

Coulee Region
Land Surveyors

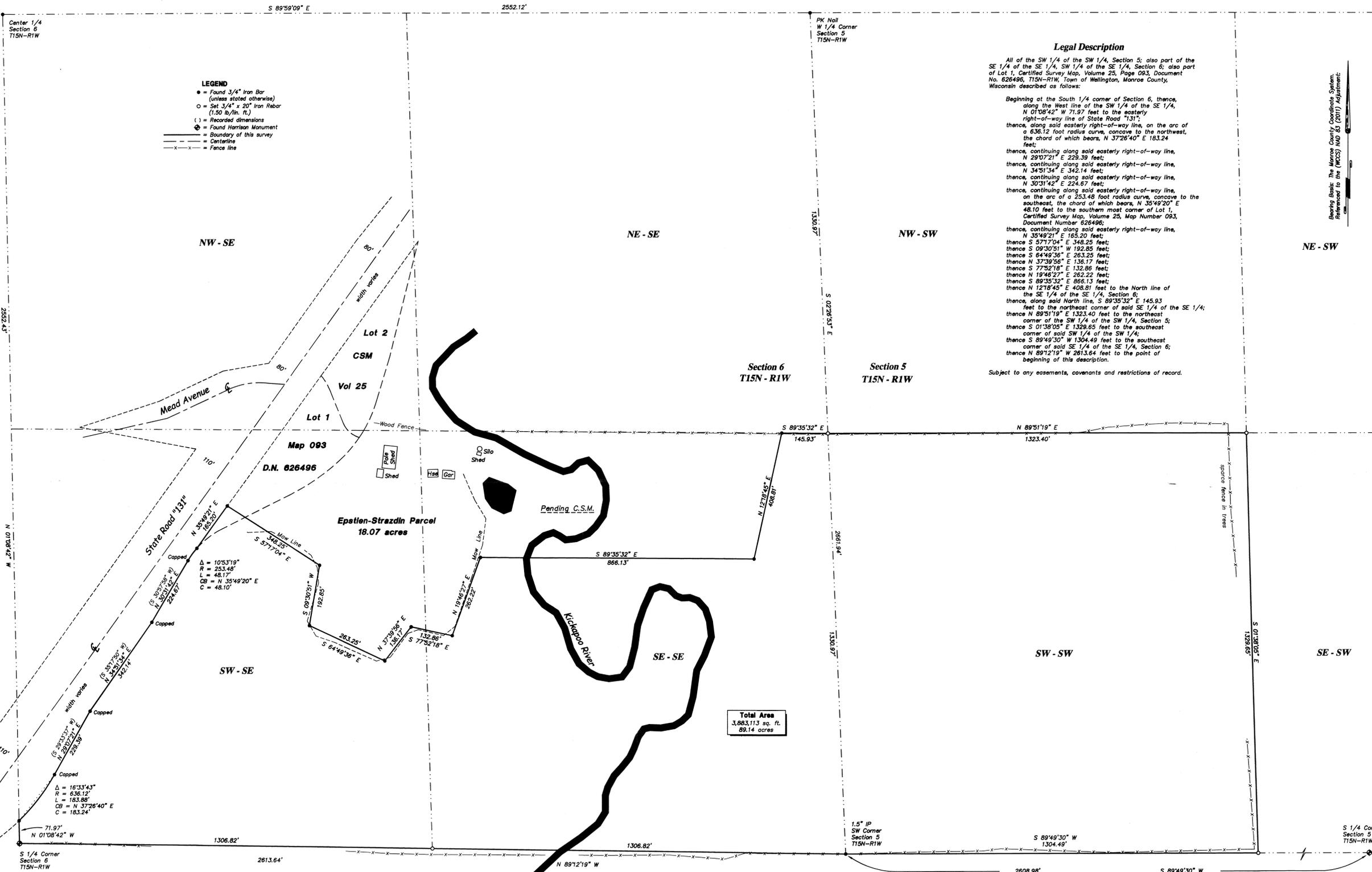
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Plat of Survey for
Mississippi Valley Conservancy
Epstien - Strazdin Property

MISSISSIPPI VALLEY CONSERVANCY, INC

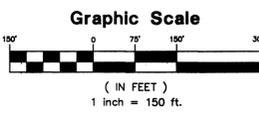
DATE: 5/29/17
DRAWN BY: CF TS
REVISION BY: DATE:
SCALE: 1" = 150'
FIELD BOOK: CF/CTS

PROJECT NO.: S-7183
SHEET 1 OF 1



Legal Description
All of the SW 1/4 of the SW 1/4, Section 5; also part of the SE 1/4 of the SE 1/4, SW 1/4 of the SE 1/4, Section 6; also part of Lot 1, Certified Survey Map, Volume 25, Page 093, Document No. 626496, T15N-R1W, Town of Wellington, Monroe County, Wisconsin described as follows:
Beginning at the South 1/4 corner of Section 6, thence, along the West line of the SW 1/4 of the SE 1/4, N 01°08'42" W 71.97 feet to the easterly right-of-way line of State Road "131"; thence, along said easterly right-of-way line, on the arc of a 636.12 foot radius curve, concave to the northwest, the chord of which bears, N 37°26'40" E 183.24 feet;
thence, continuing along said easterly right-of-way line, N 29°07'21" E 229.39 feet;
thence, continuing along said easterly right-of-way line, N 34°51'34" E 342.14 feet;
thence, continuing along said easterly right-of-way line, N 30°31'42" E 224.67 feet;
thence, continuing along said easterly right-of-way line, on the arc of a 253.49 foot radius curve, concave to the southeast, the chord of which bears, N 35°49'20" E 48.10 feet to the southern most corner of Lot 1, Certified Survey Map, Volume 25, Map Number 093, Document Number 626496;
thence, continuing along said easterly right-of-way line, N 35°49'21" E 165.20 feet;
thence S 67°17'04" E 348.25 feet;
thence S 09°30'51" W 192.85 feet;
thence S 64°49'36" E 263.25 feet;
thence N 37°30'56" E 136.17 feet;
thence S 77°52'18" E 132.86 feet;
thence N 19°46'27" E 262.22 feet;
thence S 89°35'32" E 866.13 feet;
thence N 12°18'45" E 408.81 feet to the North line of the SE 1/4 of the SE 1/4, Section 6;
thence, along said North line, S 89°35'32" E 145.93 feet to the northeast corner of said SE 1/4 of the SE 1/4;
thence N 89°51'19" E 1323.40 feet to the northeast corner of the SW 1/4 of the SW 1/4, Section 5;
thence S 01°38'05" E 1329.65 feet to the southeast corner of said SW 1/4 of the SW 1/4;
thence S 89°49'30" W 1304.49 feet to the southeast corner of said SE 1/4 of the SE 1/4, Section 6;
thence N 89°12'19" W 2613.64 feet to the point of beginning of this description.
Subject to any easements, covenants and restrictions of record.

Total Area
3,883,113 sq. ft.
89.14 acres



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

