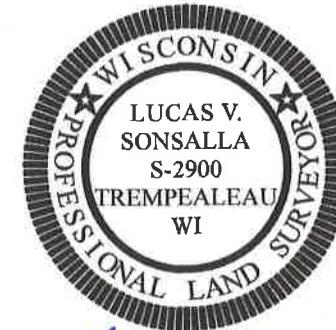
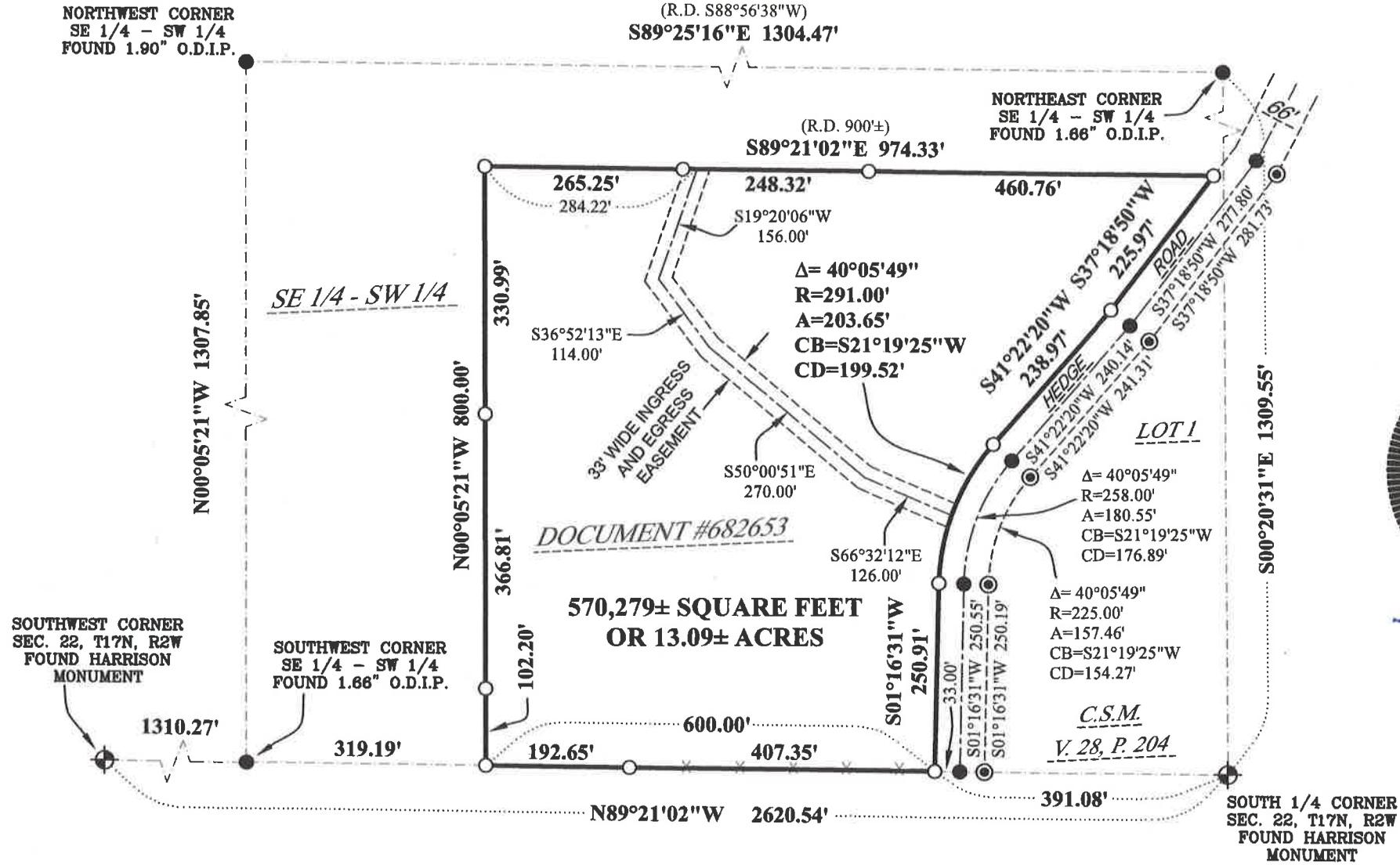


RECORD OF SURVEY

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 17 NORTH, RANGE 2 WEST, TOWN OF ADRIAN, MONROE COUNTY, WISCONSIN

LEGEND

- Found Mag Spike / Unless Noted Otherwise
- ⊙ Found 1.05" O.D.I.P.
- Set 1.05" O.D. x 24" Long I.P.
- (R.D.) Recorded Dimension
- x-x- Existing or Remnant Fence Line



Lucas V. Sonsalla

BASIS OF BEARINGS:

South Line of Southwest 1/4, Section 22,
T17N, R2W, Bearing N89°21'02"W on the
Wisconsin County Coordinate System,
Monroe Zone, N.A.D. 83 (1991 Adj.)



PROJECT NO. 170222.101
FIELD BOOK #700



N15286 Delaney Road
Trempealeau, WI 54661
(608) 780-7694
lucas@sonsallals.com
www.sonsallals.com

SURVEY PERFORMED FOR:

Zac Pierce
W1803 State Road 16
Bangor, WI 54614



SCALE: 1" = 200'

DATE: 11/09/2019

SHEET 1 OF 2

RECORD OF SURVEY

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 17 NORTH, RANGE 2 WEST, TOWN OF ADRIAN, MONROE COUNTY, WISCONSIN

SURVEYED LEGAL DESCRIPTION:

Located in part of the SE 1/4 of the SW 1/4 of Section 22, Township 17 North, Range 2 West, Town of Adrian, Monroe County, Wisconsin, described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 22;
THENCE N89°21'02"W along the South line of said Southwest Quarter, a distance of 391.08 feet to the Westerly Right-of-Way of Hedge Road, also being the POINT OF BEGINNING;
THENCE continuing N89°21'02"W along said South line, a distance of 600.00 feet;
THENCE N00°05'21"W a distance of 800.00 feet;
THENCE S89°21'02"E a distance of 974.33 feet to said Westerly Right-of-Way of Hedge Road;
THENCE S37°18'50"W along said Westerly Right-of-Way a distance of 225.97 feet;
THENCE continuing along said Westerly Right-of-Way S41°22'20"W a distance of 238.97 feet;
THENCE continuing along said Westerly Right-of-Way in a Southerly direction on the arc of a 291.00 foot radius curve, concave Easterly, the chord of which bears S21°19'25"W and measures 199.52 feet, a distance of 203.65 feet;
THENCE continuing along said Westerly Right-of-Way S01°16'31"W a distance of 250.91 feet to the POINT OF BEGINNING.

SUBJECT TO a 33 foot wide Ingress and Egress Easement, the centerline of which is described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 22;
THENCE N89°21'02"W along the South line of said Southwest Quarter, a distance of 391.08 feet to the Westerly Right-of-Way of Hedge Road;
THENCE continuing N89°21'02"W along said South line, a distance of 600.00 feet;
THENCE N00°05'21"W a distance of 800.00 feet;
THENCE S89°21'02"E a distance of 284.22 feet to the POINT OF BEGINNING;
THENCE S19°20'06"W a distance of 156.00 feet;
THENCE S36°52'13"E a distance of 114.00 feet;
THENCE S50°00'51"E a distance of 270.00 feet;
THENCE S66°32'12"E a distance of 126.00 feet to said Westerly Right-of-Way of Hedge Road and the POINT OF TERMINATION.

The side lines of the above described easement are to be extended or shortened so as to insure continuity with adjoining lands.

Parcel contains approximately 570,279 Square Feet or approximately 13.09 Acres.

Subject to any other Easements, Covenants and Restrictions of Record.

SURVEYOR'S NOTES:

- This is a survey of that parcel as described in Document #682653.
- The description of the Ingress and Egress Easement created in Document #682653 calls for following an existing approximately one rod wide driveway, located on the South quarter of the property. No width is given for said Easement. Said Document also states that this parcel is subject to an Easement for Ingress and Egress created in Document #428224. The description of the Easement in said Document #428224 reads verbatim as the description of said Easement as created in Document #682653, with the exception of the terms "Grantors", "Warranty Deed" and "Grantees" (labeled as "Vendors", "Land Contract" and "Purchasers" in Document #428224). Only one existing driveway connecting to Hedge Road was observed on the parcel. This driveway is located on the North 2/3 of the parcel. After speaking with an agent of the Grantors of said Document #682653, it was determined that the intent of said Easement created in Document #682653 was to follow this existing driveway and be 33' in width. It is unclear where the Easement as created in Document #428224 was intended to be located. There is an East-West ATV trail, ±7' wide, that runs near and along the West ±200' of the South line of the surveyed parcel hereon. The Ingress and Egress Easement, as shown on this Survey, follows said existing driveway and is 33' wide. A revised legal description is recommended.
- The description in Document #682653 calls out following the Westerly Right-of-Way of Hedge Road. However, due to the fact that Hedge Road is an Easement and not a deeded Right-of-Way, in my professional opinion, the legal description should call out following the centerline of Hedge Road. Consulting an attorney is recommended, should it be decided to address this matter.

SURVEYOR'S CERTIFICATE:

I, Lucas V. Sonsalla, Wisconsin Professional Land Surveyor, hereby certify that this survey was performed and Record of Survey prepared by me or under my direct supervision, that I have complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and that this a correct representation of the land surveyed and mapped to the best of my knowledge and belief.

The field work was completed on 11/06/2019.



Lucas V. Sonsalla
Wisconsin Professional Land Surveyor
License Number 2900
Date: 11/09/2019



PROJECT NO. 170222.101
FIELD BOOK #700



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