



DESCRIPTION: LOT 1

A parcel of land located in the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section nine (9), T17N-R1E, Village of Dakdale, Monroe County, Wisconsin, described as follows: Commencing at the Southeast corner of said SE1/4-NE1/4 also as known as the East Quarter (E1/4) corner of said Section 9, thence S00°42'35"W along the East line of said NE1/4-SE1/4, 302.11 feet to the Northernly right-of-way of Interstate Highway "90" & "94" thence N69°23'35"W along said Northernly right-of-way, 263.40 feet to the point of beginning thence continuing N69°23'35"W along said Northernly right-of-way, 103.84 feet to a bend in said Northernly right-of-way; thence N57°34'14"W along said Northernly right-of-way, 807.44 feet to another bend in said Northernly right-of-way; thence N49°12'16"W along said Northernly right-of-way, 117.58 feet to another bend in said Northernly right-of-way; thence N18°43'27"W along said Northernly right-of-way, 146.71 feet to the Easterly right-of-way of County Trunk Highway (C.T.H.) "PP"; thence N32°42'00"E along said Easterly right-of-way of C.T.H. "PP", 100.00 feet to a bend in said Easterly right-of-way; thence N31°53'00"E along said Easterly right-of-way of C.T.H. "PP", 261.75 feet to the Southernly right-of-way of East Center Court; thence S87°44'10"E along said Southernly right-of-way of East Center Court, 242.01 feet to the Westerly right-of-way of Center Avenue; thence S28°11'23"E along said Westerly right-of-way of Center Avenue, 75.23 feet to a bend in said Westerly right-of-way of Center Avenue; thence S31°53'00"W along said Westerly right-of-way of Center Avenue, 319.57 feet to a bend in said right-of-way of Center Avenue; thence S87°03'46"E along the Southernly right-of-way of said Center Avenue, 849.55 feet to the Easterly right-of-way of 31st Avenue; thence S21°18'49"W, 645.06 feet to the Northernly right-of-way of said Interstate Highway "90" & "94" and the point of beginning. Said parcel contains 11.74 acres of land and is subject to all easements, covenants, restrictions and right-of-ways of record.

DESCRIPTION: LOT 2

A parcel of land located in the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) of Section nine (9), T17N-R1E, Village of Dakdale, Monroe County, Wisconsin, described as follows: Commencing at the Southeast corner of said SE1/4-NE1/4 also as known as the East Quarter (E1/4) corner of said Section 9, thence N00°58'48"W along the East line of said SE1/4-NE1/4, 457.31 feet thence N87°03'46"W, 68.35 feet to the intersection of the Westerly right-of-way of 31st Avenue with the Northernly right-of-way of Center Avenue, which is the point of beginning; thence N87°03'46"W along said Northernly right-of-way of Center Avenue, 692.09 feet to a bend in said right-of-way of Center Avenue; thence N31°53'00"E along the Easterly right-of-way of said Center Avenue, 319.54 feet to the Southernly right-of-way of East Center Court; thence S87°44'10"E along said Southernly right-of-way of East Center Court, 547.66 feet to the Westerly right-of-way of said 31st Avenue; thence S04°57'13"W along said Westerly right-of-way of 31st Avenue, 286.23 feet to the Southernly right-of-way of said Center Avenue and the point of beginning. Said parcel contains 4.02 acres of land and is subject to all easements, covenants, restrictions and right-of-ways of record.

SURVEYOR'S NOTE:

There are errors in the older deeds that constitute the above described parcels. The East line of the SE1/4-NE1/4 of Section 9 only measures 1290.33 feet, therefore these descriptions which did not all start at the same forty corner caused some overlapping and gaps. These errors do not create a problem because the above described lands are bounded by the existing Interstate Highway, County Trunk Highway and Town Roads as laid out. Also the proposed transaction of acquiring these lands will provide a single deed.

SURVEYOR'S CERTIFICATE:

January 14, 1997
 This survey is made for the benefit of:
 Ranger Enterprises
 Chicago Title Insurance Company

I, Lawrence A. Feddersen, Registered Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of the tract of land described above and that the within map is a true and correct representation of the exterior boundaries of the land surveyed to the best of my knowledge and belief.

- I further certify that:
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the premises described above; that there are no visible encroachments on the subject property except as shown hereon.
 - This map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of a Suburban Survey as defined therein, and including items 1, 3-5, 8 and 11 in Table A contained therein.
 - The property described above is the same as the property described in Chicago Title Insurance Company Commitment No. MD-6610, No. MD-6611 dated December 24, 1996 and Commitment No. MD-6612, No. MD-6613 dated January 2, 1997 and that all easements, covenants and restrictions referenced in said title commitment are apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
 - Said described property is located within an area having a Zone Designation of C by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 145 B, with a date of identification of May 3, 1982, for Community No. 550571, in Monroe County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
 - The Property has direct access to East Center Court, Center Avenue and 31st Avenue, dedicated public streets.

Lawrence A. Feddersen
 LAWRENCE A. FEDDERSEN, Registered Land Surveyor, S-1226
 Feddersen Engineering & Surveying
 1400 South Superior Avenue
 Tomah, Wisconsin 54660
 (608) 372-3284 FAX (608) 372-3429



Diagonal Recurve 2-3

- Scale 1" = 60'
- = EXISTING 2" IRON PIPE
 - = EXISTING 3/4" ROUND IRON BAR
 - = EXISTING 1" IRON PIPE
 - = EXISTING 3/4" IRON PIPE
 - ⊕ = EXISTING CAST IRON HARRISON MONUMENT
 - = SET 3/4"x 24" ROUND IRON BAR WEIGHING 1.50 LBS./LIN. FT.
- BEARINGS ARE REFERENCED TO THE INTERSTATE HIGHWAY PROJECT I-90-2(56)45, WHICH ARE REFERENCED TO TRUE NORTH.

DRAWN BY: TIM JEATRAN	APPROVED BY: LAWRENCE A. FEDDERSEN	REVISIONS
DATE: JANUARY 14, 1997	PROJ. NO. 2118-R	
DWG. NO.:	DWG.:	

FEDDERSEN ENGINEERING & SURVEYING
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 TOMAH, WISCONSIN 54660
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ALTA/ACSM SURVEY

LOCATED IN THE SE1/4-NE1/4 & NE1/4-SE1/4 OF SECTION 9, T17N-R1E, VILLAGE OF DAKDALE, MONROE COUNTY, WISCONSIN.	1 OF 3	L
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