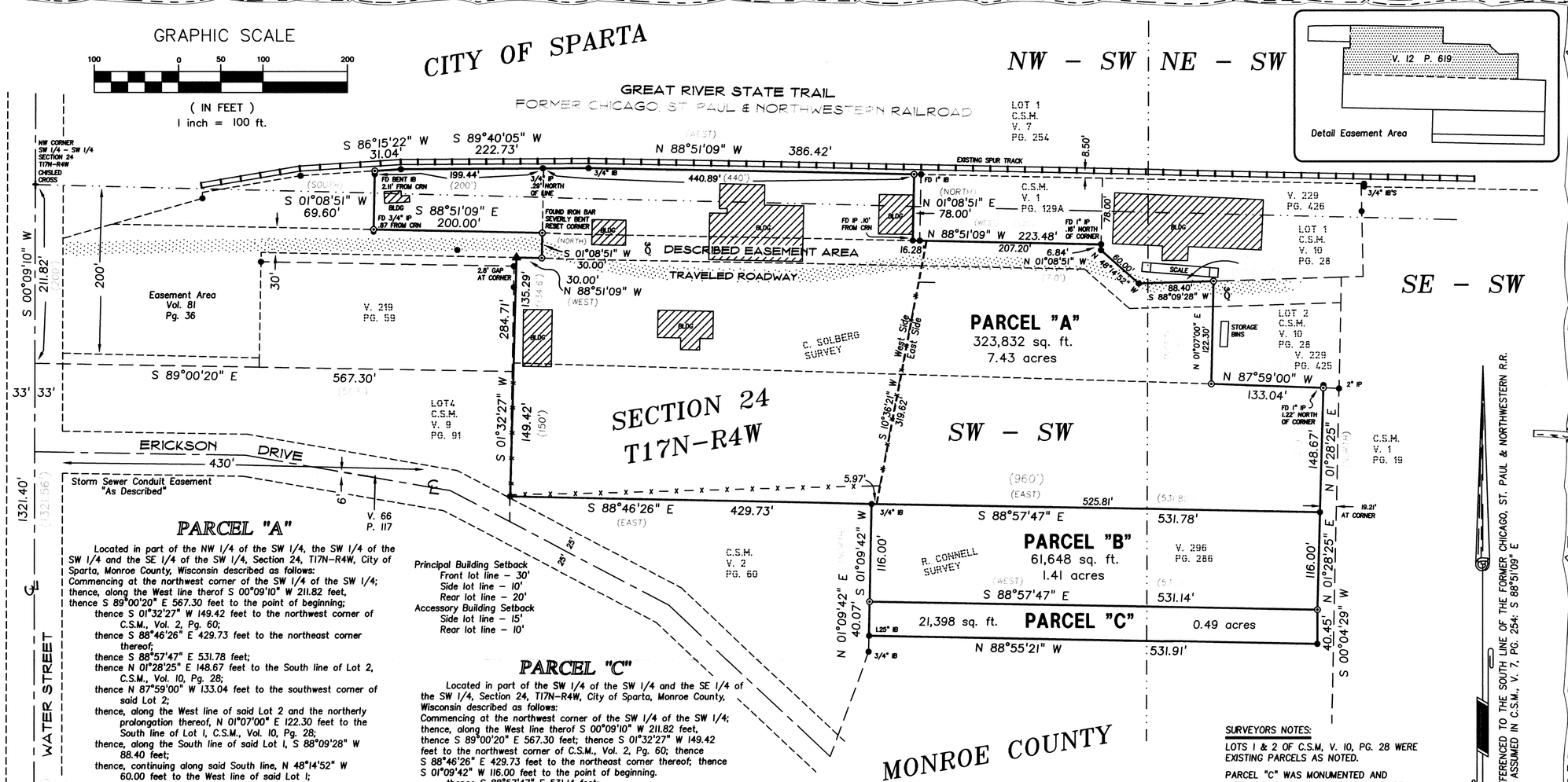

PARCEL "A"

Located in part of the NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin described as follows:
Commencing at the northwest corner of the SW 1/4 of the SW 1/4; thence, along the West line therof S 00°09'10" W 211.82 feet, thence S 89°00'20" E 567.30 feet to the point of beginning;
thence S 01°32'27" W 149.42 feet to the northwest corner of C.S.M., Vol. 2, Pg. 60;
thence S 88°46'26" E 429.73 feet to the northeast corner thereof;
thence S 88°57'47" E 531.78 feet;
thence N 01°28'25" E 148.67 feet to the South line of Lot 2, C.S.M., Vol. 10, Pg. 28;
thence N 87°59'00" W 133.04 feet to the southwest corner of said Lot 2;
thence, along the West line of said Lot 2 and the northerly prolongation thereof, N 01°07'00" E 122.30 feet to the South line of Lot 1, C.S.M., Vol. 10, Pg. 28;
thence, along the South line of said Lot 1, S 88°09'28" W 88.40 feet;
thence, continuing along said South line, N 48°14'52" W 60.00 feet to the West line of said Lot 1;
thence, along said West line, N 01°08'51" W 6.84 feet to the southeast corner of C.S.M., Vol. 1, Pg. 129A;
thence, along the South line of thereof and it's westerly prolongation, N 88°51'09" W 223.48 feet;
thence N 01°08'51" E 78.00 feet to the South line of Lot 1, C.S.M., Vol. 7, Pg. 254;
thence, the next three calls along said South line,
N 88°51'09" W 386.42 feet;
S 89°40'05" W 222.73 feet;
S 86°15'22" W 31.04 feet;
thence S 01°08'51" W 69.60 feet;
thence S 88°51'09" E 200.00 feet;
thence S 01°08'51" W 30.00 feet;
thence N 88°51'09" W 30.00 feet;
thence S 01°32'27" W 135.29 feet to the point of beginning.

Together with a 30 foot wide easement for ingress and egress extending from the East line of Water Street to the above described parcel which lies in the SW 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin.

Subject to a 30 foot wide easement for ingress and egress over and across the above described parcel and more particularily described in Vol. 219, Pg. 60 and Vol. 81 of Misc., Pg. 36.

Subject to any other easements, covenants and restrictions of record.

PARCEL "B"

Located in part of the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin described as follows:
Commencing at the northwest corner of the SW 1/4 of the SW 1/4; thence, along the West line therof S 00°09'10" W 211.82 feet, thence S 89°00'20" E 567.30 feet, thence S 01°32'27" W 149.42 feet to the northwest corner of C.S.M., Vol. 2, Pg. 60; thence S 88°46'26" E 429.73 feet to the northeast corner thereof and the point of beginning;
thence S 01°09'42" W 116.00 feet;
thence S 88°57'47" E 531.14 feet;
thence N 01°28'25" E 116.00 feet;
thence N 88°57'47" W 531.78 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

Principal Building Setback
Front lot line – 30'
Side lot line – 10'
Rear lot line – 20'
Accessory Building Setback
Side lot line – 15'
Rear lot line – 10'

PARCEL "C"

Located in part of the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin described as follows:
Commencing at the northwest corner of the SW 1/4 of the SW 1/4; thence, along the West line therof S 00°09'10" W 211.82 feet, thence S 89°00'20" E 567.30 feet; thence S 01°32'27" W 149.42 feet to the northwest corner of C.S.M., Vol. 2, Pg. 60; thence S 88°46'26" E 429.73 feet to the northeast corner thereof; thence S 01°09'42" W 116.00 feet to the point of beginning.
thence S 88°57'47" E 531.14 feet;
thence S 00°04'29" W 40.45 feet;
thence N 88°55'21" W 531.91 feet;
thence N 01°09'42" E 40.07 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

WEST SIDE

Located in part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin described as follows:
Commencing at the northwest corner of the SW 1/4 of the SW 1/4; thence, along the West line thereof S 00°09'10" W 211.82 feet, thence S 89°00'20" E 567.30 feet to the point of beginning;
thence S 01°32'27" W 149.42 feet to the northwest corner of C.S.M., Vol. 2, Pg. 60;
thence S 88°46'26" E 429.73 feet to the northeast corner thereof;
thence S 88°57'47" E 5.97 feet;
thence N 10°36'21" E 319.62 feet to the South line of C.S.M., Vol. 1, Pg. 129A;
thence, along the South line thereof and it's westerly prolongation, N 88°51'09" W 16.28 feet;
thence N 01°08'51" E 78.00 feet to the South line of Lot 1, C.S.M., Vol. 7, Pg. 254;
thence, the next three calls along said South line,
N 88°51'09" W 386.42 feet;
S 89°40'05" W 222.73 feet;
S 86°15'22" W 31.04 feet;
thence S 01°08'51" W 69.60 feet;
thence S 88°51'09" E 200.00 feet;
thence S 01°08'51" W 30.00 feet;
thence N 88°51'09" W 30.00 feet;
thence S 01°32'27" W 135.29 feet to the point of beginning.

Together with a 30 foot wide easement for ingress and egress extending from the East line of Water Street to the above described parcel which lies in the SW 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin.

Subject to a 30 foot wide easement for ingress and egress over and across the above described parcel and more particularly described in Vol. 219, Pg. 60 and Vol. 81 of Misc., Pg. 36.

Subject to any other easements, covenants and restrictions of record.

EAST SIDE

Located in part of the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin described as follows:
Commencing at the northwest corner of the SW 1/4 of the SW 1/4; thence, along the West line thereof S 00°09'10" W 211.82 feet, thence S 89°00'20" E 567.30 feet, thence S 01°32'27" W 149.42 feet to the northwest corner of C.S.M., Vol. 2, Pg. 60, thence S 88°46'26" E 429.73 feet to the northeast corner thereof and the point of beginning;
thence S 01°09'42" W 156.07 feet;
thence S 88°55'21" E 531.91 feet;
thence N 00°04'29" E 40.45 feet;
thence N 01°28'25" E 264.67 feet to the South line of Lot 2, C.S.M., Vol. 10, Pg. 28;
thence N 87°59'00" W 133.04 feet to the southwest corner of said Lot 2;
thence, along the West line of said Lot 2 and the northerly prolongation thereof, N 01°07'00" E 122.30 feet to the South line of Lot 1, C.S.M., Vol. 10, Pg. 28;
thence, along the South line of said Lot 1, S 88°09'28" W 88.40 feet;
thence, continuing along said South line, N 48°14'52" W 60.00 feet to the West line of said Lot 1;
thence, along said West line, N 01°08'51" W 6.84 feet to the southeast corner of C.S.M., Vol. 1, Pg. 129A;
thence, along the South line thereof, N 88°51'09" W 207.20 feet;
thence S 10°36'21" W 319.62 feet;
thence N 88°57'47" W 5.97 feet to the point of beginning.

Together with a 30 foot wide easement for ingress and egress extending from the East line of Water Street to the above described parcel which lies in the SW 1/4 of the SW 1/4, Section 24, T17N–R4W, City of Sparta, Monroe County, Wisconsin.

Subject to a 30 foot wide easement for ingress and egress over and across the above described parcel and more particularly described in Vol. 219, Pg. 60 and Vol. 81 of Misc., Pg. 36.

Subject to any other easements, covenants and restrictions of record.

SURVEYORS NOTES:

LOTS 1 & 2 OF C.S.M, V. 10, PG. 28 WERE EXISTING PARCELS AS NOTED.

PARCEL "C" WAS MONUMENTED AND INTENDED TO BE TRANSFERED AS PART OF PARCEL "B". THE CURRENT TITLE HOLDER HAS AGREED TO TRANSFER THE AREA LABELED PARCEL "C" TO MR. SCHAMS AND MS. KRAMER.

PARCEL "A" IS A REMINANT PARCEL THAT WAS "LEFT OVER" AFTER THE HEMSTOCK REALTY CO. TRANSFERED ADJOINING PARCELS.

THIS SURVEYOR HAS MAPPED THE LANDS DESCRIBED IN V. 222, PG. 316 & V. 318, PG. 04

LEGEND

- ● = Found 1" Iron Pipe (unless stated otherwise)
- O = Set 3/4" X 24" Iron Bar (1.50 lb/lin. ft.)
- ———— = Boundary of this survey
- — — — = Centerline
- ( ) = Recorded dimensions
- —U—U— = Utility lines
- —x—x— = Fence line
- ▲ = Found R.R. Spike
- △ = Set R.R. Spike
- • = Found P.K. nail
- ∘ = Set P.K. nail
- ◆ = Found County marker
- ⊙ = Found 3/4" Iron Bar

WISCONSIN
11/16/06
CHRISTOPHER W. FECHNER
S-2448
LA CROSSE, WISCONSIN
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no encroachments other than those shown.

Christopher W. Fechner RLS 2448

COULEE REGION LAND SURVEYORS, INC.
917 SO. 4TH STREET – P.O. BOX 1964
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408

PLAT OF SURVEY

SURVEY FOR
Carlinda Limited Partnership

PART OF THE NW-SW, SW-SW & SE-SW,
SECTION 24, T17N-R4W,
CITY OF SPARTA, MONROE CO., WI
WATER STREET

DRAWN BY: CF JN	DATE: 7/29/03
REVISED BY: JS	DATE: 11-13-06
SCALE: 1" = 100'	
CREW: CF JN KK JS	
PROJECT NO.: 4796	

SHEET 1 OF 1