

PLAT OF SURVEY

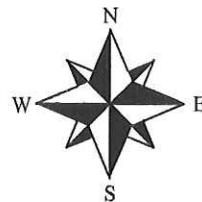
CSR 2353

LOCATED IN PART OF THE SE-NW OF SECTION 31, T15N, R2W, TOWN OF SHELDON, MONROE COUNTY, WISCONSIN.

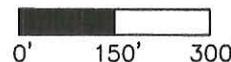
NOTE:

THIS LAND IS RECORDED IN PART OF DOCUMENT # 583428. IT CALLS FOR THE EAST 1/2 OF THE NW 1/4. THIS IS IN ERROR. AS THIS SECTION IS ON THE WESTERN TIER OF SECTIONS, IT IS A CORRECTION SECTION. THE LABEL EAST 1/2 ONLY WORKS IN NORMAL SECTIONS. THE LEGAL SHOULD READ THE SE-NW. FIELD MEASUREMENTS CONFIRM THIS.

NW COR. CO. MON. S. 31, T15N, R2W
 N 1/4 CO. MON. S. 31, T15N, R2W



BEARING REF
 MONROE COUNTY
 COORD. SYS.
 BEARINGS AS SHOWN
 1" = 300'

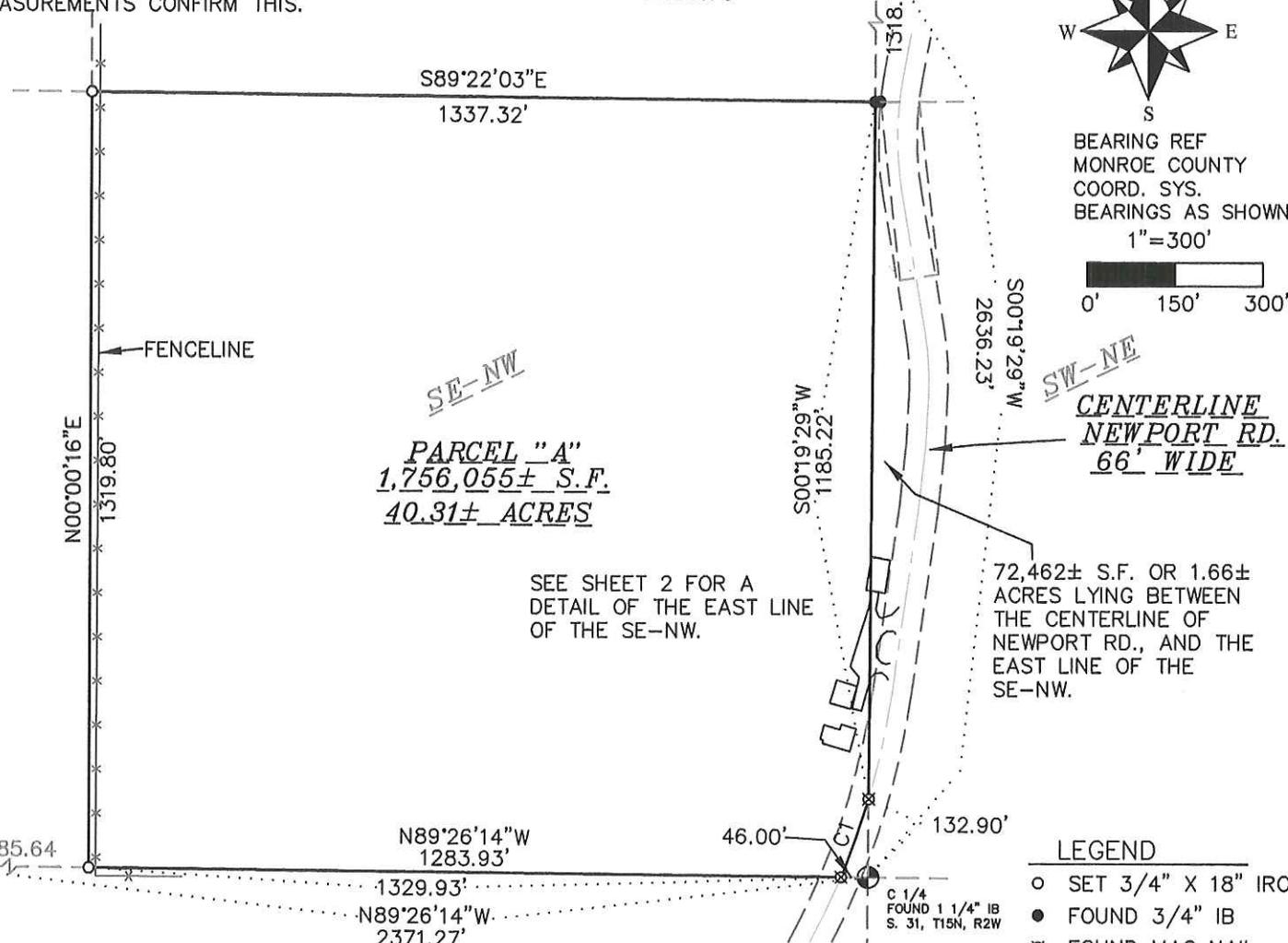
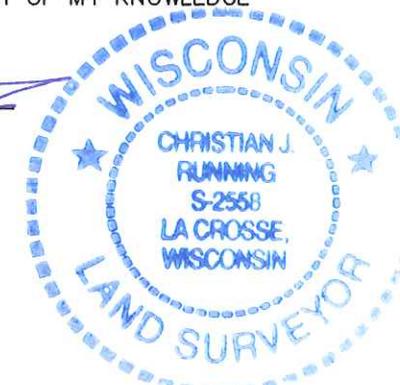


LEGAL DESCRIPTION:

LOCATED IN PART OF THE SE-NW OF SECTION 31, T15N, R2W, TOWN OF SHELDON, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31;
 THENCE S00°19'29"W ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 31, 1318.11 FEET TO THE NORTHEAST CORNER OF SAID SE-NW, AND THE POINT OF BEGINNING; THENCE CONTINUING S00°19'29"W ALONG THE EAST LINE OF SAID SE-NW 1185.22 FEET TO A POINT ON A 1300.00 FOOT RADIUS CURVE, ON THE CENTERLINE OF NEWPORT RD., CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S19°26'34"W AND MEASURES 140.45 FEET TO THE SOUTH LINE OF SAID SE-NW; THENCE N89°26'14"W ALONG SAID SOUTH LINE 1283.93 FEET TO THE SOUTHWEST CORNER OF SAID SE-NW; THENCE N00°00'16"E ALONG THE WEST LINE THEREOF 1319.80 FEET TO THE NORTHWEST CORNER OF SAID SE-NW; THENCE S89°22'03"E ALONG THE NORTH LINE THEREOF 1337.32 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 1,756,055± S.F. OR 40.31± ACRES. PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

I, CHRISTIAN J. RUNNING, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christian J. Running
 CHRISTIAN J. RUNNING
 RLS 2558
 DATE: 7/04/14



PARCEL "A"
 1,756,055± S.F.
 40.31± ACRES

SEE SHEET 2 FOR A
 DETAIL OF THE EAST LINE
 OF THE SE-NW.

72,462± S.F. OR 1.66±
 ACRES LYING BETWEEN
 THE CENTERLINE OF
 NEWPORT RD., AND THE
 EAST LINE OF THE
 SE-NW.

- LEGEND**
- SET 3/4" X 18" IRON BAR 1.5 LB/FT
 - FOUND 3/4" IB
 - ⊗ FOUND MAG NAIL

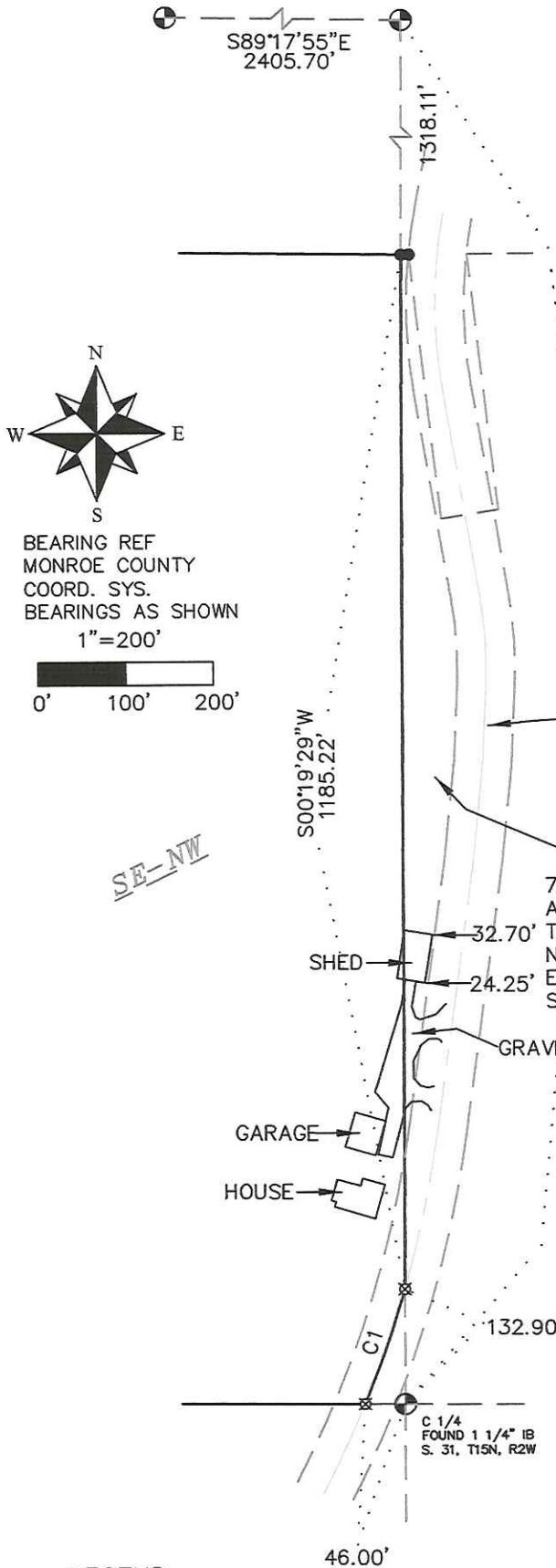
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1300.00	140.52	140.45	S 19°26'34" W	06°11'36"
TAN BRGS.					
N22°32'22"E S16°20'46"W					

PLAT OF SURVEY

LOCATED IN PART OF THE SE-NW OF SECTION 31, T15N, R2W, TOWN OF SHELDON, MONROE COUNTY, WISCONSIN.

CSR 2353

NW COR. CO. MON. S. 31, T15N, R2W
 N 1/4 CO. MON. S. 31, T15N, R2W



FOR:
 SCOTT RIGGSBEE
 ELLIOT & COMPANY APPRAISERS, INC
 1501 HIGHWOODS BLVD. SUITE 106
 GREENSBORO, NC
 27410

BY:
 RUNNING LAND SURVEYING
 700 DAUPHIN ST
 LA CROSSE, WI
 54603
 608-779-5322



CENTERLINE
NEWPORT RD.
66' WIDE



Christian J. Running
 7/10/14

LEGEND

- SET 3/4" X 18" IRON BAR 1.5 LB/FT
- FOUND 3/4" IB
- ⊗ FOUND MAG NAIL