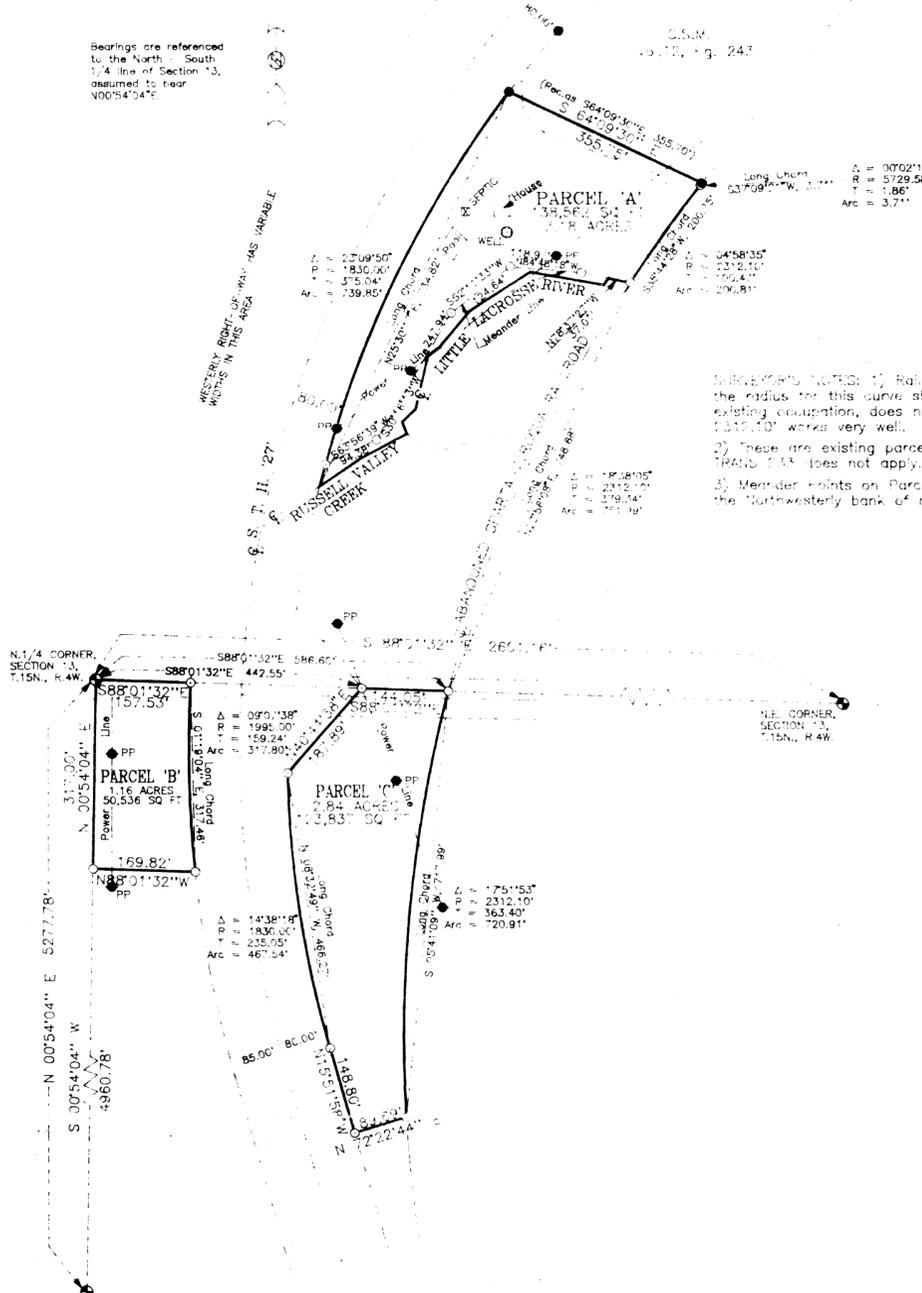


200 0 200 400 600

Scale 1" = 200'

Bearings are referenced to the North-South 1/4 line of Section 13, assumed to bear N00°54'04"E



SURVEYOR'S NOTES: 1) Railroad maps state that the radius for this curve should be 2400.09', but existing occupation, does not fit with this, however 2312.10' works very well. 2) These are existing parcels and therefore TRANSFER does not apply. 3) Meander Points on Parcel 'A' are located on the Northwesterly bank of river.

DESCRIPTION PARCEL 'A'

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 - SE 1/4) Section 12, T.15N., R.4W., Town of Portland, Monroe County, Wisconsin described as follows: Commencing at the South 1/4 Corner of Section 12; thence S88°01'32"E along the South line of the SW 1/4 - SE 1/4, 586.60 feet to the centerline of the abandoned Sparta-Viroqua Railroad; thence 351.99 feet along said centerline of the abandoned Sparta-Viroqua Railroad along the arc of a 2312.10 foot radius curve, concave to the Southeast, the long chord of which bears N23°56'09"E, 748.68 feet to the point of beginning; thence N78°37'27"W, 53.07 feet to the center of the Little LaCrosse River; thence Westerly and Southerly along the center of the Little LaCrosse River to the intersection with Russell Valley Creek; thence Southwesterly along the center of said Russell Valley Creek to the intersection with the Easterly right-of-way of State Trunk Highway 27 (S.T.H.27); thence 739.85 feet along said Easterly right-of-way at S.T.H.27 along the arc of a 1830.00 foot radius curve, concave to the East, the long chord of which bears N25°30'17"E, 734.82 feet; thence S64°19'30"E, 355.75 feet to the centerline of the abandoned Sparta-Viroqua railroad; thence 200.81 feet along said centerline along the arc of a 2312.10 foot radius curve, concave to the Southeast the long chord of which bears S30°44'28"W, 200.75 feet to the point of beginning. Subject to any easements, covenants, restrictions and right-of-ways of record.

DESCRIPTION PARCEL 'B'

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 - NE 1/4) Section 13, T.15N., R.4W., Town of Portland, Monroe County, Wisconsin described as follows: Beginning at the North 1/4 Corner of Section 13; thence S88°01'32"E along the North line of the NW 1/4 - NE 1/4, 157.53 feet to the Westerly right-of-way line of State Trunk Highway 27 (S.T.H.27); thence 317.80 feet along the arc of a 1995.00 foot radius curve, concave to the East, the long chord of which bears S01°19'04"E, 317.46 feet; thence N88°01'32"W parallel with the North line of the NW 1/4 - NE 1/4, 169.82 feet to the West line of the NW 1/4 - NE 1/4; thence N00°54'04"E along the West line of the NW 1/4 - NE 1/4, 317.00 feet to the point of beginning. Subject to any easements, covenants, restrictions and right-of-ways of record.

DESCRIPTION PARCEL 'C'

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 - NE 1/4) Section 13, T.15N., R.4W., Town of Portland, Monroe County, Wisconsin described as follows: Commencing at the North 1/4 Corner of Section 13; thence S88°01'32"E along the North line of the NW 1/4 - NE 1/4, 442.55 feet to the Easterly right-of-way line of State Trunk Highway 27 (S.T.H.27) and the point of beginning; thence continuing S88°01'32"E along the North line of the NW 1/4 - NE 1/4, 144.05 feet to the centerline of the abandoned Sparta-Viroqua Railroad; thence 720.91 feet along the centerline of said abandoned Sparta-Viroqua Railroad along the arc of a 2312.10 foot radius curve, concave to the East, the long chord of which bears S05°41'09"W, 717.99 feet; thence S22°22'44"W, 89.69 feet to the Easterly right-of-way of S.T.H.27; thence N15°51'58"W along the Easterly right-of-way of S.T.H.27, 148.80 feet; thence continuing along said Easterly right-of-way 467.54 feet along the arc of a 1830.00 foot radius curve, concave to the East, the long chord of which bears N08°32'49"W, 466.27 feet; thence continuing along said right-of-way N40°44'38"E, 187.89 feet to the point of beginning. Subject to all easements, restrictions, covenants and right-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Lawrence A. Feddersen, being a duly qualified Surveyor, do hereby certify that by the order of and under the direction of Myland Stafshien, I have surveyed and mapped the property described herein and that this map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter AE-7 of the Administrative Code to the best of my knowledge and belief.

Lawrence A. Feddersen, R.S. 1226, FEDDERSEN ENGINEERING & SURVEYING, 1400 South Superior Avenue, Tomah, Wisconsin 54660, (608) 372-3284

Lawrence A. Feddersen

Jan. 4, 2000

PLAT OF SURVEY

Located in the SW 1/4 - SE 1/4 of Section 12 and the NW 1/4 - NE 1/4 of Section 13 all in T.15N., R.4W., Town of Portland, Monroe County, Wisconsin.

LEGEND

- = EXISTING 1" IRON PIPE
○ = SET 3/4" x 24" ROUND IRON BAR, M.N. WT. 1.50lbs. lin.ft.
● = EXISTING CAST IRON HARRISON MONUMENT.

Table with columns: DRAWN BY, APPROVED BY, REVISIONS, PROJECT, SHEET NAME, SHEET NO.

CSR 1177

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