CSR 1311

Plat Of Survey

Part of Lot 1, Certifed Survey Map, Volume 12, Page 67 And Part Of The Unplatted Lands Located In The NW1/4 Of The SE1/4, The SW1/4 Of The SE1/4 And The SE1/4 Of The SE1/4 Of Section 25, T16N, R2W, Town Of Ridgeville, Monroe County, Wisconsin

DESCRIPTIONS

PARCEL 'A'

A parcel of land located in the NW1/4 of the SE1/4, Section 25, T16N, R2W, Town of Ridgeville, Monroe County, Wisconsin the boundary of which is described as follows:

Commencing at the E 1/4 Corner of Section 25;
thence S 89°22'42" W along the North line of the SE1/4, 2150.06 feet to the point of beginning.

Thence S 30°36'37" E, 485.56 feet;
thence S 59°34'03" E, 51.78 feet;
thence S 26°28'29" E, 439.21 feet;
thence S 46°25'55" E, 401.49 feet to the Northerly right-of-way line of the Elroy-Sparta State Trail;
thence along said right-of-way line, 433.67 feet along the arc of a 2757.94 foot radius curve concave to the South, the long chord of which bears N 75°27'45" W, 433.22 feet;
thence N 79°58'02" W along said right-of-way line, 624.29 feet to the Northerly right-of-way line of STH '71';
thence along the Northerly right-of-way line of STH '71', 299.01 feet along the arc of a 2040.08 foot radius curve concave to the Northeast, the long chord of which bears N 46°52'43" W, 298.75 feet to the Easterly right-of-way line of Keats Road;
thence N 00°25'49" E along the Easterly right-of-way line of Keats Road, 82.08 feet;
thence N 35°05'02" E along said right-of-way line, 162.75 feet;
thence along said right-of-way line, 154.61 feet along the arc of a 1045.37 foot radius curve concave to the Northwest, the long chord of which bears N 30°50'49" E, 154.47 feet;
thence N 07°34'54" E along said right-of-way line, 344.51 feet to the North line of the SE1/4;
thence N 89°22'42" E along the North line of the SE1/4, 254.51 feet to the point of beginning.

Subject to and Together with any easements, convenants or restrictions of record.

PARCEL 'B'

A parcel of land being part of CSM, Vol 12, Pg 67 and part of the unplatted lands located in the NW1/4 of the SE1/4, the SW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 25, T16N, R2W, Town of Ridgeville, Monroe County, Wisconsin the boundary of which is described as follows:

Commencing at the E 1/4 Corner of Section 25;
thence S 00°45'06" W along the East line of the SE1/4, 1632.97 feet to the Southerly right-of-way line of the Elroy-Sparta State Trail and the point of beginning.

Thence S 00°45'06" W along the East line of the SE1/4, 92.21 feet to the Northerly right-of-way line of STH '71';
thence along the Northerly right-of-way line of STH '71', 257.09 feet along the arc of a 1992.62 foot radius curve concave to the South, the long chord of which bears N 88°52'50" W, 256.91 feet;
thence S 87°25'24" W along said right-of-way line, 323.84 feet;
thence N 81°50'31" W along said right-of-way line, 416.17 feet;
thence along said right-of-way line, 885.40 feet along the arc of a 1780.64 foot radius curve concave to the North, the long chord of which bears N 65°03'29" W, 876.31 feet;
thence N 33°14'12" W along said right-of-way line, 378.16 feet to the Southerly right-of-way line of the Elroy-Sparta State Trail;
thence S 79°58'02" E along the Southerly right-of-way line of the Elroy-Sparta State Trail, 178.15 feet;
thence along said right-of-way line, 407.54 feet along the arc of a 2457.94 foot radius curve concave to the South, the long chord of which bears S 75°13'02" E, 407.08 feet;
thence S 70°28'02" E along said right-of-way line, 1510.68 feet to the point of beginning.

Subject to and Together with any easements, convenants or restrictions of record.

SURVEYOR'S CERTIFICATE

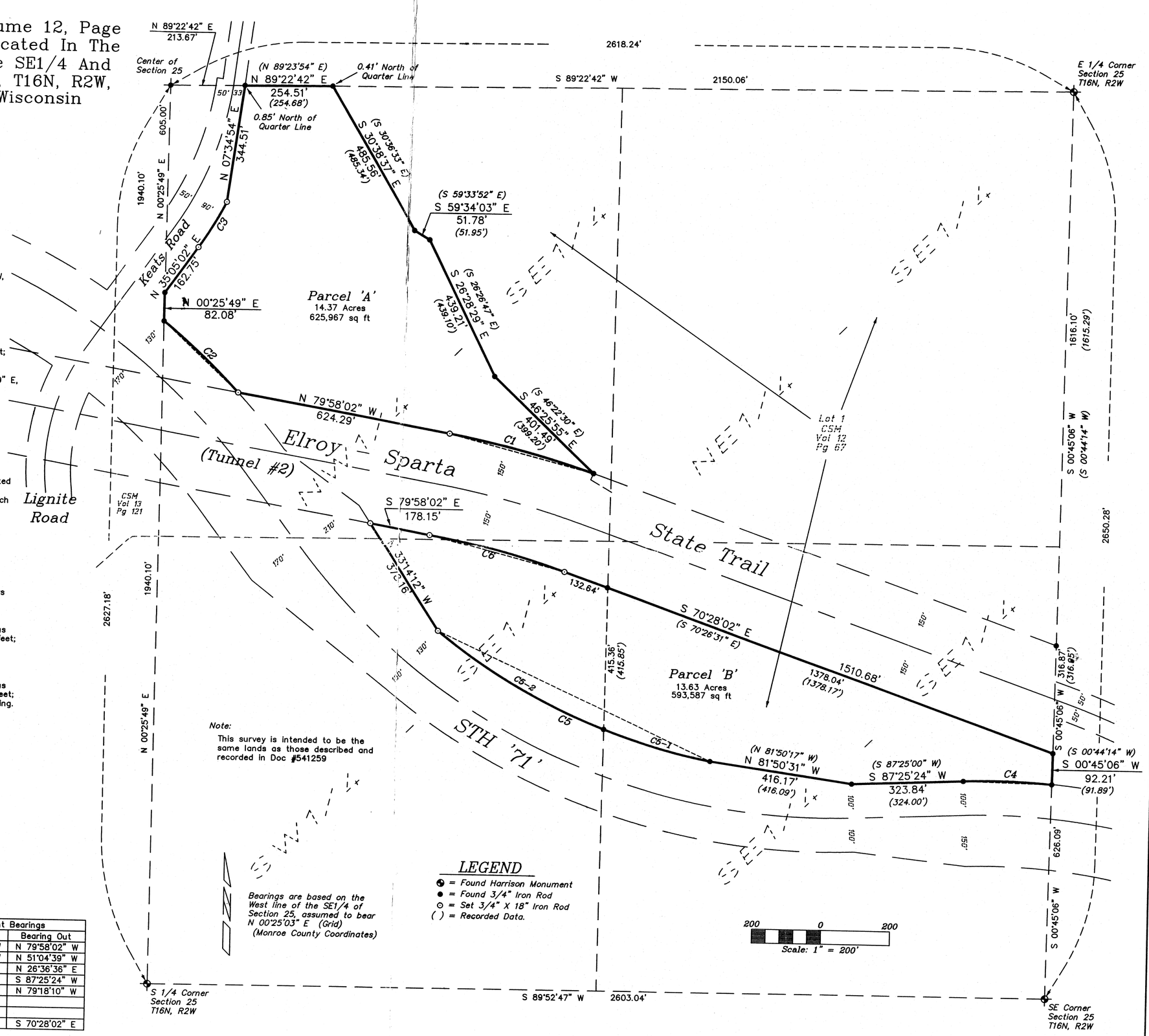
I, Stephen J Solberg, Registered Land Surveyor, hereby certify that this Survey is correct to the best of my knowledge and belief.

WISCONSIN STEPHEN J. SOLBERG S-1846 LAND SURVEYOR

Stephen J Solberg RLS 1846
Eagle Ridge Surveying
PO Box 213
Wilton, Wisconsin

Curve Table

Curve No	Central Angle	Radius	Arc Length	Long Chord Bearing	Long Chord Length	Tangent Bearings Bearing In	Tangent Bearings Bearing Out
1	09°00'34"	2757.94'	433.67'	N 75°27'45" W	433.22'	N 70°57'28" W	N 79°58'02" W
2	08°23'52"	2040.08'	299.01'	N 46°52'43" W	298.75'	N 42°40'47" W	N 51°04'39" W
3	08°28'26"	1045.37'	154.61'	N 30°50'49" E	154.47'	N 35°05'02" E	N 26°36'36" E
4	07°23'32"	1992.62'	257.09'	N 88°52'50" W	256.91'	N 85°11'04" W	S 87°25'24" W
5	28°29'22"	1780.64'	885.40'	N 65°03'29" W	876.31'	N 50°48'48" W	N 79°18'10" W
5-1	10°22'03"	1780.64'	322.20'	N 74°07'08" W	321.76'		
5-2	18°07'19"	1780.64'	563.20'	N 59°52'27" W	560.86'		
6	09°30'00"	2457.94'	407.54'	S 75°13'02" E	407.08'	S 79°58'02" E	S 70°28'02" E



DRAWN BY: L. Johns	APPROVED BY: S. Solberg	REVISIONS	PROJECT: Curt Brieske
DATE: 29 January 2007	PROJ. NO. 06-12-05		SHT. NAME
DWG. NO.:	DWG.		SHT. NO.

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