Plat Of Survey

Located In The N.W.1/4 Of The N.W.1/4 Of Section 23, T.14N., R.4W., Town Of Christiana, Vernon County, Wisconsin

DESCRIPTION

A parcel of land located in located in the N.W.1/4 of the N.W.1/4 of Section 23, T.14N., R.4W., Town of Christiana, Vernon County, Wisconsin described as follows:

Commencing at the N.W. Corner of Section 23; thence S89°13'19"E along the North line of the N.W.1/4 of the N.W.1/4, 517.88 feet to the Easterly right-of-way of S.T.H. '27' and the point of beginning.

Thence S89°13'19"E along the North line of the N.W.1/4 of the N.W.1/4, 231.62 feet; thence S15°55'36"W, 551.74 feet; thence S07°06'52"W, 235.87 feet; thence S37°39'43"W, 148.46 feet; thence N55°08'25"W, 398.73 feet to the Southeasterly right-of-way line of S.T.H. '27'; thence along said right-of-way line, 717.93 feet along the arc of a 1482.69 foot radius curve concave to the West, the long chord of which bears N29°57'12"E, 710.94 feet; thence N16°04'54"E along said right-of-way line, 43.10 feet to the point of beginning.

Subject to any easements, right-of-ways or restrictions of record.

SURVEYOR'S CERTIFICATE

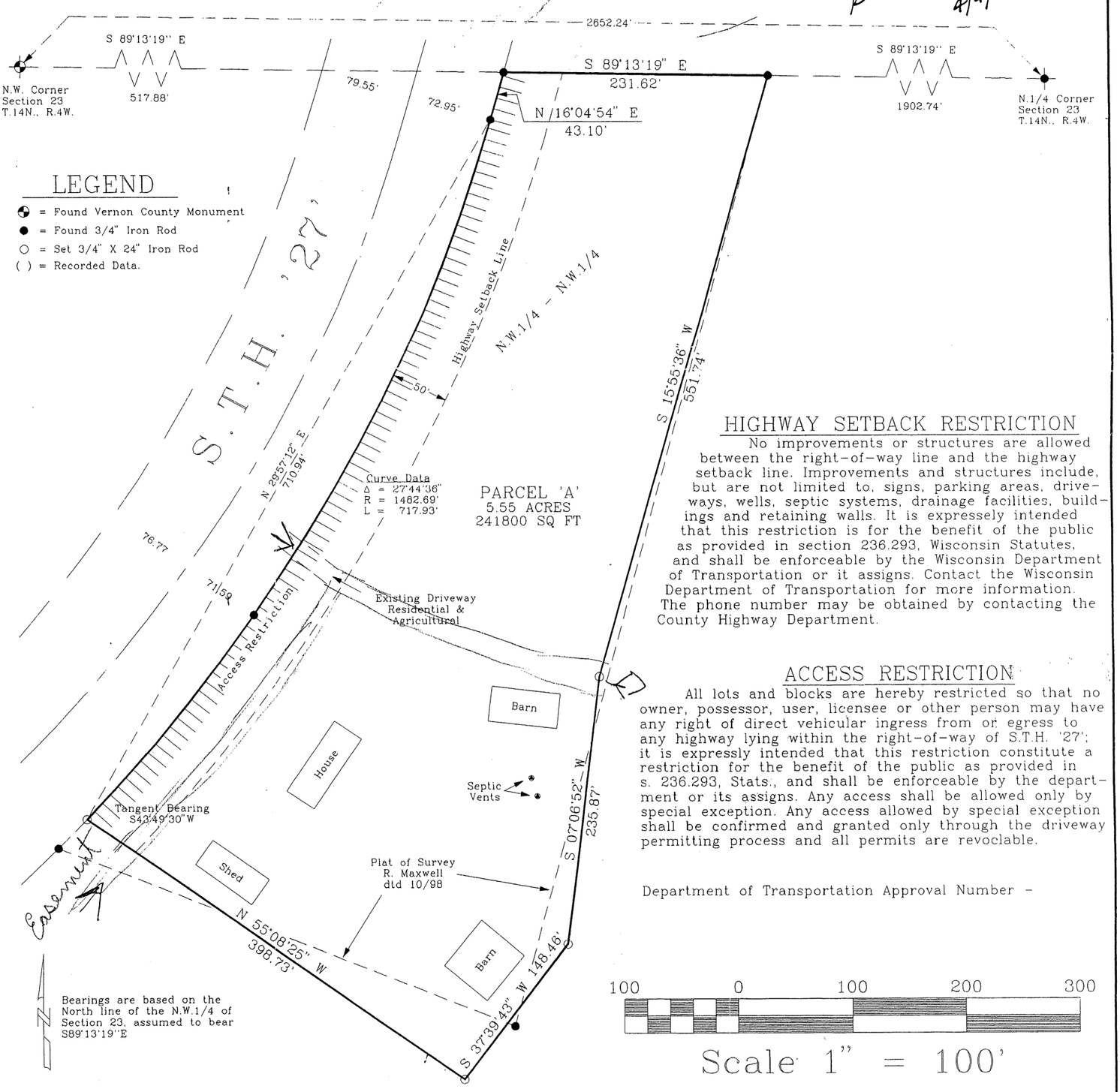
I, .Rodney H. Maxwell, Registered Land Surveyor, hereby certify that this Survey is correct to the best of my knowledge and belief.

Rodney H. Maxwell

Rodney H. Maxwell
MAXWELL SURVEYING
7457 Highway 16, Suite C
Sparta, Wisconsin

WISCONSIN RODNEY H. MAXWELL S-1826 Sparta Wis LAND SURVEYOR

Rodney H. Maxwell 4/4/2001



LEGEND

- ◉ = Found Vernon County Monument
- ● = Found 3/4" Iron Rod
- ○ = Set 3/4" X 24" Iron Rod
- ( ) = Recorded Data.

HIGHWAY SETBACK RESTRICTION

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressely intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or it assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

ACCESS RESTRICTION

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. '27'; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revoclable.

Department of Transportation Approval Number -

DRAWN BY: L. Johns	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 4 April 2001		Robert Johnson		
DWG. NO.: 98-08-13				
APPROVED BY: R. Maxwell				