

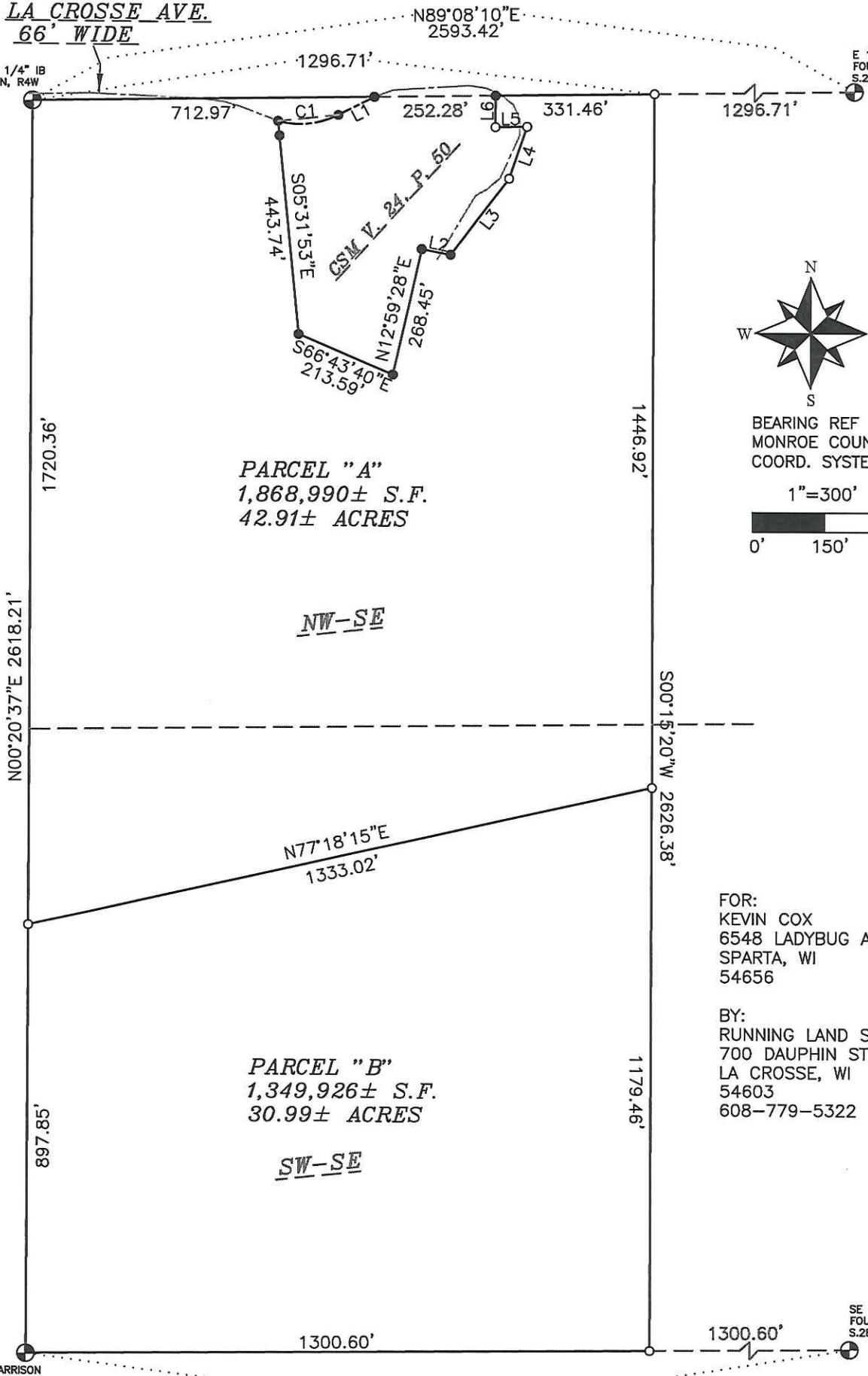
PLAT OF SURVEY FILED SEPT 13, 2016

LOCATED IN THE NW-SE AND SW-SE OF SECTION 28, T16N, R4W, TOWN OF LEON, MONROE COUNTY, WISCONSIN.

CENTERLINE
LA CROSSE AVE.
66' WIDE

C 1/4
FOUND 1 1/4" IB
S.28, T16N, R4W

E 1/4
FOUND HARRISON
S.28, T16N, R4W



PARCEL "A"
1,868,990 ± S.F.
42.91 ± ACRES

PARCEL "B"
1,349,926 ± S.F.
30.99 ± ACRES

FOR:
KEVIN COX
6548 LADYBUG AVE.
SPARTA, WI
54656

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

LEGEND

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

LINE	BEARING	DISTANCE
L1	S62°46'03"W	84.40'
L2	S79°21'51"E	61.01'
L3	N37°36'02"E	199.84'
L4	N19°03'12"E	114.38'
L5	S89°08'16"W	66.01'
L6	N00°12'32"E	66.13'



PLAT OF SURVEY

LOCATED IN THE NW-SE AND SW-SE OF SECTION 28, T16N, R4W, TOWN OF LEON,
MONROE COUNTY, WISCONSIN.

PARCEL "A" LEGAL DESCRIPTION:

LOCATED IN PARTS OF THE NW-SE AND SW-SE OF SECTION 28, T16N, R4W, TOWN OF LEON, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N00°20'37"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 28, 897.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°20'37"E ALONG SAID 1/4 LINE 1720.36 FEET TO THE NORTHWEST CORNER OF SAID NW-SE; THENCE N89°08'10"E ALONG THE NORTH LINE THEREOF 712.97 FEET TO THE CENTERLINE OF LA CROSSE AVE.; THENCE S62°46'03"W ALONG SAID CENTERLINE 84.40 FEET TO THE PC OF A 175.00 FOOT RADIUS, CONCAVE NORTHERLY ON SAID CENTERLINE; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S83°54'19"W AND MEASURES 126.21 FEET TO THE NORTHWEST CORNER OF CSM VOLUME 24, PAGE 50; THENCE S05°31'53"E ALONG THE WEST LINE THEREOF 443.74 FEET TO THE SOUTHWEST CORNER OF SAID CSM; THENCE S66°43'40"E ALONG THE SOUTH LINE THEREOF 213.59 FEET TO THE SOUTHEAST CORNER OF SAID CSM; THENCE ALONG THE EASTERLY LINES OF SAID CSM N12°59'28"E 268.45 FEET, S79°21'51"E 61.01 FEET, N37°36'02"E 199.84 FEET, N19°03'12"E 114.38 FEET, S89°08'16"W 66.01 FEET, AND N00°12'32"E 66.13 FEET TO THE NORTH LINE OF SAID NW-SE; THENCE N89°08'10"E ALONG SAID NORTH LINE 331.46 FEET TO THE NORTHEAST CORNER OF SAID NW-SE; THENCE S00°15'20"W ALONG THE EAST LINES OF SAID NW-SE AND SW-SE 1446.92 FEET; THENCE S77°18'15"W 1333.02 FEET TO THE POINT OF BEGINNING.
PARCEL "A" CONTAINS 1,868,990± S.F. OR 42.91± ACRES.
PARCEL "A" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

PARCEL "B" LEGAL DESCRIPTION:

LOCATED IN PART OF THE SW-SE OF SECTION 28, T16N, R4W, TOWN OF LEON, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N00°20'37"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 28, 897.85 FEET; THENCE N77°18'15"E 1333.02 FEET TO THE EAST LINE OF SAID SW-SE; THENCE S00°15'20"W 1179.46 FEET TO THE SOUTHEAST CORNER OF SAID SW-SE; THENCE S89°29'59"W ALONG THE SOUTH LINE THEREOF 1300.60 FEET TO THE POINT OF BEGINNING.
PARCEL "B" CONTAINS 1,349,926± S.F. OR 30.99± ACRES.
PARCEL "B" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	129.12'	126.21'	S83°54'19"W	42°16'33"
TAN BRGS.	S62°46'03"W N74°57'24"W				

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



CHRISTIAN J. RUNNING
PLS 2558
DATE:1/18/2016



CSR 2491