

PLAT OF SURVEY

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 15 NORTH, RANGE 5 WEST, TOWN OF WASHINGTON, LA CROSSE COUNTY, WISCONSIN.

I, Corey M. Hughes, Professional Land Surveyor, do hereby certify that I have surveyed and mapped 3 parcels being located in part of the Northeast 1/4 of the Northwest 1/4 of Section 27, Town 15 North, Range 5 West, Town of Washington, La Crosse County, Wisconsin described as follows:

PARCEL "A"

Commencing at the north 1/4 of said Section 27, T.15N., R.5W.;
 thence N 88°47'52"W 1328.13 feet along the north line of the NW 1/4 of said Sec. 27 to the northwest corner of said NE 1/4 of the NW 1/4;
 thence S 00°02'32"E along the west line of said NE 1/4 of the NW 1/4, 518.42 feet to the northerly right of way of "Cornell" Road also being the Point of Beginning
 thence S 00°02'32"E along the said west line also being the west right of way said road, 67.68 feet to the southerly right of way of "Cornell" Road
 thence S 47°02'48"E along said southerly right of way 26.50 feet to a point on a curve thence along said curve concave southeast, which has a radius of 50.00 feet, an arc length of 51.78 feet, and a chord bearing of N 42°57'12"E and a chord distance of 49.50 feet to the northerly right of way of said road
 thence N 47°02'48"W along said northerly right of way 72.65 feet to the Point of Beginning.
 Said parcel containing 2,235 Sq. ft. or 0.05 Acres. Being part of Cornell Road right of way. Subject to any easements, covenants and restrictions of record.

PARCEL "B"

Commencing at the north 1/4 of said Section 27, T.15N., R.5W.;
 thence N 88°47'52"W 1328.13 feet along the north line of the NW 1/4 of said Sec. 27 to the northwest corner of said NE 1/4 of the NW 1/4;
 thence S 00°02'32"E along the west line of said NE 1/4 of the NW 1/4, 518.42 feet to the northerly right of way of "Cornell" Road
 thence S 00°02'32"E along the said west line also being the west right of way said road, 67.68 feet to the southerly right of way of "Cornell" Road
 thence S 47°02'48"E along said southerly right of way 26.50 feet to a point on a curve also being the Point of Beginning;
 thence continuing S 47°02'48"E along said southerly right of way 68.50 feet to the northeast corner of lands described in document #1691200
 thence S 30°24'13"W along the east line of said lands 16.61 feet to a point on a curve thence along said curve concave northeast, which has a radius of 50.00 feet, an arc length of 83.18 feet, and a chord bearing of N 34°22'30"W and a chord distance of 73.91 feet to the Point of Beginning.
 Said parcel containing 1,390 Sq. ft. or 0.03 Acres. Subject to any easements, covenants and restrictions of record.

PARCEL "C"

Commencing at the north 1/4 of said Section 27, T.15N., R.5W.;
 thence N 88°47'52"W 1328.13 feet along the north line of the NW 1/4 of said Sec. 27 to the northwest corner of said NE 1/4 of the NW 1/4;
 thence S 00°02'32"E along the west line of said NE 1/4 of the NW 1/4, 518.42 feet to the northerly right of way of "Cornell" Road
 thence S 47°02'48"E along said northerly right of way 72.65 feet to a point on a curve; also being the Point of Beginning
 thence along said curve concave southwest, which has a radius of 50.00 feet, an arc length of 83.18 feet, and a chord bearing of S 59°43'06"E and a chord distance of 73.91 feet
 thence S 55°30'11"W 16.61 feet to the northerly right of way of said road
 thence N 47°02'48"W along said northerly right of way 68.50 feet to the Point of Beginning.
 Said parcel containing 1,390 Sq. ft. or 0.03 Acres. Subject to any easements, covenants and restrictions of record.

Proposed Easement

Commencing at the north 1/4 of said Section 27, T.15N., R.5W.;
 thence N 88°47'52"W 1328.13 feet along the north line of the NW 1/4 of said Sec. 27 to the northwest corner of said NE 1/4 of the NW 1/4;
 thence S 00°02'32"E along the west line of said NE 1/4 of the NW 1/4, 518.42 feet to the northerly right of way of "Cornell" Road; also being the Point of Beginning
 thence continuing S 00°02'32"E along said west line a distance of 33.84 feet to the centerline of said road
 thence S 47°02'48"E along said centerline 43.02 feet to a point on a curve
 thence along said curve concave southwest, which has a radius of 50.00 feet, an arc length of 25.89 feet, and a chord bearing of N 57°47'18"E and a chord distance of 25.60 feet to the northerly right of way of said road
 thence N 47°02'48"W along said northerly right of way 72.65 feet to the Point of Beginning.
 Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of The Town of Washington.
 That this map is a correct representation of the exterior boundaries of the land surveyed and divided thereof
 that I have fully complied with the Wisconsin Administrative code A-E 7.

Corey M. Hughes

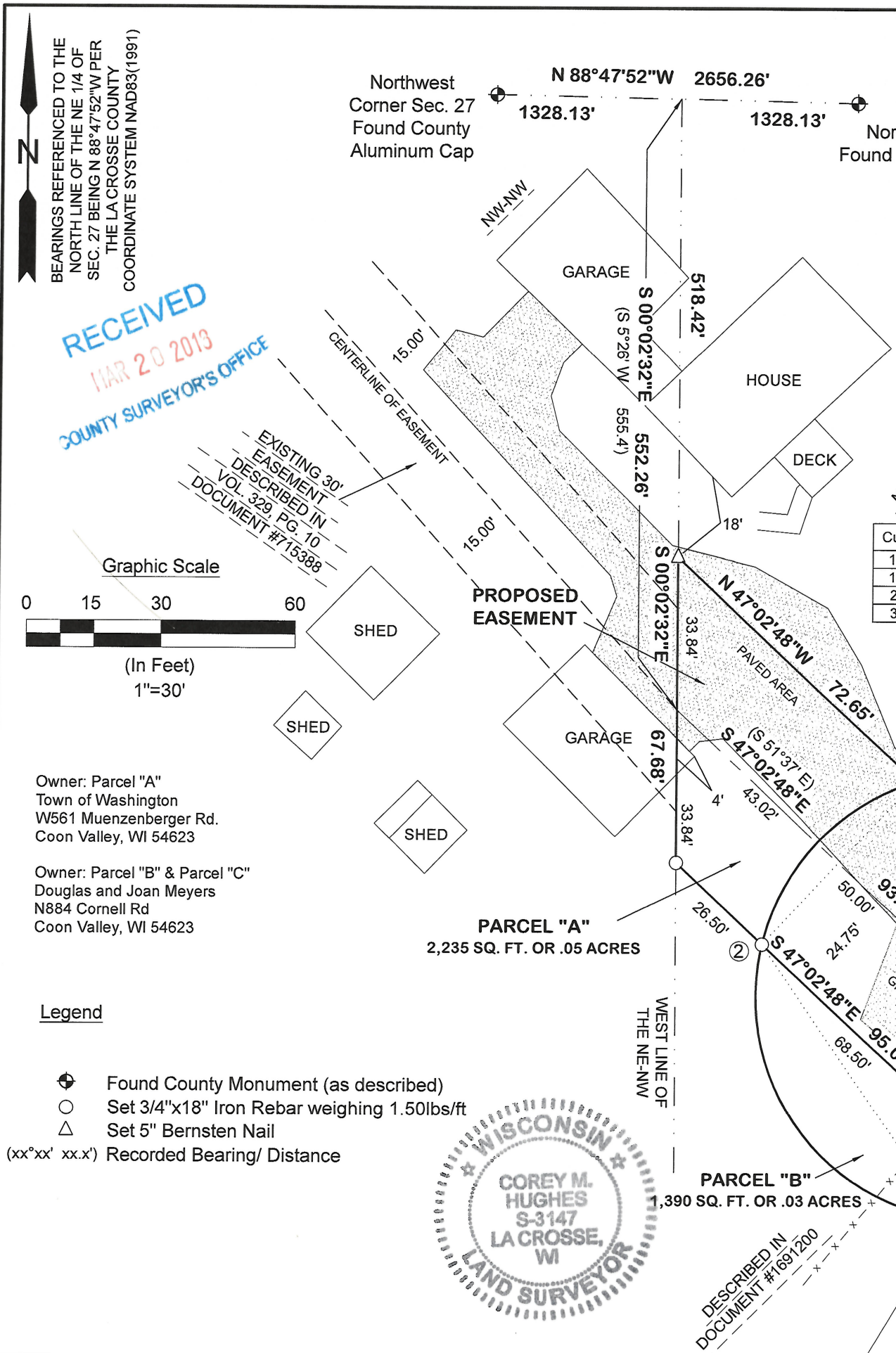
Corey M. Hughes, P.L.S. S-3147
 Assistant La Crosse County Surveyor
 212 6th Street North- Room 1308
 La Crosse, WI 54601

3-20-18
 Date

SURVEYORS NOTE:

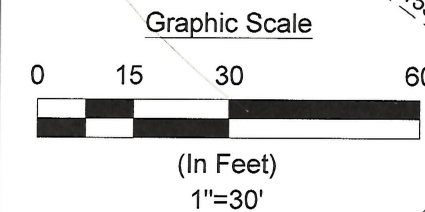
- (1) THE PURPOSE OF THIS SURVEY IS TO ASSIST IN WRITING A LEGAL DESCRIPTION FOR BOTH PARTIES TO EXCHANGE PROPERTY IN ORDER TO RESOLVE SETBACK NEEDS FOR A PROPOSED NEW GARAGE AND TO GIVE THE TOWN THE ABILITY TO BUILD A TURN AROUND.
- (2) THE ROADWAY AS TRAVELED DOES NOT CORRESPOND TO THE DESCRIPTION FOR CORNELL ROAD FOUND IN VOL. 223, PAGE 599 AS DOCUMENT #517317. I RECOMMEND THIS DEED DESCRIPTION BE CORRECTED.
- (3) I RECOMMEND THAT PRIOR TO THE PORTION OF THE EXISTING ROADWAY BEING TRANSFERRED TO DOUG MEYERS, THAT AN EASEMENT BE DRAFTED OVER PARCEL "A" GIVING LA CROSSE COUNTY ACCESS TO THE EXISTING ACCESS EASEMENT

Curve	Radius	Length	Delta	Chord	Chord Bear.	Tangent In	Tangent Out
1-4	50.00'	218.14'	249°58'24"	81.93'	N 42°57'12" E	N 82°02'00.5" W	S 12°03'36.5" E
1-2	50.00'	83.18'	95°19'01"	73.91'	N 34°22'30" W	N 82°02'00.5" W	N 13°17'00.5" E
2-3	50.00'	51.78'	59°20'22"	49.50'	N 42°57'12" E	N 13°17'00.5" E	N 72°37'22.5" E
3-4	50.00'	83.18'	95°19'01"	73.91'	S 59°43'06" E	N 72°37'22.5" E	S 12°03'36.5" E



BEARINGS REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 27 BEING N 88°47'52"W PER THE LA CROSSE COUNTY COORDINATE SYSTEM NAD83(1991)

RECEIVED
 MAR 20 2018
 COUNTY SURVEYOR'S OFFICE



Owner: Parcel "A"
 Town of Washington
 W561 Muenzenberger Rd.
 Coon Valley, WI 54623

Owner: Parcel "B" & Parcel "C"
 Douglas and Joan Meyers
 N884 Cornell Rd
 Coon Valley, WI 54623

- Legend**
- Found County Monument (as described)
 - Set 3/4"x18" Iron Rebar weighing 1.50lbs/ft
 - Set 5" Bernsten Nail
 - (xx°xx' xx.x') Recorded Bearing/ Distance

