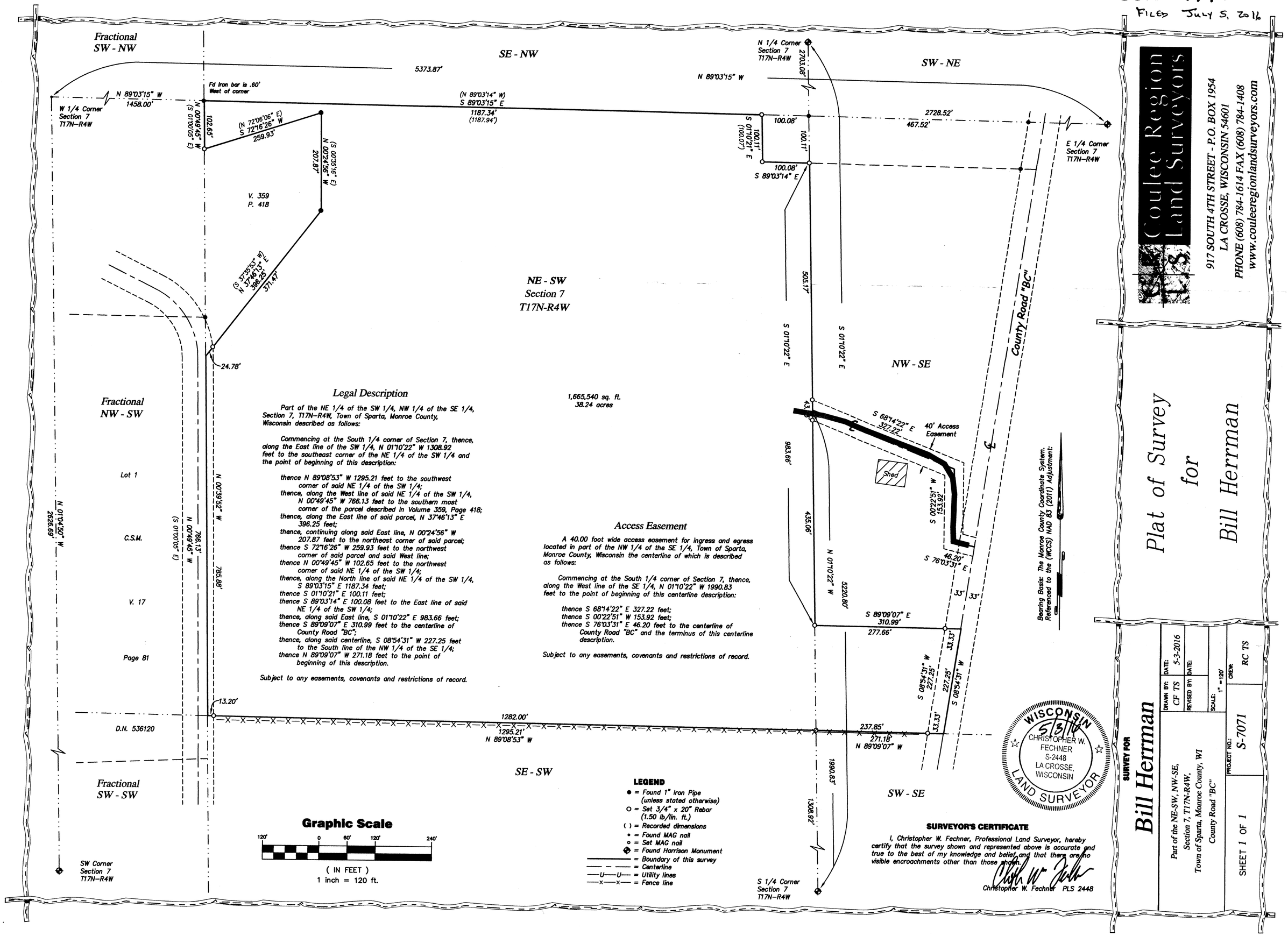
CSR 2477

FILED JULY 5, 2016



Legal Description

Part of the NE 1/4 of the SW 1/4, NW 1/4 of the SE 1/4, Section 7, T17N-R4W, Town of Sparta, Monroe County, Wisconsin described as follows:

Commencing at the South 1/4 corner of Section 7, thence, along the East line of the SW 1/4, N 01°10'22" W 1308.92 feet to the southeast corner of the NE 1/4 of the SW 1/4 and the point of beginning of this description:

thence N 89°08'53" W 1295.21 feet to the southwest corner of said NE 1/4 of the SW 1/4;
thence, along the West line of said NE 1/4 of the SW 1/4, N 00°49'45" W 766.13 feet to the southern most corner of the parcel described in Volume 359, Page 418;
thence, along the East line of said parcel, N 37°46'13" E 396.25 feet;
thence, continuing along said East line, N 00°24'56" W 207.87 feet to the northeast corner of said parcel;
thence S 72°16'26" W 259.93 feet to the northwest corner of said parcel and said West line;
thence N 00°49'45" W 102.65 feet to the northwest corner of said NE 1/4 of the SW 1/4;
thence, along the North line of said NE 1/4 of the SW 1/4, S 89°03'15" E 1187.34 feet;
thence S 01°10'21" E 100.11 feet;
thence S 89°03'14" E 100.08 feet to the East line of said NE 1/4 of the SW 1/4;
thence, along said East line, S 01°10'22" E 983.66 feet;
thence S 89°09'07" E 310.99 feet to the centerline of County Road "BC";
thence, along said centerline, S 08°54'31" W 227.25 feet to the South line of the NW 1/4 of the SE 1/4;
thence N 89°09'07" W 271.18 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

Access Easement

A 40.00 foot wide access easement for ingress and egress located in part of the NW 1/4 of the SE 1/4, Town of Sparta, Monroe County, Wisconsin the centerline of which is described as follows:

Commencing at the South 1/4 corner of Section 7, thence, along the West line of the SE 1/4, N 01°10'22" W 1990.83 feet to the point of beginning of this centerline description:

thence S 68°14'22" E 327.22 feet;
thence S 00°22'51" W 153.92 feet;
thence S 76°03'31" E 46.20 feet to the centerline of County Road "BC" and the terminus of this centerline description.

Subject to any easements, covenants and restrictions of record.

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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Plat of Survey for Bill Herman

SURVEY FOR
Bill Herman

Part of the NE-SW, NW-SE, Section 7, T17N-R4W, Town of Sparta, Monroe County, WI
County Road "BC"

DRAWN BY: CF TS	DATE: 5-3-2016
REVISED BY:	DATE:
SCALE: 1" = 120'	CREW: RC TS
PROJECT NO.: S-7071	

SHEET 1 OF 1