CSR 2541

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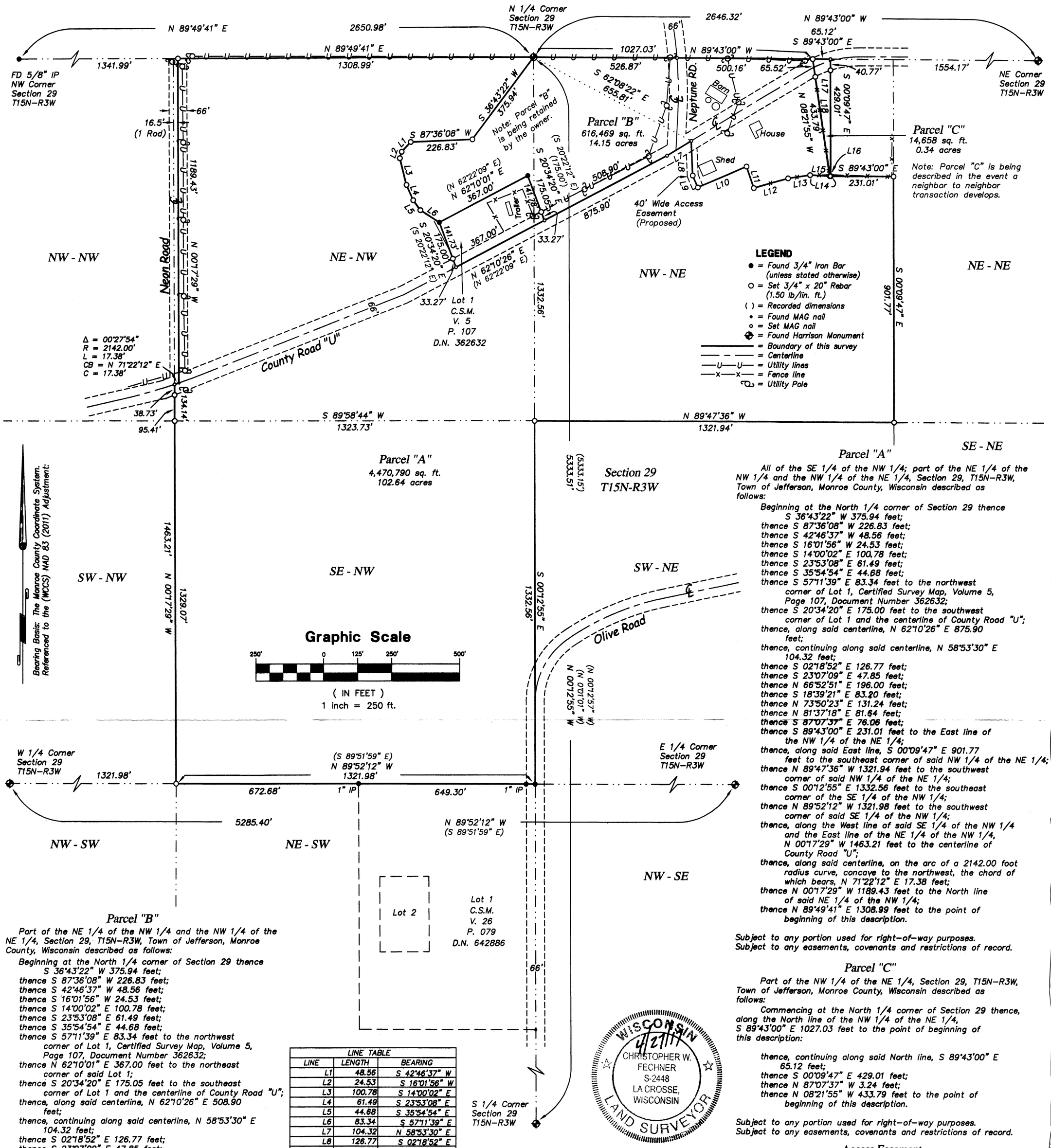
FILED MAY 9, 2017



Parcel "B"

Part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4, Section 29, T15N–R3W, Town of Jefferson, Monroe County, Wisconsin described as follows:

Beginning at the North 1/4 corner of Section 29 thence
S 36°43'22" W 375.94 feet;
thence S 87°36'08" W 226.83 feet;
thence S 42°46'37" W 48.56 feet;
thence S 16°01'56" W 24.53 feet;
thence S 14°00'02" E 100.78 feet;
thence S 23°53'08" E 61.49 feet;
thence S 35°54'54" E 44.68 feet;
thence S 57°11'39" E 83.34 feet to the northwest corner of Lot 1, Certified Survey Map, Volume 5, Page 107, Document Number 362632;
thence N 62°10'01" E 367.00 feet to the northeast corner of said Lot 1;
thence S 20°34'20" E 175.05 feet to the southeast corner of Lot 1 and the centerline of County Road "U";
thence, along said centerline, N 62°10'26" E 508.90 feet;
thence, continuing along said centerline, N 58°53'30" E 104.32 feet;
thence S 02°18'52" E 126.77 feet;
thence S 23°07'09" E 47.85 feet;
thence N 66°52'51" E 196.00 feet;
thence S 18°39'21" E 83.20 feet;
thence N 73°50'23" E 131.24 feet;
thence N 81°37'18" E 81.64 feet;
thence S 87°07'37" E 72.82 feet;
thence N 08°21'55" W 433.79 feet to the North line of the NW 1/4 of the NE 1/4;
thence N 89°43'00" W 1027.03 feet to the point of beginning of this description.

Subject to any portion used for right–of–way purposes.
Subject to any easements, covenants and restrictions of record.

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.56	S 42°46'37" W
L2	24.53	S 16°01'56" W
L3	100.78	S 14°00'02" E
L4	61.49	S 23°53'08" E
L5	44.68	S 35°54'54" E
L6	83.34	S 57°11'39" E
L7	104.32	N 58°53'30" E
L8	126.77	S 02°18'52" E
L9	47.85	S 23°07'09" E
L10	196.00	N 66°52'51" E
L11	83.20	S 18°39'21" E
L12	131.24	N 73°50'23" E
L13	81.64	N 81°37'18" E
L14	76.06	S 87°07'37" E
L15	72.82	S 87°07'37" E
L16	3.24	N 87°07'37" W
L17	388.24	S 00°09'47" E
L18	368.27	N 08°21'55" W

LEGEND

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

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

WISCONSIN
4/27/17
CHRISTOPHER W. FECHNER
S-2448
LA CROSSE, WISCONSIN
LAND SURVEYOR

Parcel "A"

All of the SE 1/4 of the NW 1/4; part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4, Section 29, T15N–R3W, Town of Jefferson, Monroe County, Wisconsin described as follows:

Beginning at the North 1/4 corner of Section 29 thence
S 36°43'22" W 375.94 feet;
thence S 87°36'08" W 226.83 feet;
thence S 42°46'37" W 48.56 feet;
thence S 16°01'56" W 24.53 feet;
thence S 14°00'02" E 100.78 feet;
thence S 23°53'08" E 61.49 feet;
thence S 35°54'54" E 44.68 feet;
thence S 57°11'39" E 83.34 feet to the northwest corner of Lot 1, Certified Survey Map, Volume 5, Page 107, Document Number 362632;
thence S 20°34'20" E 175.00 feet to the southwest corner of Lot 1 and the centerline of County Road "U";
thence, along said centerline, N 62°10'26" E 875.90 feet;
thence, continuing along said centerline, N 58°53'30" E 104.32 feet;
thence S 02°18'52" E 126.77 feet;
thence S 23°07'09" E 47.85 feet;
thence N 66°52'51" E 196.00 feet;
thence S 18°39'21" E 83.20 feet;
thence N 73°50'23" E 131.24 feet;
thence N 81°37'18" E 81.64 feet;
thence S 87°07'37" E 76.06 feet;
thence S 89°43'00" E 231.01 feet to the East line of the NW 1/4 of the NE 1/4;
thence, along said East line, S 00°09'47" E 901.77 feet to the southeast corner of said NW 1/4 of the NE 1/4;
thence N 89°47'36" W 1321.94 feet to the southwest corner of said NW 1/4 of the NE 1/4;
thence S 00°12'55" E 1332.56 feet to the southeast corner of the SE 1/4 of the NW 1/4;
thence N 89°52'12" W 1321.98 feet to the southwest corner of said SE 1/4 of the NW 1/4;
thence, along the West line of said SE 1/4 of the NW 1/4 and the East line of the NE 1/4 of the NW 1/4, N 00°17'29" W 1463.21 feet to the centerline of County Road "U";
thence, along said centerline, on the arc of a 2142.00 foot radius curve, concave to the northwest, the chord of which bears, N 71°22'12" E 17.38 feet;
thence N 00°17'29" W 1189.43 feet to the North line of said NE 1/4 of the NW 1/4;
thence N 89°49'41" E 1308.99 feet to the point of beginning of this description.

Subject to any portion used for right–of–way purposes.
Subject to any easements, covenants and restrictions of record.

Parcel "C"

Part of the NW 1/4 of the NE 1/4, Section 29, T15N–R3W, Town of Jefferson, Monroe County, Wisconsin described as follows:

Commencing at the North 1/4 corner of Section 29 thence, along the North line of the NW 1/4 of the NE 1/4, S 89°43'00" E 1027.03 feet to the point of beginning of this description:

thence, continuing along said North line, S 89°43'00" E 65.12 feet;
thence S 00°09'47" E 429.01 feet;
thence N 87°07'37" W 3.24 feet;
thence N 08°21'55" W 433.79 feet to the point of beginning of this description.

Subject to any portion used for right–of–way purposes.
Subject to any easements, covenants and restrictions of record.

Access Easement

A 40.00 foot wide access easement located in part of the NW 1/4 of the NE 1/4, Section 29, T15N–R3W, Town of Jefferson, Monroe County, Wisconsin the centerline of which is described as follows:

Commencing at the North 1/4 corner of Section 29, thence S 62°08'22" E 655.81 feet to the centerline of County Road "U" and the point of beginning of this centerline description:

thence S 02°18'52" E 126.77 feet;
thence S 23°07'09" E 47.85 feet to the terminus of this centerline description.

Subject to any easements, covenants and restrictions of record.

SURVEY FOR

John Hemmersbach

All of the SE-NW, part of the NE-NW, NW-NE, Section 29, T15N-R3W, Town of Jefferson, Monroe County, WI

County Road "U"

DRAWN BY:	DATE:
CF TS	4-27-2017
REVISED BY:	DATE:
SCALE: 1" =250'	
PROJECT NO.:	CREW:
S-7224	RC

SHEET 1 OF 1

Plat of Survey

for

John Hemmersbach

Coulee Region Land Surveyors

917 SOUTH 4TH STREET - P.O. BOX 1954
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