

AUG 19 2019

County Surveyor

Lunde Mon. NW Corner Section 23 T15N-R5W

LOT 1 V. 16 C.S.M. P. 80

Δ = 08°22'49" R = 466.72' L = 68.26' CB = N 74°38'16" E C = 68.20'

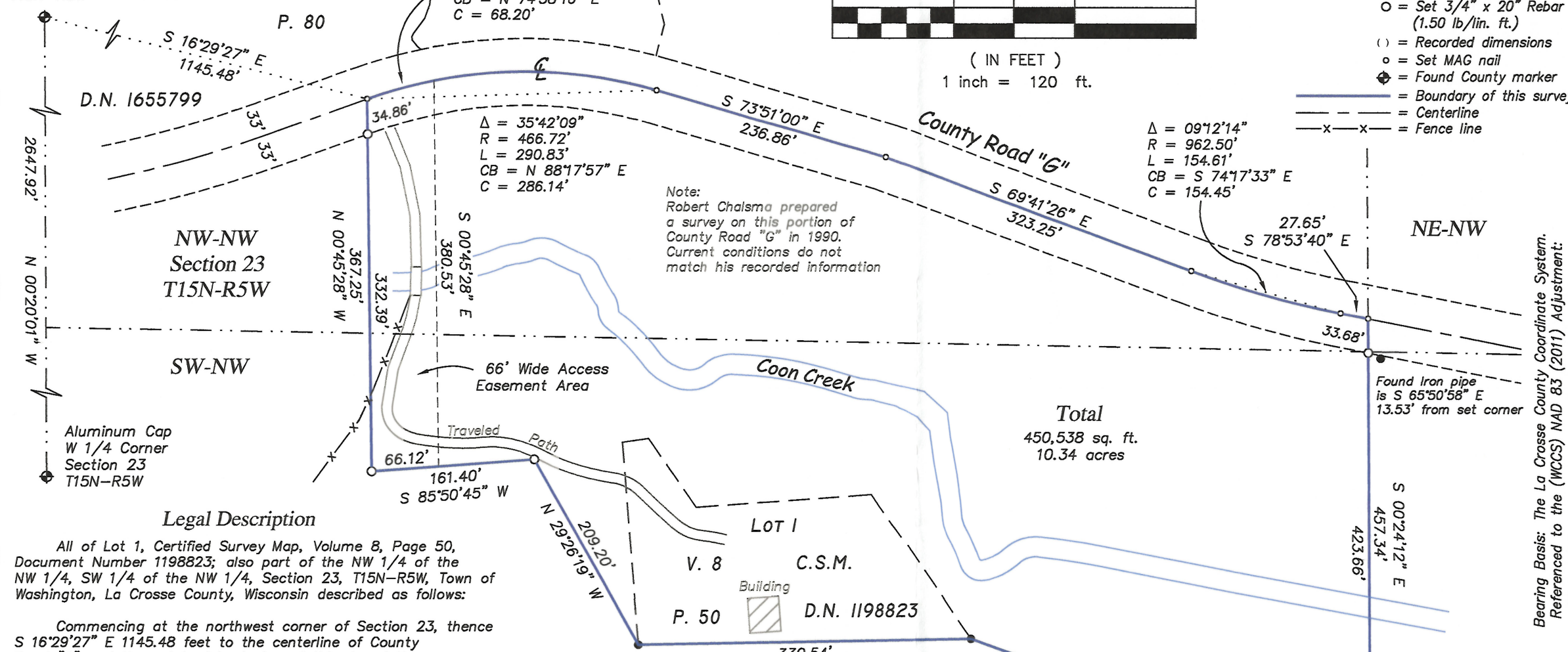
Graphic Scale



(IN FEET) 1 inch = 120 ft.

LEGEND

- = Found 3/4" Iron Bar (unless stated otherwise)
○ = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
() = Recorded dimensions
○ = Set MAG nail
◆ = Found County marker
— = Boundary of this survey
— — = Centerline
— x — = Fence line



Note: Robert Chalsma prepared a survey on this portion of County Road "G" in 1990. Current conditions do not match his recorded information

Total 450,538 sq. ft. 10.34 acres

Bearing Basis: The La Crosse County Coordinate System. Referenced to the (WCCS) NAD 83 (2011) Adjustment.

Legal Description

All of Lot 1, Certified Survey Map, Volume 8, Page 50, Document Number 1198823; also part of the NW 1/4 of the NW 1/4, SW 1/4 of the NW 1/4, Section 23, T15N-R5W, Town of Washington, La Crosse County, Wisconsin described as follows:

Commencing at the northwest corner of Section 23, thence S 16°29'27" E 1145.48 feet to the centerline of County Road "G" and the point of beginning of this description:

- thence, along said centerline, on the arc of a 466.72 foot radius curve, concave to the southeast, the chord of which bears, N 88°17'57" E 286.14 feet;
thence, continuing along said centerline, S 73°51'00" E 236.86 feet;
thence, continuing along said centerline, S 69°41'26" E 323.25 feet;
thence, continuing along said centerline, on the arc of a 962.50 foot radius curve, concave to the northeast, the chord of which bears, S 74°17'33" E 154.45 feet;
thence, continuing along said centerline, S 78°53'40" E 27.65 feet to the East line of the NW 1/4 of the NW 1/4;
thence, along the East line of said NW 1/4 of the NW 1/4 and the East line of the SW 1/4 of the NW 1/4, S 00°24'12" E 457.34 feet;
thence N 70°17'02" W 421.26 feet to the southeast corner of Lot 1, Certified Survey Map, Volume 8, Page 50, Document Number 1198823;
thence S 88°59'54" W 330.54 feet to the southwest corner of said Lot 1;
thence N 29°26'19" W 209.20 feet;
thence S 85°50'45" W 161.40 feet;
thence N 00°45'28" W 367.25 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

Access Easement Description

An access easement for ingress and egress located in part of the NW 1/4 of the NW 1/4, SW 1/4 of the NW 1/4, Section 23, T15N-R5W, Town of Washington, La Crosse County, Wisconsin described as follows:

Commencing at the northwest corner of Section 23, thence S 16°29'27" E 1145.48 feet to the centerline of County Road "G" and the point of beginning of this description:

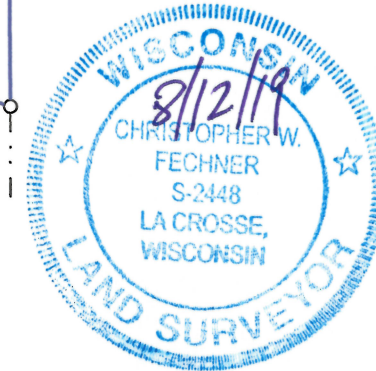
- thence, along said centerline, on the arc of a 466.72 foot radius curve, concave to the southeast, the chord of which bears, N 74°38'16" E 68.20 feet;
thence S 00°45'28" E 380.53 feet;
thence S 85°50'45" W 66.12 feet;
thence N 00°45'28" W 367.25 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

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 PLS 2448



Coulee Region Land Surveyors

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New Directions Realty

Table with survey details: DRAWN BY: CF TS, DATE: 8/12/2019, REVISED BY: DATE: (blank), SCALE: 1" = 120', FIELD CREW: RC, PROJECT NO.: S-4154D, SHEET 1 OF 1.

W-385