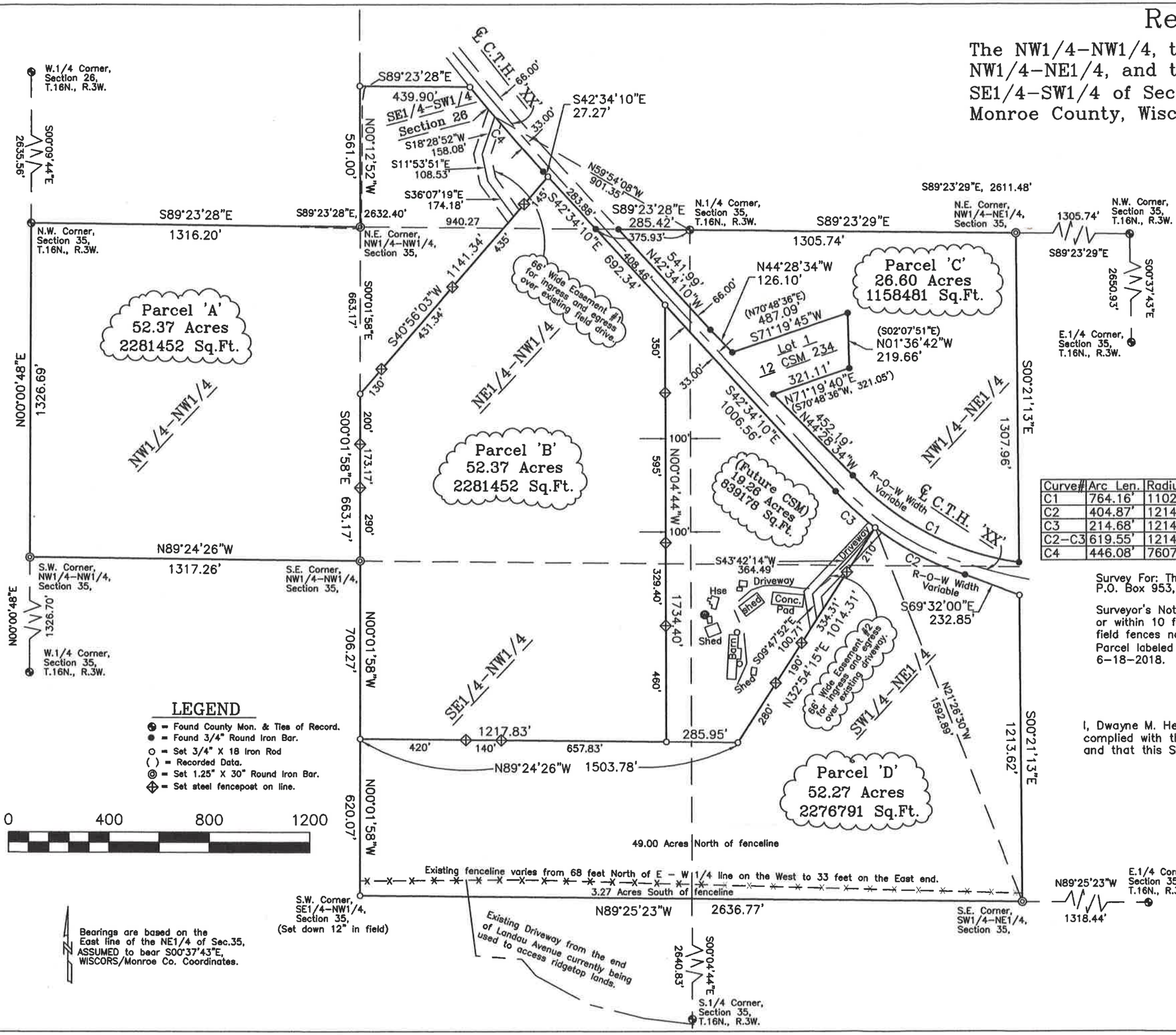
Record of Survey

The NW1/4-NW1/4, the NE1/4-NW1/4, the SW1/4-NW1/4, the NW1/4-NE1/4, and the SW1/4-NE1/4 of Section 35 and the SE1/4-SW1/4 of Section 26, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin.

CSR 2622
FILED JUNE 26, 2018

WISCONSIN DWAYNE M HEFNER S 2494 WILTON, WI LAND SURVEYOR 6-20-18



Curve#	Arc Len.	Radius	Delta Ang.	Ch. Bear.	Ch. Len.	Tan. Bear.	Tan. Bear.
C1	764.16'	1102.11'	39°43'36"	N62°25'57"W	748.94'	N82°17'45"W	N42°34'10"W
C2	404.87'	1214.28'	19°06'13"	S62°15'04"E	402.99'	N71°48'10"W	N52°41'57"W
C3	214.68'	1214.28'	10°07'47"	S47°38'04"E	214.40'	N52°41'57"W	
C2-C3	619.55'	1214.28'	29°14'00"	N57°11'10"W	612.85'	N71°48'10"W	
C4	446.08'	7607.22'	3°21'35"	S40°53'23"E	446.02'	N39°12'35"W	

Survey For: The Norman Kowitz Estate, Ordered by Kori Kowitz (Co-Executor), P.O. Box 953, Grand Canyon, AZ 86023

Surveyor's Notes: Fences around exterior boundary not shown are either in disrepair or within 10 feet of of property lines and unable to be shown at this scale. Interior field fences not located and not relevant.
Parcel labeled as "Future CSM" was been submitted for review and recording as of 6-18-2018.

SURVEYOR'S CERTIFICATE

I, Dwayne M. Hefner, Professional Land Surveyor, hereby certify that I have fully complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and that this Survey is correct to the best of my knowledge and belief.

Dwayne M. Hefner, PLS
RESOLUTION SURVEY LLC
27437 Killdeer Avenue,
Wilton, WI 54670
608.343.3284 dwaynehef@gmail.com

Revised: 6-20-2018
Feild work completed: 6-12-2018

CSR 2622

Description Parcel 'A

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 26, the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 35, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin, described as follows: Beginning at the Northwest Corner of said Section 35; thence S89°23'28"E along the North line of said NW1/4-NW1/4, 1316.20 feet to the Northeast Corner of said NW1/4-NW1/4; thence N00°12'52"W along the West line of the SE1/4-SW1/4, 561.00 feet; thence S89°23'28"E parallel with the South line said SE1/4-SW1/4, 439.90 feet to the Westerly right-of-way of County Trunk Highway 'XX' (C.T.H.'XX'); thence along said Westerly right-of-way 446.08 feet along the arc of a 7607.22 feet radius curve, concave to the Northeast, the long chord of which bears S40°53'23"E, 446.02 feet; thence S42°34'10"E along said right-of-way, 27.27 feet; thence S40°56'03"W, 1141.34 feet to the East line of said NW1/4-NW1/4; thence S00°01'58"E along said East line, 663.17 feet to the Southeast Corner of said NW1/4-NW1/4; thence N89°24'26"W along the South line of said NW1/4-NW1/4, 1317.26 feet to the Southwest Corner of said NW1/4-NW1/4; thence N00°00'48"E along the West line of said NW1/4-NW1/4, 1326.69 feet to the Point of Beginning. Said parcel of land being 52.37 acres more or less. Subject to a 66 feet wide easement for ingress and egress described herein as Easement #1. Subject to any other easements, restrictions, covenants or right-of-ways of record.

Description Parcel 'B'

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 26, the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section 35, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin, described as follows: Commencing at the North ¼ Corner of Section 35; thence N89°23'28"W along the North line of said NE1/4-NW1/4, 375.93 feet to the Westerly right-of-way of County Trunk Highway 'XX' (C.T.H.'XX') and the Point of Beginning. Thence S42°34'10"E along said right-of-way, 408.46 feet; thence S00°04'44"E parallel with the East line of said NE1/4-NW1/4, 1734.40 feet; thence N89°24'26"W, parallel with the South line of said NE1/4-NW1/4, 1217.83 feet to the West line of the SE1/4-NW1/4; thence N00°01'58"W along the West line of the SE1/4-NW1/4 and the NE1/4-NW1/4, 1369.44 feet; thence N40°56'03"E, 1141.34 feet to the Westerly right-of-way of C.T.H.'XX'; thence S42°34'10"E along said right-of-way, 283.88 feet to the Point of Beginning. Said parcel of land being 52.37 acres more or less. Together with a 66 feet wide easement for ingress and egress described herein as Easement #1. Subject to any other easements, restrictions, covenants or right-of-ways of record.

WISCONSIN
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WILTON, WI
LAND SURVEYOR
6-20-19

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Description 'Easement #1'

A 66 feet wide easement for ingress and egress located in the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 26, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin, the centerline of which is described as follows: Commencing at the South ¼ Corner of said Section 26; thence N59°54'08"W, 901.35 feet to the Southwesterly right-of-way of County Trunk Highway 'XX' and the Point of Beginning. Thence S18°28'52"W, 158.08 feet; thence S11°53'51"E, 108.53 feet; thence S36°07'19"E, 174.18 feet and thereby terminating.

Description Parcel 'C'

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 35, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin, described as follows:

Beginning the North ¼ Corner of Section 35; thence S89°23'29"E along the North line of said NW1/4-NE1/4, 1305.74 feet to the Northeast Corner of said NW1/4-NE1/4; thence S00°21'13"E along the East line of said NW1/4-NE1/4, 1307.96 feet to the Northeasterly right-of-way of County Trunk Highway 'XX' (C.T.H.'XX'), thence along said right-of-way 764.16 feet along the arc of an 1102.11 foot radius curve, concave to the Northeast, the long chord of which bears N62°25'15"W, 748.94 feet; thence N44°28'34"W along said right-of-way, 452.19 feet to the South line of Volume 12 of Certified Survey Maps, Page 234 (12 CSM 234); thence N71°19'40"E along said South line, 321.11 feet to the Southeast Corner of said CSM; thence N01°36'42"W along the East line of said CSM, 219.66 feet to the Northeast Corner of said CSM; thence S71°19'45"W along the North line of said CSM, 487.09 feet to the Northeasterly right-of-way of C.T.H.'XX'; thence N44°28'34"W along said right-of-way, 126.10 feet; thence N42°34'10"W along said right-of-way, 541.99 feet to the North line of the NE1/4-NW1/4; thence S89°23'28"E along said North line, 285.42 feet to the Point of Beginning. Said parcel of land being 26.60 acres more or less. Subject to any easements, restrict, ions, covenants or right-of-ways of record.

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Description Parcel 'D'

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4), the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4), and the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section 35, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin, described as follows: Commencing at the East 1/4 Corner of said Section 35; thence N89°25'23"W along the South line of the NE1/4 of said Section 35, 1318.44 feet to the Southeast Corner of said SW1/4-NE1/4 and the Point of Beginning. Thence continuing N89°25'23"W along the South lines of the SW1/4-NE1/4 and the SE1/4-NW1/4, 2636.77 feet to the Southwest Corner of said SE1/4-NW1/4; thence N00°01'58"W along the West line of said SE1/4-NW1/4, 620.07 feet; thence S89°24'26"E parallel with the North line of the SE1/4-NW1/4, 1503.78 feet; thence N32°54'15"E, 1014.31 feet to the Southwesterly right-of-way of County Trunk Highway 'XX' (C.T.H.'XX'); thence along said right-of-way 404.87 feet along the arc of a 1214.28 feet radius curve concave to the Northeast, the long chord of which bears S62°15'04"E, 402.99 feet; thence S69°32'00"E along said right-of-way, 232.85 feet to the East line of the SW1/4-NE1/4; thence S00°21'13"E along said East line, 1213.62 feet to the Point of Beginning. Said parcel of land being 52.27 acres more or less. Subject to and together with a 66 feet wide easement for ingress and egress described below as Easement #2. Subject to any other easements, restrictions, covenants or right-of-ways of record.

Description 'Easement #2'

A 66 feet wide easement for ingress and egress located in the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section 35, T.16N., R.3W., Town of Wells, Monroe County, Wisconsin, the centerline of which is described as follows: Commencing at the East 1/4 Corner of said Section 35; thence N89°25'23"W along the South line of the NE1/4 of said Section 35, 1318.44 feet to the Southeast Corner of said SW1/4-NE1/4; thence N21°26'30"W, 1592.89 feet to the Southwesterly right-of-way of County Trunk Highway 'XX' (C.T.H.'XX') and the Point of Beginning. Thence S43°42'14"W, 364.49 feet; thence S09°47'52"E, 100.71 feet and thereby terminating.

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WILTON,
WI
LAND SURVEYOR

6-20-18