

Plat of Survey

Located In Outlot 31^(a) and Outlot 32^(a), Assessor's Subdivision, City of Sparta, Monroe County, Wisconsin.

DESCRIPTIONS PARCEL 'A'

A parcel of land located in the Outlot 31^(a) and Outlot 32^(a), Assessor's Subdivision, City of Sparta, Monroe County, Wisconsin described as follows:
Beginning at the S.W. Corner of C.S.M., Vol. 10, Pg. 82; thence S88°56'52"E along said C.S.M., 258.13 feet to the meander line of Perch Lake and the S.E. Corner of said C.S.M.; thence S09°31'41"E along said Meander Line, 224.88 feet; thence S57°05'54"W along said Meander Line, 149.93 feet; thence N20°27'41"E along said Meander Line, 95.47 feet; thence S85°23'33"W, 130.50 feet; thence N00°05'12"E, 45.00 feet; thence N88°56'30"W, 20.00 feet; thence N88°56'30"W, 20.00 feet; thence N00°05'12"E, 45.00 feet to the point of beginning.
Including lands located between the Meander Line and the Shoreline of Perch Lake.
Subject to any easements, right-of-ways or restrictions of record.

PARCEL 'B'

A parcel of land located in Outlot 32^(a), Assessor's Subdivision, City of Sparta, Monroe County, Wisconsin described as follows:
Commencing at the S.W. Corner of C.S.M., Vol. 10, Pg. 82; thence N88°56'30"W, 20.00 feet; thence S00°05'12"W, 45.00 feet; thence S88°56'30"E, 6.25 feet; thence S00°05'12"W, 182.00 feet; thence N88°56'30"E, 130.50 feet; thence S20°27'41"E, 13.85 feet; thence N88°56'30"W, 134.94 feet to the point of beginning.
Subject to any easements, right-of-ways or restrictions of record.

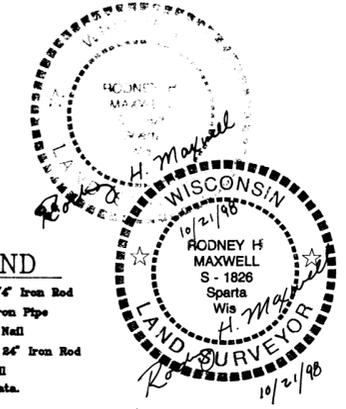
These descriptions are written to represent the property as shown on the map in order to facilitate a clear title. The survey includes areas that are not included in Vol. 180, Deeds, Pg. 474. Parcel 'B' is shown to facilitate an exchange between this property and the VFW property.

SURVEYOR'S CERTIFICATE

I, Rodney H. Maxwell, Registered Land Surveyor, hereby certify that this Survey is correct to the best of my knowledge and belief.

Rodney H. Maxwell

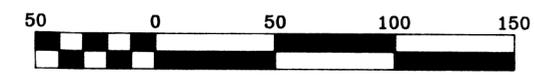
Rodney H. Maxwell
MAXWELL SURVEYING
7457 Highway 16, Suite C
Sparta, Wisconsin



LEGEND

- - Found 1 1/4" Iron Rod
- - Found 1" Iron Pipe
- ◆ - Found P.K. Nail
- - Set 3/4" x 24" Iron Rod
- ◆ - Set P.K. Nail
- () - Recorded Data.

Bearings are based on the South line of the C.S.M., Vol. 10, Pg. 82, recorded to bear N88°56'30"W.



Scale 1" = 50'

C.S.M., Vol. 10, Pg. 82

This area is included in Vol. 180, Deeds, Pg. 474. It was not determined if this area was at sometime or is now part of South Rusk Ave.

AREA BETWEEN FENCELINE AND SURVEYED LINE IS SHOWN ON V.10 CSM PG82.

PARCEL 'A'
1.56 ACRES
67888 SQ FT
(To Meander Line)
1.91 ACRES +/-
(To Shoreline)

PARCEL 'B'
0.02 ACRES
889 SQ FT

Surveyor's Notes,

(a) Outlots 31 and 32 are shown in various locations on maps of record and in recorded descriptions. This survey shows the locations according to Vol. 591, Deed, Pg. 486 but that does not agree in particular with the recorded Assessor's Subdivision.

(b) Vol. 591, Deeds, Pg. 486 calls for a 'highwater mark' as a boundary line. It could not be determined where this should be located or where it was intended. In lieu of the 'highwater mark' a meander line is shown as a reference line.

S.1/4 Corner
Section 13
T.17N., R.4W.
(Falls in Perch Lake)

1/4 line as shown on C.S.M., Vol. 10, Pg. 82

180.00'

DRAWN BY: L. Johns DATE: 21 October 1998 DWG. NO.:	APPROVED BY: R. Maxwell PROJ. NO. 98-09-08 DWG.	REVISIONS	PROJECT Dan Arndt, Willgrubs Estate	SHT. NAME	SHT. NO.
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