

CITY OF SPARTA

NW - SW

NE - SW

SE - SW

SW - SW

GREAT RIVER STATE TRAIL

FORMER CHICAGO, ST. PAUL & NORTHWESTERN RAILROAD

NW CORNER SW 1/4 - SW 1/4 SECTION 24 T17N-R4W CHISELED CROSS

LOT 1 C.S.M. V. 7 PG. 254

LOT 1 C.S.M. V. 7 PG. 254

LOT 1 C.S.M. V. 7 PG. 254

LOT 1 C.S.M. V. 10 PG. 28

LOT 2 C.S.M. V. 10 PG. 28

LOT 4 C.S.M. V. 9 PG. 81

SECTION 24 T17N-R4W

PARCEL "A" 323,832 sq. ft. 7.43 acres

PARCEL "B" 61,648 sq. ft. 1.41 acres

PARCEL "C" 21,398 sq. ft. 0.49 acres

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 TRANSFERRED 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 REMAINDER PARCEL THAT WAS "LEFT OVER" AFTER THE HEMSTOCK REALTY CO. TRANSFERRED ADJOINING PARCELS. THIS SURVEYOR HAS MAPPED THE LANDS DESCRIBED IN V. 222, PG. 316 & V. 318, PG. 04

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 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 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 particularly 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"

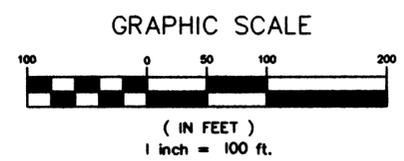
Located in part of the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, Section 24, T17N-R4W, City of Sparta, Monroe County, Wisconsin described as follows: Commencing at the northwest corner of the SW 1/4 of the SW 1/4; thence, along the West line thereof S 00°09'10" W 211.82 feet; thence S 89°00'20" 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 116.00 feet; thence S 88°57'47" E 531.14 feet; thence N 01°28'25" E 116.00 feet; thence N 88°55'21" W 531.91 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

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 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; 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.



- LEGEND: Found 1" Iron Pipe (unless stated otherwise), Set 3/4" X 24" Iron Bar (1.50 lb./lin. ft.), Boundary of this survey, Centerline, Recorded dimensions, Utility lines, Fence line, Found R.R. Spike, Set R.R. Spike, Found P.K. nail, Set P.K. nail, Found County marker



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

BEARINGS REFERENCED TO THE SOUTH LINE OF THE FORMER CHICAGO, ST. PAUL & NORTHWESTERN R.R. WHICH WER ASSUMED IN C.S.M., V. 7, PG. 254; N 88°51'09" W

Paul Schams & Renee Kramer

PLAT OF SURVEY FOR PAUL SCHAMS & RENEE KRAMER SPARTA, WISCONSIN

COULLEE REGION LAND SURVEYORS, INC.

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

PART OF THE NW-SW, SW-SW & SE-SW, SECTION 24, T17N-R4W, CITY OF SPARTA, MONROE CO., WI WATER STREET PROJECT NO: 4796 SHEET 1 OF 1