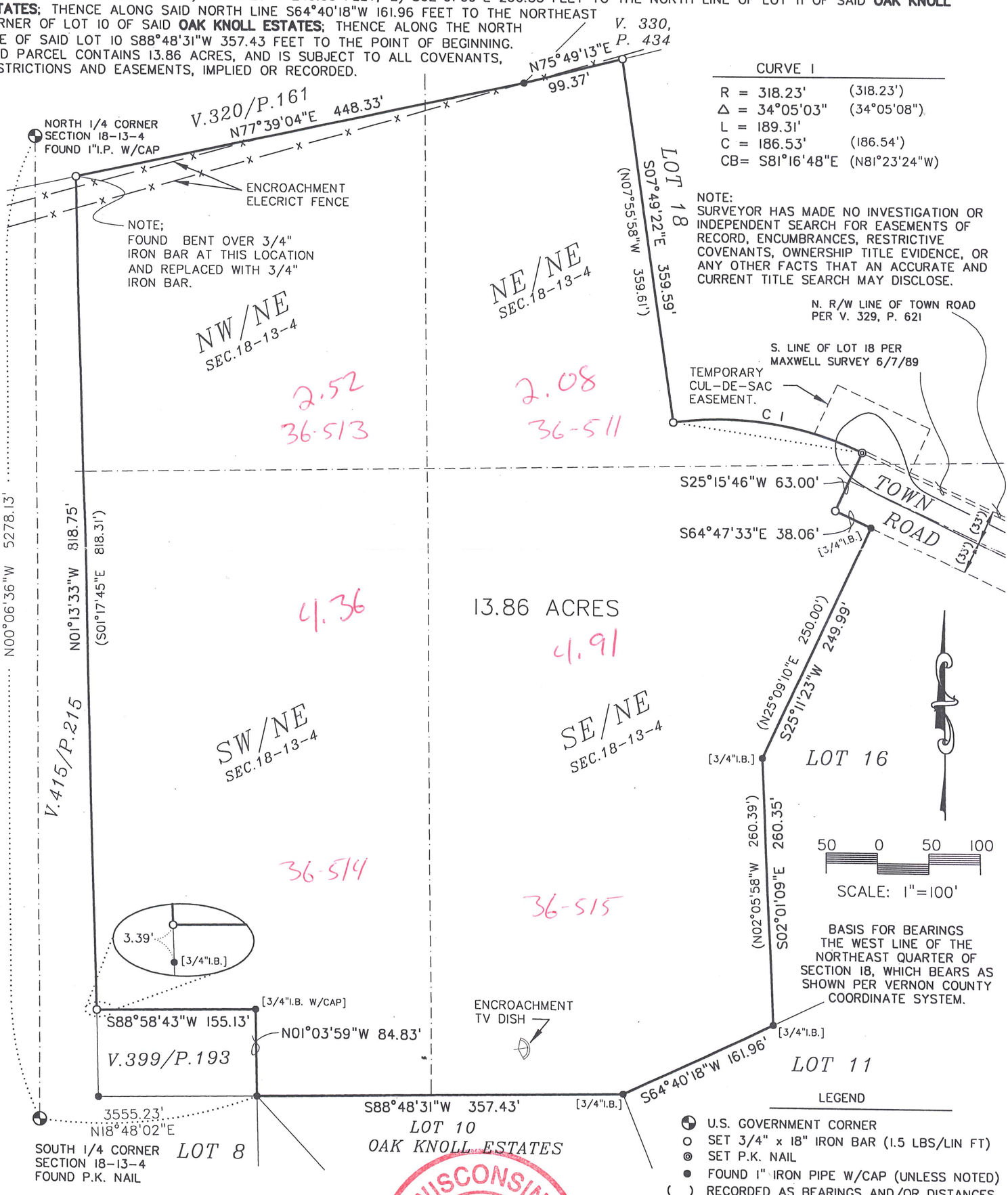
T of Viroqua

# PLAT OF SURVEY – D. ABT PARCEL

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/NE), AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/NE), AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/NE), AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/NE) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 4 WEST, IN THE TOWN OF VIROQUA, VERNON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, THENCE N18°48'02"E 3555.23 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN VOLUME 399, PAGE 193, AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID PARCEL, N01°03'59"W 84.83 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PARCEL, S88°58'43"W 155.13 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED IN VOLUME 415, PAGE 215; THENCE ALONG SAID EAST LINE, N01°13'33"W 818.75 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN VOLUME 320, PAGE 161; THENCE ALONG SAID SOUTH LINE N77°39'04"E 448.33 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN VOLUME 330, PAGE 434; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, N75°49'13"E 99.37 FEET TO THE NORTHWEST CORNER OF LOT 18 OF **OAK KNOLL ESTATES**; THENCE ALONG THE WEST LINE OF SAID LOT 18 S07°49'22"E 359.59 FEET TO SOUTHWEST CORNER OF SAID LOT 18, AND THE BEGINNING OF A 318.23 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE ALONG THE SOUTH LINE OF SAID LOT 18, 189.31 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S81°16'48"E 186.53 FEET TO THE WESTERLY TERMINUS OF THE TOWN ROAD AS GRANTED TO THE TOWN OF VIROQUA, IN VOLUME 329, PAGE 623; THENCE S25°15'46"W 63.00 FEET TO THE EXTENSION OF THE NORTH LINE OF LOT 16 OF SAID **OAK KNOLL ESTATES**; THENCE ALONG SAID EXTENSION, AND THE SOUTH RIGHT OF WAY LINE OF SAID TOWN ROAD, S64°47'33"E 38.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE THE NEXT 2 CALLS ALONG THE WEST LINE OF SAID LOT 16: 1) S25°11'23"W 249.99 FEET; 2) S02°01'09"E 260.35 FEET TO THE NORTH LINE OF LOT 11 OF SAID **OAK KNOLL ESTATES**; THENCE ALONG SAID NORTH LINE S64°40'18"W 161.96 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID **OAK KNOLL ESTATES**; THENCE ALONG THE NORTH LINE OF SAID LOT 10 S88°48'31"W 357.43 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13.86 ACRES, AND IS SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.




CURVE 1

| | | |
|---|---|---|
| R = | 318.23' | (318.23') |
| Δ = | 34°05'03" | (34°05'08") |
| L = | 189.31' | |
| C = | 186.53' | (186.54') |
| CB= | S81°16'48"E | (N81°23'24"W) |

NOTE:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

- U.S. GOVERNMENT CORNER
- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- SET P.K. NAIL
- FOUND 1" IRON PIPE W/CAP (UNLESS NOTED)
- ( ) RECORDED AS BEARINGS AND/OR DISTANCES

CERTIFICATE

I, PAUL E. FAIRCHILD, REGISTERED LAND SURVEYOR #2058, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL, AT THE DIRECTION OF DAVID ABT, AND THAT THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WISCONSIN LAND SURVEYOR
PAUL E. FAIRCHILD
S-2058
WESTBY, WISCONSIN

3-19-09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