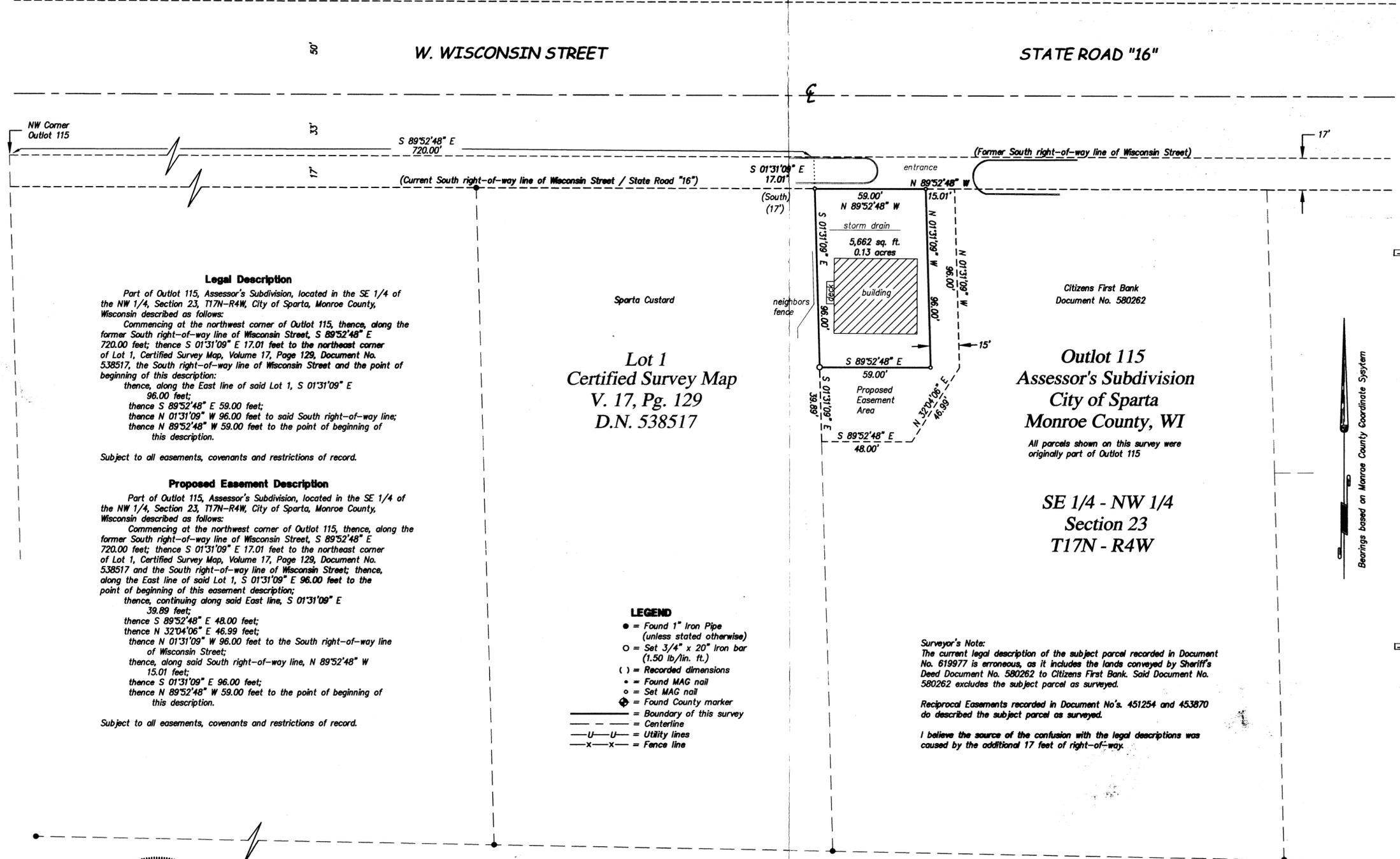
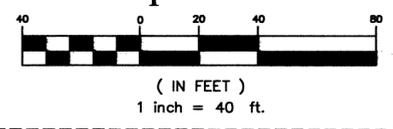


Graphic Scale



**Legal Description**  
Part of Outlot 115, Assessor's Subdivision, located in the SE 1/4 of the NW 1/4, Section 23, T17N-R4W, City of Sparta, Monroe County, Wisconsin described as follows:  
Commencing at the northwest corner of Outlot 115, thence, along the former South right-of-way line of Wisconsin Street, S 89°52'48" E 720.00 feet; thence S 01°31'09" E 17.01 feet to the northeast corner of Lot 1, Certified Survey Map, Volume 17, Page 129, Document No. 538517, the South right-of-way line of Wisconsin Street and the point of beginning of this description;  
thence, along the East line of said Lot 1, S 01°31'09" E 96.00 feet;  
thence S 89°52'48" E 59.00 feet;  
thence N 01°31'09" W 96.00 feet to said South right-of-way line;  
thence N 89°52'48" W 59.00 feet to the point of beginning of this description.  
Subject to all easements, covenants and restrictions of record.

**Proposed Easement Description**  
Part of Outlot 115, Assessor's Subdivision, located in the SE 1/4 of the NW 1/4, Section 23, T17N-R4W, City of Sparta, Monroe County, Wisconsin described as follows:  
Commencing at the northwest corner of Outlot 115, thence, along the former South right-of-way line of Wisconsin Street, S 89°52'48" E 720.00 feet; thence S 01°31'09" E 17.01 feet to the northeast corner of Lot 1, Certified Survey Map, Volume 17, Page 129, Document No. 538517 and the South right-of-way line of Wisconsin Street; thence, along the East line of said Lot 1, S 01°31'09" E 96.00 feet to the point of beginning of this easement description;  
thence, continuing along said East line, S 01°31'09" E 39.89 feet;  
thence S 89°52'48" E 48.00 feet;  
thence N 32°04'06" E 46.99 feet;  
thence N 01°31'09" W 96.00 feet to the South right-of-way line of Wisconsin Street;  
thence, along said South right-of-way line, N 89°52'48" W 15.01 feet;  
thence S 01°31'09" E 96.00 feet;  
thence N 89°52'48" W 59.00 feet to the point of beginning of this description.  
Subject to all easements, covenants and restrictions of record.

Lot 1  
Certified Survey Map  
V. 17, Pg. 129  
D.N. 538517

Outlot 115  
Assessor's Subdivision  
City of Sparta  
Monroe County, WI  
All parcels shown on this survey were originally part of Outlot 115  
SE 1/4 - NW 1/4  
Section 23  
T17N - R4W

- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
  - = Set 3/4" x 20" Iron bar (1.50 lb./in. ft.)
  - ( ) = Recorded dimensions
  - = Found MAG nail
  - = Set MAG nail
  - ◆ = Found County marker
  - = Boundary of this survey
  - — — = Centerline
  - U-U- = Utility lines
  - x-x- = Fence line

**Surveyor's Note:**  
The current legal description of the subject parcel recorded in Document No. 619977 is erroneous, as it includes the lands conveyed by Sheriff's Deed Document No. 580262 to Citizens First Bank. Said Document No. 580262 excludes the subject parcel as surveyed.  
Reciprocal Easements recorded in Document No's. 451254 and 453870 do described the subject parcel as surveyed.  
I believe the source of the confusion with the legal descriptions was caused by the additional 17 feet of right-of-way.



**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*  
Christopher W. Fechner, PLS 2448

**Coulee Region  
S.L.S. Land Surveyors**  
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www.couleeregionlandsurveyors.com

Thomas & Mary Young  
Joint Revocable Trust

Arndt, Buswell & Thom

DRAWN BY: CF	DATE: 2/15/2017	REVIEWED BY: DATE:	SCALE: 1" = 40'	CREW: RC CF
	PROJECT NO.: S 7192			
Part of Outlot 115 Assessor's Subdivision City of Sparta, Monroe County, WI 841 W. Wisconsin Street				SHEET 1 OF 1