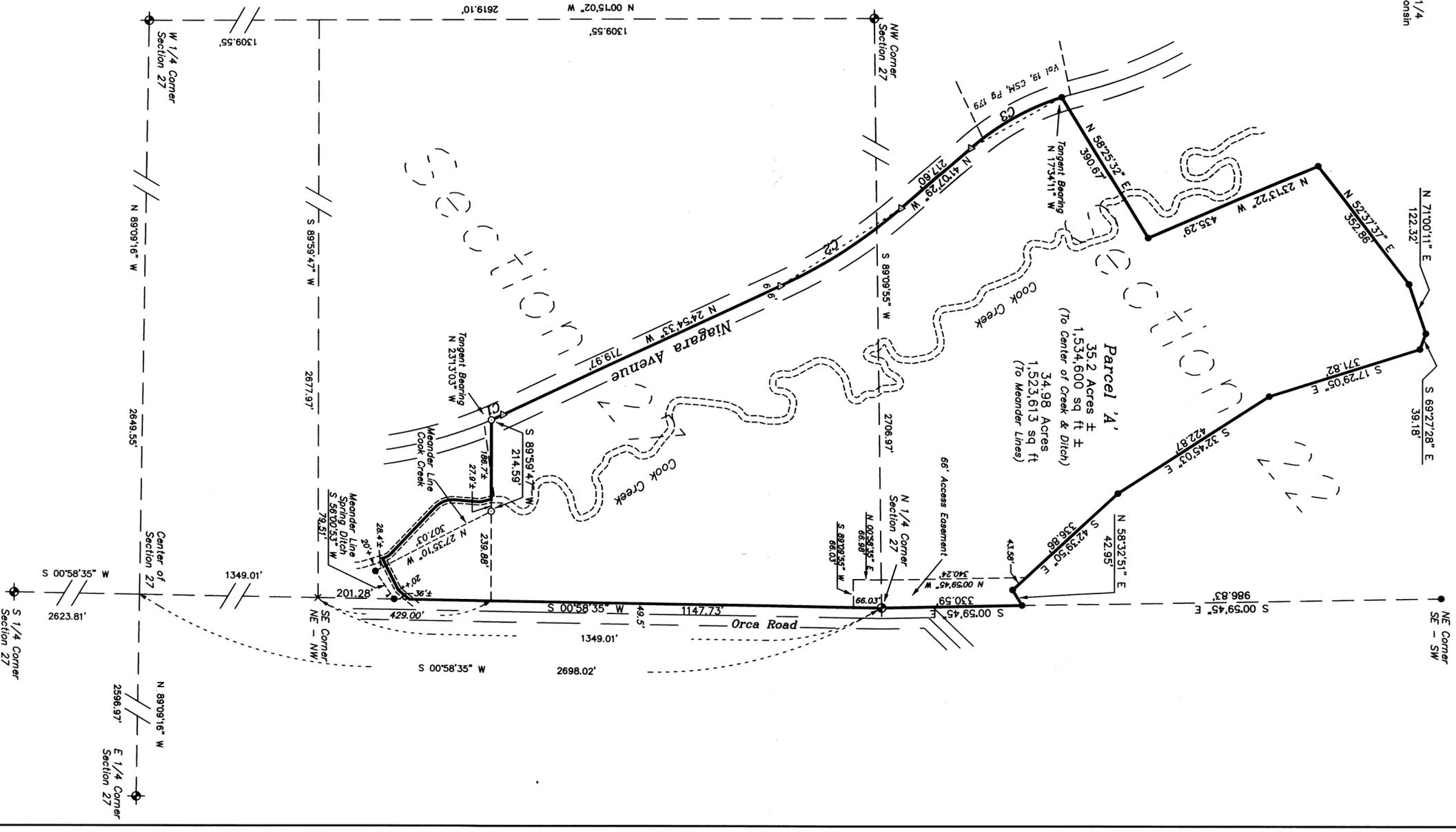
- = Found Harrison Monument
- = Found 3/4" Iron Rod
- = Set 3/4" x 18" Iron Rod
- △ = Set Mag Nail
- ( ) = Recorded Data.

Bearings are based on the  
South line of the SW1/4 of  
Section 22, recorded to bear  
S 89°09'55" W (Grid)  
(Monroe County Coordinates)



Curve Table

Curve No	Central Angle	Radius	Arc Length	Long Chord Bearing	Length
C4	01°41'30"	1000.00'	29.53'	N 24°03'48" W	29.53'
C5	16°12'56"	1200.00'	339.62'	N 33°01'01" W	338.48'
C6	23°33'18"	600.00'	246.67'	N 29°20'50" W	244.93'



DRAWN BY: L. Johns	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 16 November 2010		John Miller		
DWG. NO.: 10-11-03				
APPROVED BY: L. Johns				