CSR 1536

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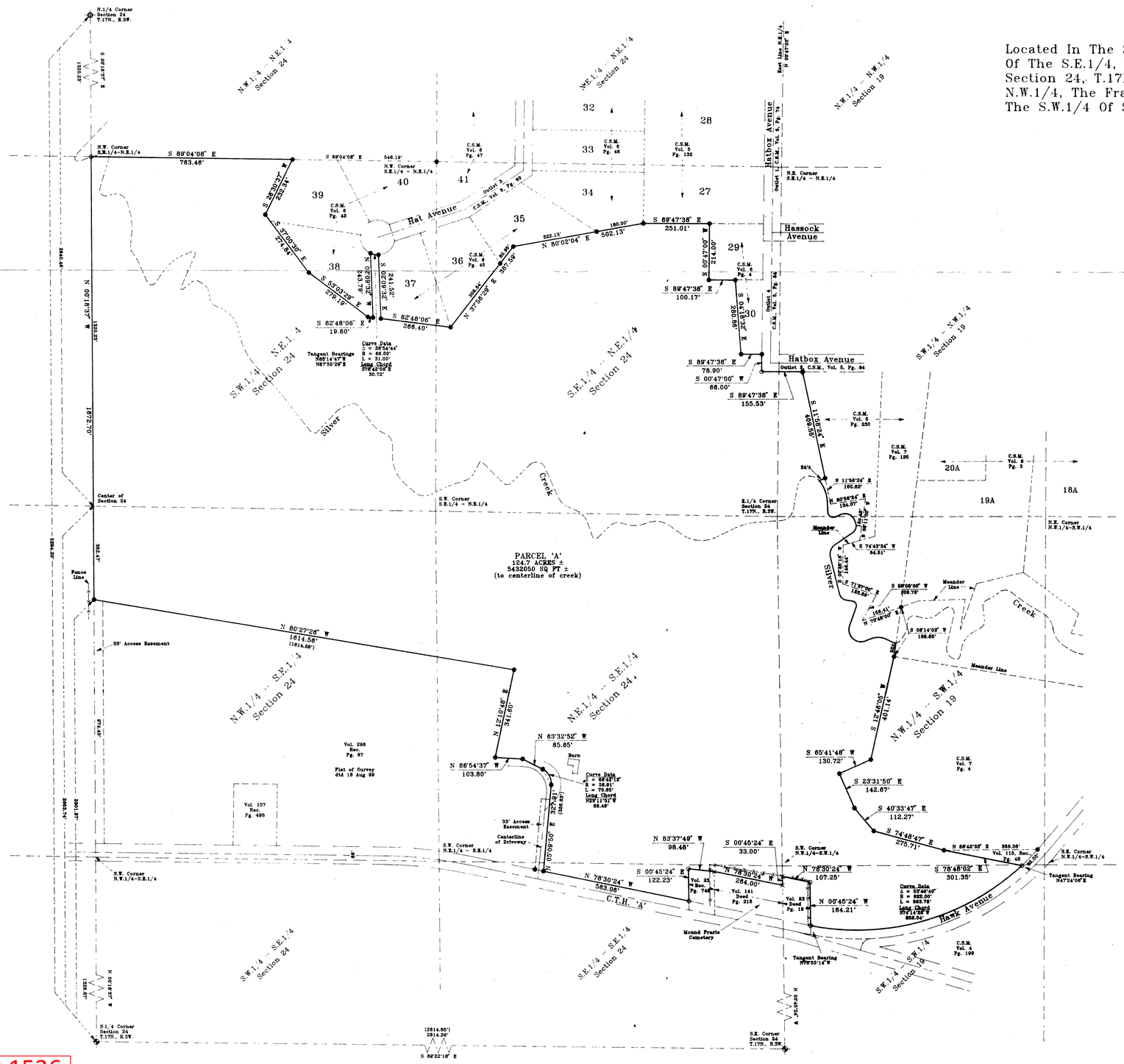
Plat Of Survey

Located In The S.W.1/4 Of The N.E.1/4, The S.E.1/4 Of The N.E.1/4, The N.W.1/4 Of The S.E.1/4, The N.E.1/4 Of The S.E.1/4 And The S.E.1/4 Of The S.E.1/4 Of Section 24, T.17N., R.3W., Town Of Angelo And The Fractional S.W.1/4 Of The N.W.1/4, The Fractional N.W.1/4 Of The S.W.1/4 And The Fractional S.W.1/4 Of The S.W.1/4 Of Section 19, T.17N., R.2W., Town Of Adrian, Monroe County, Wisconsin



DESCRIPTION

A parcel of land located in the S.W.1/4 of the N.E.1/4, the S.E.1/4 of the N.E.1/4, the N.W.1/4 of the S.E.1/4, the N.E.1/4 of the S.E.1/4 and the S.E.1/4 of the S.E.1/4 of Section 24, T.17N., R.3W., Town of Angelo and the fractional N.W.1/4 of the N.W.1/4, the fractional N.W.1/4 of the S.W.1/4 and the fractional S.W.1/4 of the S.W.1/4 of Section 19, T.17N., R.2W., Town of Adrian, Monroe County, Wisconsin the exterior boundary of which is described as follows:

Commencing at the S.1/4 Corner of Section 24; thence N00°18'37"W along the West line of the S.E.1/4 of Section 24, 2301.27 feet to the point of beginning.

Thence N00°18'37"W along the West line of the E.1/2 of Section 24, 1672.70 feet to the N.W. Corner of the S.W.1/4 of the N.E.1/4; thence S89°04'06"E along the North line of the S.W.1/4 of the N.E.1/4, 763.46 feet to the N.W. Corner of C.S.M., Vol. 6, Pg. 42; thence S28°30'37"W along the Westerly line of said C.S.M., 232.34 feet; thence S37°00'30"E along the Westerly line of said C.S.M., 274.84 feet; thence S53°03'29"E along the Southwesterly line of said C.S.M., 279.19 feet; thence S82°48'06"E along the Southerly line of said C.S.M., 19.60 feet to the S.E. Corner of said C.S.M.; thence N02°09'32"W along the East line of said C.S.M., 243.79 feet to the Southerly right-of-way line of Hat Avenue; thence along said right-of-way line, 31.00 feet along the arc of a 66.00 foot radius curve concave to the North, the long chord of which bears S75°42'09"E, 30.72 feet to the Westerly line of C.S.M., Vol. 6, Pg. 45; thence S02°09'32"E along the Westerly line of said C.S.M., 241.52 feet to the S.W. Corner of said C.S.M.; thence S82°48'06"E along the Southerly line of said C.S.M., 266.40 feet; thence N37°56'29"E along the Southerly line of said C.S.M., 387.59 feet; thence N80°02'04"E along the Southerly line of said C.S.M., Vol. 6, Pg. 45 and C.S.M., Vol. 6, Pg. 46, 502.13 feet to the S.W. Corner of C.S.M., Vol. 5, Pg. 132; thence S89°47'36"E along the South line of C.S.M., Vol. 5, Pg. 132, 251.01 feet to the N.W. Corner of C.S.M., Vol. 6, Pg. 4; thence S00°47'00"W along the Westerly line of C.S.M., Vol. 6, Pg. 4, 214.00 feet; thence S89°47'36"E along the Southwesterly line of said C.S.M., 100.17 feet; thence S04°18'32"E along the Southwesterly line of said C.S.M., 260.66 feet to the S.W. Corner of said C.S.M.; thence S89°47'36"E along the South line of said C.S.M., 78.90 feet to the West right-of-way line of Hatbox Avenue; thence S00°47'00"W along the West right-of-way line of Hatbox Avenue, 66.00 feet; thence S89°47'36"E along the South right-of-way line of Hatbox Avenue, 155.53 feet to the N.W. Corner of C.S.M., Vol. 5, Pg. 230; thence S11°58'24"E along the Westerly line of said C.S.M., 409.55 feet to a meander line on the Northerly bank of Silver Creek; thence S11°58'24"E along said meander line, 100.82 feet; thence N80°56'24"E along said meander line, 134.07 feet; thence S08°11'00"W along said meander line, 160.42 feet; thence S74°43'34"W along said meander line, 64.51 feet; thence S00°38'16"W along said meander line, 146.44 feet; thence S71°37'00"E along said meander line, 133.86 feet; thence S29°08'00"W along said meander line, 109.76 feet; thence N70°48'00"E along said meander line, 156.41 feet; thence S05°14'03"W, 186.85 feet to a meander line on the Southerly bank of Silver Creek; thence S12°48'05"W along the Westerly line of C.S.M., Vol. 7, Pg. 4, 401.14 feet; thence S65°41'46"W along the Westerly line of said C.S.M., 130.72 feet; thence S23°31'50"E, along the Southerly line of said C.S.M., 142.67 feet; thence S40°33'47"E along the Southerly line of said C.S.M., 112.27 feet; thence S74°48'47"E, along the Southerly line of said C.S.M., 275.71 feet; thence S78°48'02"E, 301.35 feet to the Northwesterly right-of-way line of Hawk Avenue; thence along said right-of-way line, 863.78 feet along the arc of a 922.00 foot radius curve concave to the Northwest, the long chord of which bears S74°14'26"W, 832.54 feet to the East line of Vol. 23, Deeds, Pg. 19; thence N00°45'24"W along boundary of Vol. 23, Deeds, Pg. 19, 164.21 feet to the N.E. Corner of Vol. 23, Deeds, Pg. 19; thence N76°30'24"W along boundary of Vol. 23, Deeds, Pg. 19, 107.25 feet to the N.W. Corner of Vol. 23, Deeds, Pg. 19; thence S00°45'24"E along boundary of Vol. 23, Deeds, Pg. 19, 33.00 feet to the N.E. Corner of Vol. 141, Deeds, Pg. 218; thence N76°30'24"W along the North line of Vol. 141, Deeds, Pg. 218, 284.00 feet to the N.W. Corner of Vol. 141, Deeds, Pg. 218; thence N83°37'49"W along the North line of Vol. 23, Records, Pg. 748, 98.48 feet to the N.W. Corner of Vol. 23, Records, Pg. 748; thence S00°45'24"E along the West line of Vol. 23, Records, Pg. 748, 122.23 feet to the North right-of-way line of C.T.H. 'A'; thence N76°30'24"W along said right-of-way line, 563.06 feet; thence N05°09'50"E, 327.91 feet; thence 70.85 feet along the arc of a 58.91 foot radius curve concave to the Southwest, the long chord of which bears N29°11'31"W, 66.49 feet; thence N63°32'52"W, 85.65 feet; thence N86°54'37"W, 103.80 feet; thence N12°10'46"E, 341.60 feet; thence N80°27'26"W, 1614.56 feet to the point of beginning.

Except any lands lying between the meander line and Silver Creek as shown on C.S.M., Vol. 5, Pg. 230.

Together with a 33 foot wide access easement located in the N.W.1/4 of the S.E.1/4 of Section 24, T.17N., R.3W., Town of Angelo as shown on a plat of survey dated 18 August 1999.

Together with a 33 foot wide access easement located in the N.E.1/4 of the S.E.1/4 and the S.E.1/4 of the S.E.1/4 of Section 24, T.17N., R.3W., Town of Angelo as shown on a plat of survey dated 18 August 1999.

Together with and Subject to any easements, right-of-ways or restrictions of record.

Note:

No fences are shown.

Surveyed lines do not determine property rights in regards to fences.

SURVEYOR'S CERTIFICATE

I, Rodney H. Maxwell, Registered Land Surveyor, hereby certify that this Survey is correct to the best of my knowledge and belief.

Rodney H. Maxwell
MAXWELL SURVEYING
7457 Highway 16, Suite G
Sparta, Wisconsin
17 December 2001
01-11-04

RODNEY H MAXWELL S-1826 Sparta Wis — 12/17/2001

WISCONSIN RODNEY H MAXWELL S-1826 Sparta Wis LAND SURVEYOR — 12/17/2001

Bearings are based on the South line of the S.E.1/4 of Section 24, recorded to bear S89°22'18"E

LEGEND

- ⊗ = Found Harrison Monument
- ○ = Found 2 1/2" Iron Rod
- ● = Found 3/4" Iron Rod
- ○ = Set 3/4" X 24" Iron Rod
- ( ) = Recorded Data.

200 0 200 400 600

Scale 1" = 200'

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