CSR 2474

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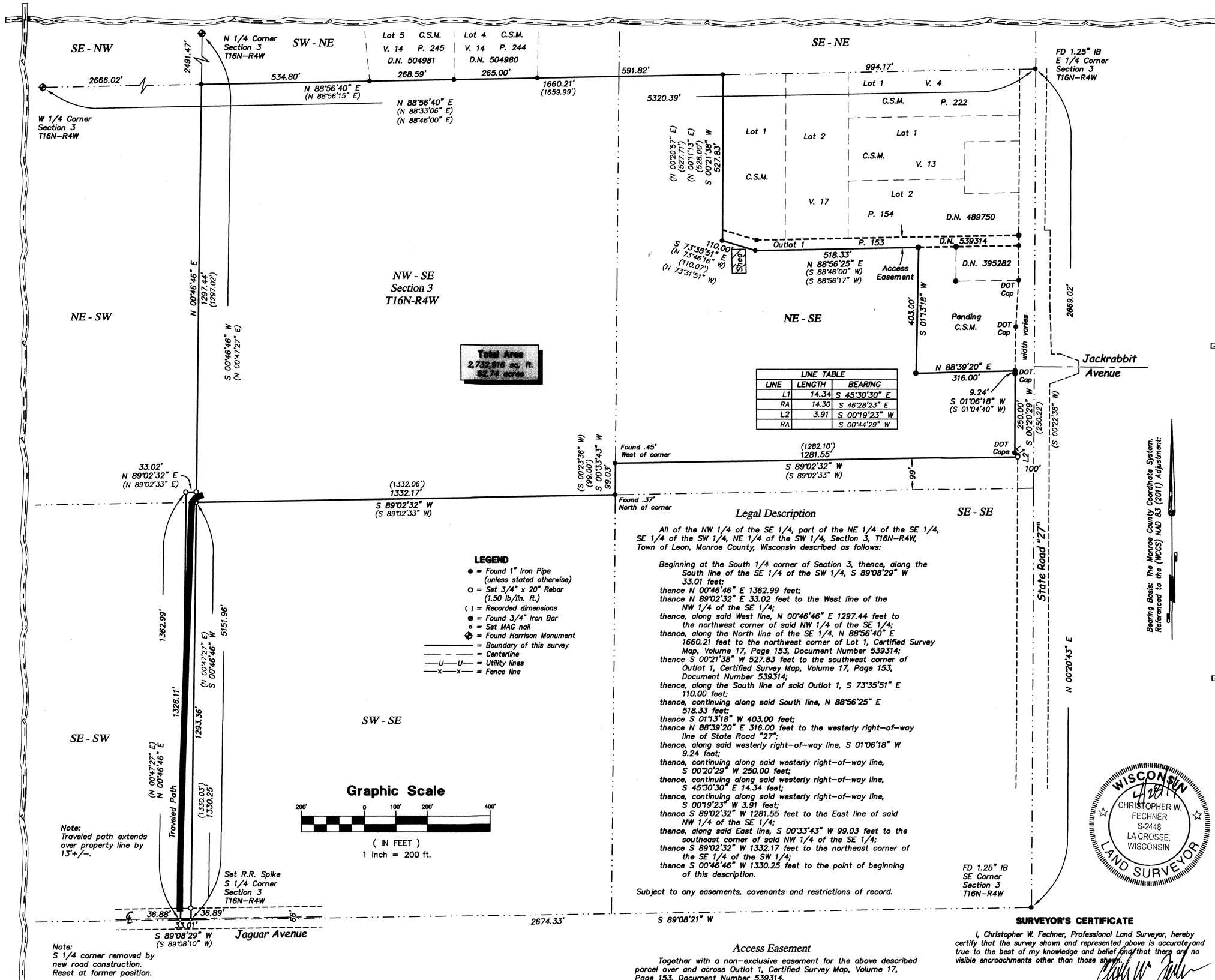
FILED JULY 5, 2016



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.34	S 45°30'30" E
RA	14.30	S 46°28'23" E
L2	3.91	S 00°19'23" W
RA		S 00°44'29" W

LEGEND

- ● = Found 1" Iron Pipe (unless stated otherwise)
- O = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- ( ) = Recorded dimensions
- ◉ = Found 3/4" Iron Bar
- o = Set MAG nail
- ⊕ = Found Harrison Monument
- ——— = Boundary of this survey
- — — — = Centerline
- —U—U— = Utility lines
- —x—x— = Fence line

Note:
Traveled path extends over property line by 13'+/-.

Note:
S 1/4 corner removed by new road construction. Reset at former position.

Legal Description

All of the NW 1/4 of the SE 1/4, part of the NE 1/4 of the SE 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4, Section 3, T16N-R4W, Town of Leon, Monroe County, Wisconsin described as follows:

Beginning at the South 1/4 corner of Section 3, thence, along the South line of the SE 1/4 of the SW 1/4, S 89°08'29" W 33.01 feet;
thence N 00°46'46" E 1362.99 feet;
thence N 89°02'32" E 33.02 feet to the West line of the NW 1/4 of the SE 1/4;
thence, along said West line, N 00°46'46" E 1297.44 feet to the northwest corner of said NW 1/4 of the SE 1/4;
thence, along the North line of the SE 1/4, N 88°56'40" E 1660.21 feet to the northwest corner of Lot 1, Certified Survey Map, Volume 17, Page 153, Document Number 539314;
thence S 00°21'38" W 527.83 feet to the southwest corner of Outlot 1, Certified Survey Map, Volume 17, Page 153, Document Number 539314;
thence, along the South line of said Outlot 1, S 73°35'51" E 110.00 feet;
thence, continuing along said South line, N 88°56'25" E 518.33 feet;
thence S 01°13'18" W 403.00 feet;
thence N 88°39'20" E 316.00 feet to the westerly right-of-way line of State Road "27";
thence, along said westerly right-of-way line, S 01°06'18" W 9.24 feet;
thence, continuing along said westerly right-of-way line, S 00°20'29" W 250.00 feet;
thence, continuing along said westerly right-of-way line, S 45°30'30" E 14.34 feet;
thence, continuing along said westerly right-of-way line, S 00°19'23" W 3.91 feet;
thence S 89°02'32" W 1281.55 feet to the East line of said NW 1/4 of the SE 1/4;
thence, along said East line, S 00°33'43" W 99.03 feet to the southeast corner of said NW 1/4 of the SE 1/4;
thence S 89°02'32" W 1332.17 feet to the northeast corner of the SE 1/4 of the SW 1/4;
thence S 00°46'46" W 1330.25 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

Access Easement

Together with a non-exclusive easement for the above described parcel over and across Outlot 1, Certified Survey Map, Volume 17, Page 153, Document Number 539314.

WISCONSIN
CHRISTOPHER W. FECHNER
S-2448
LA CROSSE, WISCONSIN
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional 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 visible encroachments other than those shown.

Christopher W. Fechner PLS 2448

Coulee Region Land Surveyors
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LA CROSSE, WISCONSIN 54601
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Plat of Survey
William & Mary Herrman to Yield PRO Farms, LLC

SURVEY FOR
Arndt, Buswell & Thorn, S.C.

All of the NW-SE, part of the NE-SE, SE-SE, SW-SE, SE-SW, NE-SW, Section 3, T16N-R4W, Town of Leon, Monroe County, WI
State Road "27"

DRAWN BY: CF TS	DATE: 4/28/2016
REVISED BY:	DATE:
SCALE: 1" = 200'	CREW: RC TS
PROJECT NO.: S-7057	

SHEET 1 OF 1