

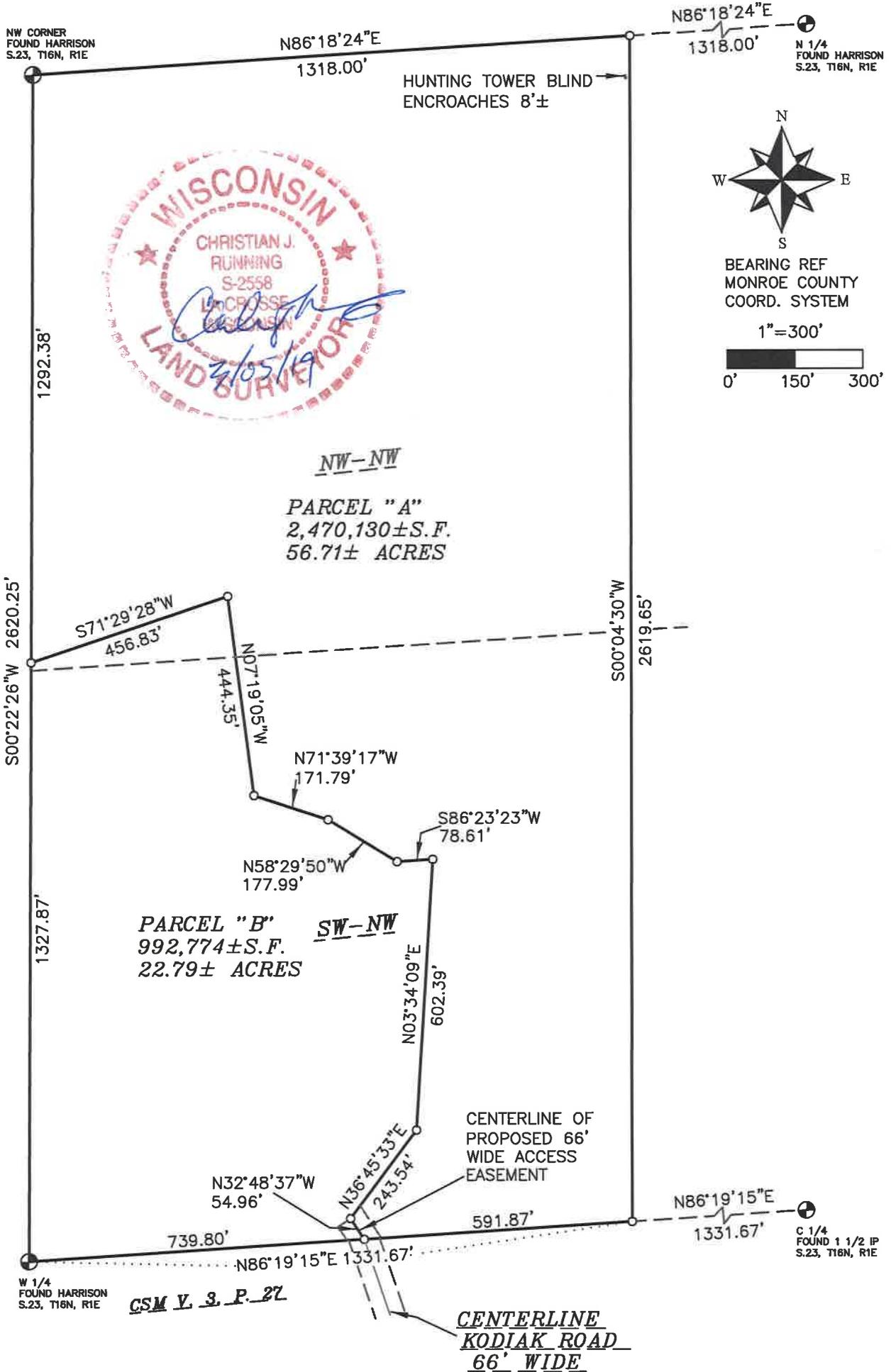
# PLAT OF SURVEY

LOCATED IN PARTS OF THE NW-NW AND SW-NW OF SECTION 23, T16N, R1E, TOWN OF CLIFTON, MONROE COUNTY, WISCONSIN.

**CSR 2698**

**LEGEND**

o SET 3/4" X 18" IRON BAR 1.5 LB/FT



# PLAT OF SURVEY

LOCATED IN PARTS OF THE NW-NW AND SW-NW OF SECTION 23, T16N, R1E, TOWN OF CLIFTON, MONROE COUNTY, WISCONSIN.

## PARCEL "A" LEGAL DESCRIPTION:

LOCATED IN PARTS OF THE NW-NW AND SW-NW OF SECTION 23, T16N, R1E, TOWN OF CLIFTON, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N86°18'24"E ALONG THE NORTH LINE OF SAID NW-NW 1318.00 FEET TO THE NORTHEAST CORNER OF SAID NW-NW; THENCE S00°04'30"W ALONG THE EAST LINES OF SAID NW-NW AND SW-NW 2619.65 FEET TO THE SOUTHEAST CORNER OF SAID SW-NW; THENCE S86°19'15"W ALONG THE SOUTH LINE THEREOF 591.87 FEET; THENCE N32°48'37"W 54.96 FEET; THENCE N36°45'33"E 243.54 FEET; THENCE N03°34'09"E 602.39 FEET; THENCE S86°23'23"W 78.61 FEET; THENCE N58°29'50"W 177.99 FEET; THENCE N71°39'17"W 171.79 FEET; THENCE N07°19'05"W 444.35 FEET; THENCE S71°29'28"W 456.83 FEET TO THE WEST LINE OF SAID NW-NW; THENCE N00°22'26"E ALONG SAID WEST LINE 1292.38 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 2,470,130± S.F. OR 56.71± ACRES.

PARCEL "A" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

## PARCEL "B" LEGAL DESCRIPTION:

LOCATED IN PARTS OF THE NW-NW AND SW-NW OF SECTION 23, T16N, R1E, TOWN OF CLIFTON, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N86°19'15"E ALONG THE SOUTH LINE OF SAID SW-NW 739.80 FEET; THENCE N32°48'37"W 54.96 FEET; THENCE N36°45'33"E 243.54 FEET; THENCE N03°34'09"E 602.39 FEET; THENCE S86°23'23"W 78.61 FEET; THENCE N58°29'50"W 177.99 FEET; THENCE N71°39'17"W 171.79 FEET; THENCE N07°19'05"W 444.35 FEET; THENCE S71°29'28"W 456.83 FEET TO THE WEST LINE OF SAID NW-NW; THENCE S00°22'26"W ALONG THE WEST LINES OF SAID NW-SW AND SW-NW 1327.87 FEET TO THE POINT OF BEGINNING.

PARCEL "B" CONTAINS 992,774± S.F. OR 22.79± ACRES.

PARCEL "B" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

## PROPOSED 66 FOOT WIDE ACCESS EASEMENT LEGAL DESCRIPTION:

LOCATED IN PART SW-NW OF SECTION 23, T16N, R1E, TOWN OF CLIFTON, MONROE COUNTY, WISCONSIN, THE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N86°19'15"E ALONG THE SOUTH LINE OF SAID SW-NW 739.80 FEET TO THE POINT OF BEGINNING; THENCE N32°48'37"W ALONG SAID CENTERLINE 54.96 FEET TO THE TERMINUS OF SAID CENTERLINE.

NOTE: THE PROPOSED 66 FOOT WIDE ACCESS EASEMENT IS INTENDED TO BE USED BY BOTH PARCELS A AND B.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY FOR MARY RODDEL, OWNER OF SAID LANDS COMPLIES WITH AE-7 OF THE WISCONSIN STATUTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING

PLS 2558

DATE: 3/05/19



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