

Plat Of Survey

Located In The N.W.1/4 Of The S.W.1/4 Of Section 35, T.17N., R.4W.,
Town Of Sparta, Monroe County, Wisconsin.

DESCRIPTION

A parcel of land located in the N.W.1/4 of the S.W.1/4 of Section 35, T.17N., R.4W., Town of Sparta, Monroe County, Wisconsin described as follows:

Commencing at the S.W. Corner of Section 35; thence S89°17'00" E along the South line of the S.W.1/4, 297.39 feet to the Easterly right-of-way line of S.T.H. '27'; thence N08°38'25" E along said right-of-way line, 1712.66 feet to the N.W. Corner of Volume 222, Deeds, Page 259 and the point of beginning.

Thence N08°38'25" E along the Easterly right-of-way line of S.T.H. '27', 482.23 feet; thence S89°29'04" E, 262.91 feet; thence S00°30'56" W, 477.39 feet to the North line of Volume 222, Deeds, Page 259; thence N89°29'04" W along the North line of Volume 222, Deeds, Page 259, 331.06 feet to the point of beginning.

Subject to an access easement along the South boundary of above described parcel as shown on the map.

Subject to any other easements, right-of-ways or restrictions of record.

HIGHWAY SETBACK RESTRICTION

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or it assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department

ACCESS RESTRICTION

All lots are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. '27'; it is expressly intended that this restriction constitutes a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

The above restrictions required by Wisconsin Administrative Code Trans Chapter 233.

Department of Transportation
Approval Number -

SURVEYOR'S CERTIFICATE

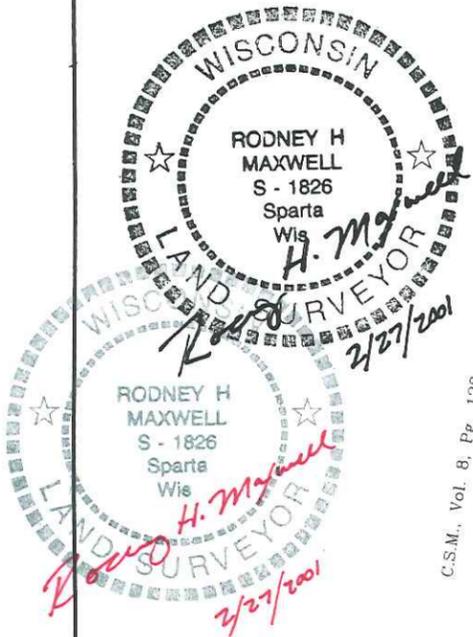
I, Rodney H. Maxwell, Registered Land Surveyor, hereby certify that this Survey is correct to the best of my knowledge and belief.

Rodney H. Maxwell

Rodney H. Maxwell
MAXWELL SURVEYING
7457 Highway 16, Suite C
Sparta, Wisconsin

Note: Not all fences are shown.

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



C.S.M., Vol. 8, Pg. 128

N 08°38'25" E
1601.71'

N 08°38'25" E
1712.66'

(N 08°39'00" E)
N 08°38'25" E
1290.64'

C.S.M., Vol. 10, Pg. 217

S.W. Corner
Section 35
T.17N., R.4W.

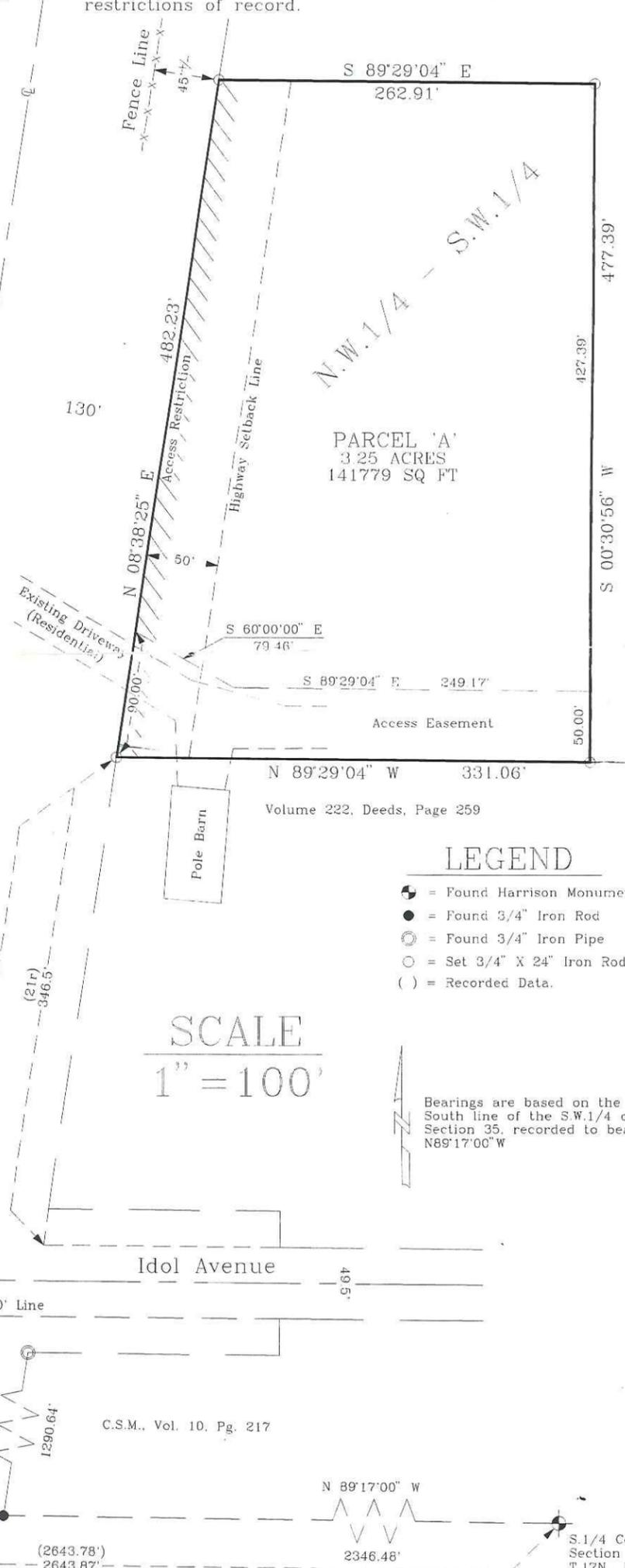
S 89°17'00" E
297.39'

(2643.78')
2643.87'

N 89°17'00" W

2346.48'

S.1/4 Corner
Section 35
T.17N., R.4W.



N.W.1/4 - S.W.1/4

PARCEL 'A'
3.25 ACRES
141779 SQ FT

Volume 222, Deeds, Page 259

LEGEND

- = Found Harrison Monument
- = Found 3/4" Iron Rod
- = Found 3/4" Iron Pipe
- = Set 3/4" X 24" Iron Rod
- () = Recorded Data.

SCALE
1" = 100'

Bearings are based on the South line of the S.W.1/4 of Section 35, recorded to bear N89°17'00" W

DRAWN BY: L. Johns	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 27 February 2001		Allan Schaitel		
DWG. NO.: 00-11-02				
APPROVED BY: R. Maxwell				