



Scale: 1" = 300'

- = Existing 3/4 Iron Bar
- = Set 3/4" x 18" Rd. Iron Bar

The east line of the NE 1/4-SE 1/4 is ASSUMED to bear S1°48'54"W per Vol.8 CSM, Page 119



Notes:

1. Vol. 411 Records, Page 836, Document Number 514842 calls for an exception in the Northeast corner the SE 1/4-SE 1/4, being a parcel of land between the north line of said SE 1/4-SE 1/4 and the north line of Niagara Ave.. By directions and distances given in the description, the entire parcel as described lands within the right-of-way of said Niagara Ave.. Consult your attorney relative to same.
2. I determined the centerline of Niagara Ave. as traveled. The centerline of Niagara Ave. as shown in CSR 2331 at the east line of the SE 1/4-SE 1/4 lands 3'±S. of the traveled centerline. I found no documents recorded in the Register of Deeds Office using the distance as shown on said CSR 2331.

PLAT OF SURVEY

Located in the NE 1/4-SE 1/4, SE 1/4-SE 1/4, SW 1/4-SE 1/4, NW 1/4-SE 1/4 and SE 1/4-NE 1/4, Section 17, T15N-R2W, Town of Sheldon, Monroe County, Wisconsin

FILED MARCH 20, 2015 CSR 2388

CSR 2388

DESCRIPTION

A parcel of land located in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ , SE $\frac{1}{4}$ -SE $\frac{1}{4}$ , SW $\frac{1}{4}$ -SE $\frac{1}{4}$ , NW $\frac{1}{4}$ -SE $\frac{1}{4}$  and SE $\frac{1}{4}$ -NE $\frac{1}{4}$ , Section 17, T15N-R2W, Town of Sheldon, Monroe County, Wisconsin, being all that part of Lot 1 of Certified Survey Map recorded in Vol. 8 Certified Survey Maps, Page 119, Document Number 411728 lying north of the centerline of Niagra Avenue which is described as follows: Commencing at the E $\frac{1}{4}$  corner of said Section 17; thence S1 $^{\circ}$ 48'54"W a distance of 1321.00 feet to the Southeast corner said NE $\frac{1}{4}$ -SE $\frac{1}{4}$ ; thence continuing S1 $^{\circ}$ 48'54"W along the east line of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$ , a distance of 23.12 feet to the centerline of Niagra Avenue, being the Point of Beginning; thence Westerly along said centerline, along a curve concave to the south, having a radius of 483.00 feet (the Long Chord of which bears N87 $^{\circ}$ 41'02"W, 97.63 feet) a distance of 97.80 feet; thence S86 $^{\circ}$ 30'55"W along said centerline, a distance of 153.12 feet; thence Northwesterly along said centerline, along a curve concave to the northeast, having a radius of 330.00 feet, the Long Chord of which bears N72 $^{\circ}$ 47'35"W, 233.20 feet) a distance of 238.35 feet; thence N52 $^{\circ}$ 06'05"W along said centerline, a distance of 200.04 feet; thence Westerly along said centerline, along a curve concave to the south, having a radius of 435.75 feet, (the Long Chord of which bears N79 $^{\circ}$ 24'40"W, 399.84 feet) a distance of 415.40 feet; thence S73 $^{\circ}$ 16'45"W along said centerline, a distance of 93.07 feet; thence Southwesterly along said centerline, along a curve concave to the north, having a radius of 2700.00 feet, (the Long Chord of which bears S77 $^{\circ}$ 57'00"W, 439.73 feet) a distance of 440.22 feet; thence S82 $^{\circ}$ 37'15"W along said centerline, a distance of 439.10 feet; thence S85 $^{\circ}$ 59'45"W along said centerline, a distance of 519.33 feet to the west line of said Lot 1 and the end of the centerline being described.

Said parcel contains 121.263 acres of land more or less. Subject to all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Garold A. Sime, being a duly qualified Surveyor do hereby certify that by the order and under the direction of John and Amy Asta, that I have surveyed and mapped the centerline shown and that the within map is a true and correct representation of said centerline and that I have fully complied with the provisions of Chapter A E- 7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

*Garold A. Sime*

GAROLD A. SIME, PROFESSIONAL LAND SURVEYOR S-1261  
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March 3rd, 2015

