

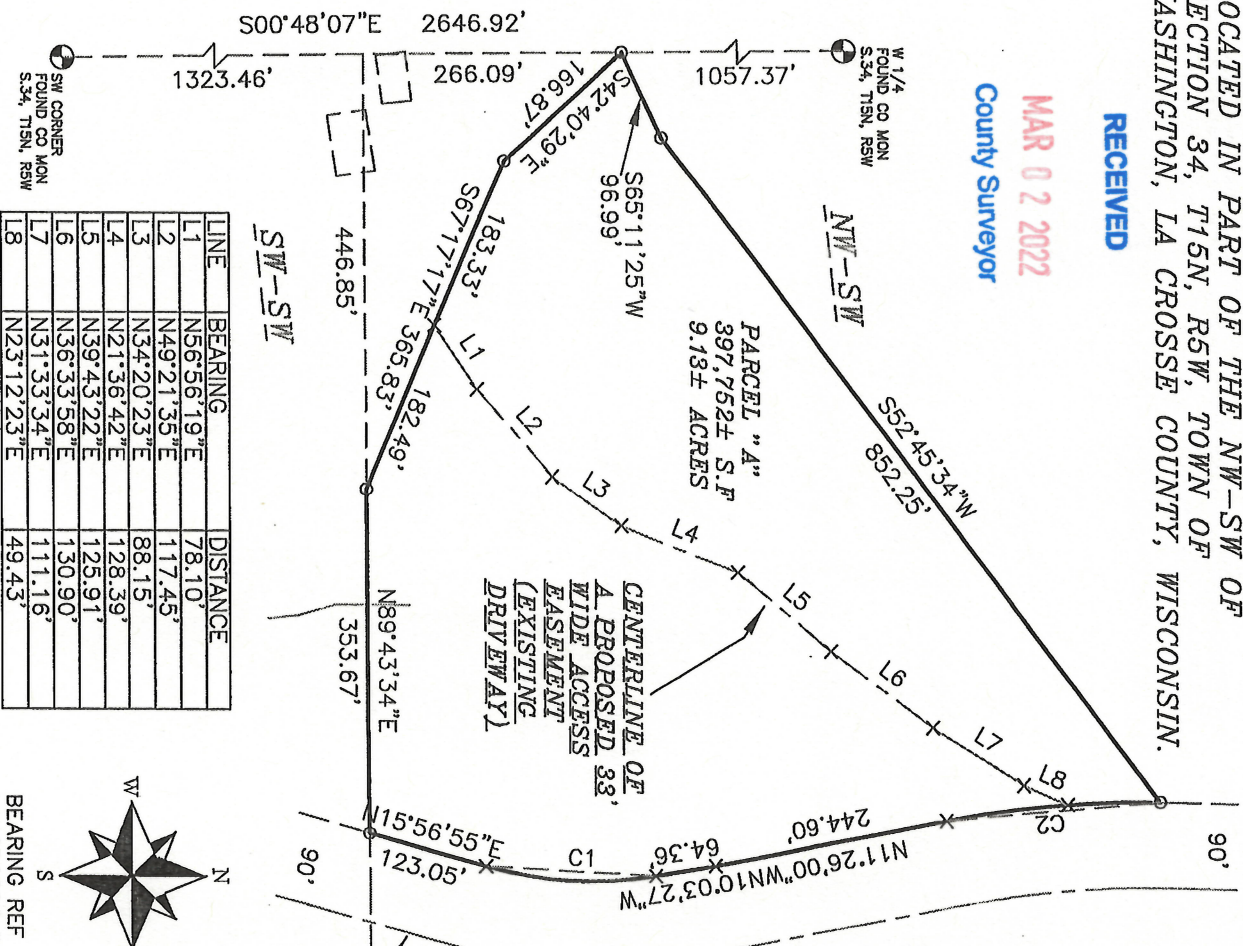
PLAT OF SURVEY

LOCATED IN PART OF THE NW-SW OF SECTION 34, T15N, R5W, TOWN OF WASHINGTON, LA CROSSE COUNTY, WISCONSIN.

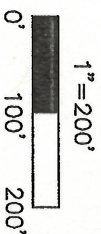
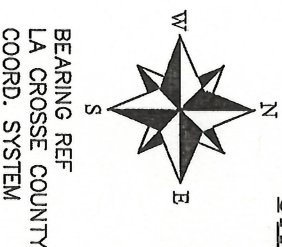
RECEIVED

MAR 02 2022

County Surveyor



LINE	BEARING	DISTANCE
L1	N56°56'19"E	78.10'
L2	N49°21'35"E	117.45'
L3	N34°20'23"E	88.15'
L4	N21°36'42"E	128.39'
L5	N39°43'22"E	125.91'
L6	N36°33'58"E	130.90'
L7	N31°33'34"E	111.16'
L8	N23°12'23"E	49.43'



LEGEND
 ○ SET 3/4" X 18" IRON BAR 1.5 LB/FT
 X NO CORNER SET PER OWNER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	391.97'	177.91'	176.39'	N02°56'44"E	26°00'22"
TANGENT BEARING-IN		TANGENT BEARING-OUT			
	N15°56'35"E		N10°03'27"W		
C2	1074.48'	224.65'	224.24'	N05°26'38"W	11°58'45"
TANGENT BEARING-IN		TANGENT BEARING-OUT			
	S00°32'44"W		S11°26'00"E		

PROPOSED 33' WIDE ACCESS EASEMENT LEGAL DESCRIPTION:
 LOCATED IN PART OF THE NW-SW OF SECTION 34, T15N, R5W, TOWN OF WASHINGTON, LA CROSSE COUNTY, WISCONSIN, THE CENTERLINE IS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE S00°48'07"E ALONG THE WEST LINE OF SAID NW 1/4 1057.37 FEET; THENCE S42°40'29"E 166.87 FEET; THENCE S67°17'17"E 183.33 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE N56°56'19"E 78.10 FEET, N49°21'35"E 117.45 FEET, N34°20'23"E 88.15 FEET, N21°36'42"E 128.39 FEET, N39°43'22"E 125.91 FEET, N36°33'58"E 130.90 FEET, N31°33'34"E 111.16 FEET, AND N23°12'23"E 49.43 FEET TO THE WESTERLY R/W OF CTH G AND TERMINUS OF SAID CENTERLINE.

PARCEL "A" LEGAL DESCRIPTION:
 LOCATED IN PART OF THE NW-SW OF SECTION 34, T15N, R5W, TOWN OF WASHINGTON, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE S00°48'07"E ALONG THE WEST LINE OF SAID NW 1/4 1057.37 FEET TO THE POINT OF BEGINNING; THENCE S42°40'29"E 166.87 FEET; THENCE S67°17'17"E 183.33 FEET TO THE SOUTH LINE OF SAID NW-SW; THENCE N89°43'34"E ALONG SAID SOUTH LINE 353.67 FEET TO THE WESTERLY R/W OF CTH G; THENCE N15°56'55"E ALONG SAID R/W 123.05 FEET TO THE PC OF A 391.97 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N02°56'44"E AND MEASURES 176.39 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N10°03'27"W 64.36 FEET, AND N11°26'00"W 244.60 FEET TO THE PC OF A 1074.48 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N05°26'38"W AND MEASURES 224.24 FEET; THENCE S52°45'34"W 852.25 FEET; THENCE S65°11'25"W 96.99 FEET TO THE POINT OF BEGINNING.
 PARCEL "A" CONTAINS 397.752± OR 9.13± ACRES.
 PARCEL "A" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY FOR DEAN PROPER COMPLIES WITH AE-7 OF THE WISCONSIN STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 CHRISTIAN J. RUNNING
 PS 2558
 DATE: 12/30/2021

