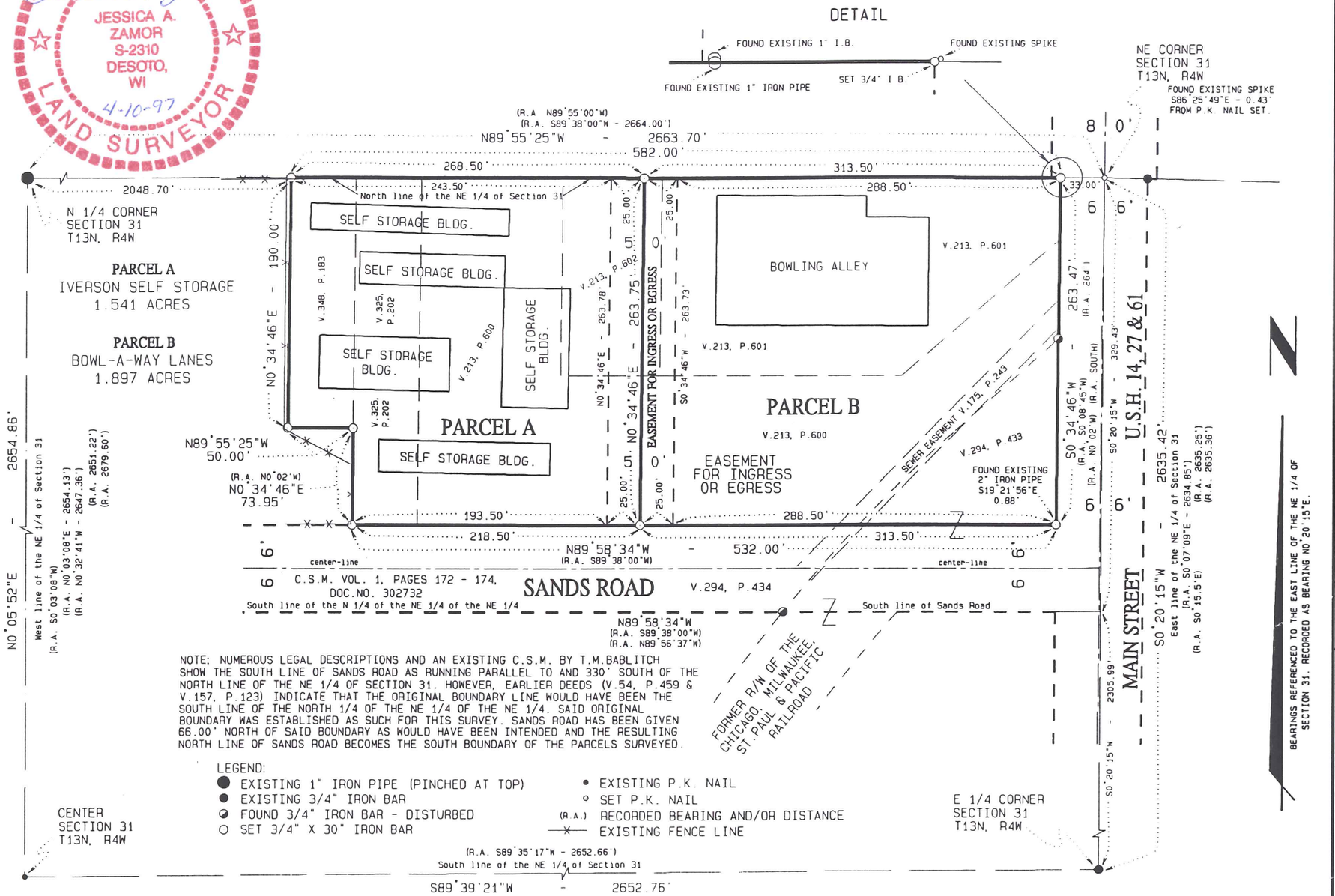
APR 25 1997

31-13-4W

PLAT OF SURVEY

WISCONSIN
JESSICA A. ZAMOR
S-2310
DESOTO, WI
4-10-97
LAND SURVEYOR

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWN 13 NORTH, RANGE 4 WEST, CITY OF VIROQUA, VERNON COUNTY, WISCONSIN.



NOTE: NUMEROUS LEGAL DESCRIPTIONS AND AN EXISTING C.S.M. BY T.M.BABLITCH SHOW THE SOUTH LINE OF SANDS ROAD AS RUNNING PARALLEL TO AND 330' SOUTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 31. HOWEVER, EARLIER DEEDS (V.54, P.459 & V.157, P.123) INDICATE THAT THE ORIGINAL BOUNDARY LINE WOULD HAVE BEEN THE SOUTH LINE OF THE NORTH 1/4 OF THE NE 1/4 OF THE NE 1/4. SAID ORIGINAL BOUNDARY WAS ESTABLISHED AS SUCH FOR THIS SURVEY. SANDS ROAD HAS BEEN GIVEN 66.00' NORTH OF SAID BOUNDARY AS WOULD HAVE BEEN INTENDED AND THE RESULTING NORTH LINE OF SANDS ROAD BECOMES THE SOUTH BOUNDARY OF THE PARCELS SURVEYED.

LEGEND:

- ● EXISTING 1" IRON PIPE (PINCHED AT TOP)
- ● EXISTING 3/4" IRON BAR
- ◐ FOUND 3/4" IRON BAR - DISTURBED
- ○ SET 3/4" X 30" IRON BAR
- • EXISTING P.K. NAIL
- ○ SET P.K. NAIL
- (R.A.) RECORDED BEARING AND/OR DISTANCE
- —×— EXISTING FENCE LINE

PREPARED FOR: JOHN M. IVERSON
BOWL-A-WAY STORAGE, 1325 N. MAIN, VIROQUA, WI

PROJECT NO.: 700-0318-97
DRAFTED BY: J.A.Z.

SCALE: 1" = 100'
MAP NO.: 370

DATE: APRIL 10, 1997
SHEET 1 OF 3

LAMPMAN & ASSOCIATES
RT. 1, BOX V-31
DESOTO, WISCONSIN
Phone: 608-648-2288

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

I, Jessica A. Zamor, Registered Land Surveyor, do hereby certify that, by the order of John M. Iverson, I have made a survey of the following described parcels and easement:

IVERSON SELF STORAGE

PARCEL A:

Located in part of the NE 1/4 of the NE 1/4 of Section 31, Town 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin, to-wit:

Commencing at the Northeast corner of said Section 31; thence N89°55'25"W along the North line of the NE 1/4 of said Section 31, 33.00 feet to a point on the Westerly right-of-way line of U.S.Highway 14, 27 & 61; thence continuing N89°55'25"W along the North line of the NE 1/4 of said Section 31, 313.50 feet to the point of beginning; thence S0°34'46"W parallel with the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 263.75 feet to a point on the North line of Sands Road, said point also being located 66.00 feet measured at right angles from the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31; thence N89°58'34"W along the North line of Sands Road and parallel with the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31, 218.50 feet; thence N0°34'46"E parallel with the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 73.95 feet; thence N89°55'25"W parallel with the North line of the NE 1/4 of said Section 31, 50.00 feet; thence N0°34'46"E parallel with the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 190.00 feet to a point on the North line of the NE 1/4 of said Section 31; thence S89°55'25"E along the North line of the NE 1/4 of said Section 31, 268.50 feet to the point of beginning. Said parcel contains 1.541 acres and is subject to and together with the use of the following described easement for ingress or egress and all other easements and restrictions of record:

EASEMENT FOR INGRESS OR EGRESS (50.00 feet wide)

Located in part of the NE 1/4 of the NE 1/4 of Section 31, Town 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin, to-wit:

Commencing at the Northeast corner of said Section 31; thence N89°55'25"W along the North line of the NE 1/4 of said Section 31, 33.00 feet to a point on the Westerly right-of-way line of U.S.Highway 14, 27 & 61; thence continuing N89°55'25"W along the North line of the NE 1/4 of said Section 31, 288.50 feet to the point of beginning; thence S0°34'46"W parallel with the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 263.73 feet to a point on the North line of Sands Road, said point also being located 66.00 feet measured at right angles from the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31; thence N89°58'34"W along the North line of Sands Road and parallel with the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31, 50.00 feet; thence N0°34'46"E parallel with the Westerly right-of-way line of U.S.Highway 14, 27 & 61, 263.78 feet to a point on the North line of the NE 1/4 of said Section 31; thence S89°55'25"E along the North line of the NE 1/4 of said Section 31, 50.00 feet to the point of beginning.

(continued on sheet 3 of 3)

WISCONSIN
Jessica A. Zamor
JESSICA A. ZAMOR
S-2310
DESOTO, WI
4-10-97
LAND SURVEYOR

LAMPMAN & ASSOCIATES
RT. 1, BOX V-31
DESOTO, WISCONSIN
Phone: 608-648-2288

PREPARED FOR: JOHN M. IVERSON BOWL-A-WAY STORAGE, 1325 N. MAIN, VIROQUA, WI	
PROJECT NO.: 700-0318-97	DRAFTED BY: J.A.Z.
SCALE: N/A	MAP NO.: 370
DATE: APRIL 10, 1997	SHEET 2 OF 3

PLAT OF SURVEY

(continued from sheet 2 of 3)

BOWL-A-WAY LANES

PARCEL B:

Located in part of the NE 1/4 of the NE 1/4 of Section 31, Town 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin, to-wit:

Commencing at the Northeast corner of said Section 31; thence N89°55'25"W along the North line of the NE 1/4 of said Section 31, 33.00 feet to the point of beginning, said point being located on the Westerly right-of-way line of U.S.Highway 14, 27 & 61; thence S0°34'46"W along the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 263.47 feet to a point on the North line of Sands Road, said point being located 66.00 feet measured at right angles from the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31; thence N89°58'34"W along the North line of Sands Road and parallel with the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31, 313.50 feet; thence N0°34'46"E parallel with the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 263.75 feet to a point on the North line of the NE 1/4 of said Section 31; thence S89°55'25"E along the North line of the NE 1/4 of said Section 31, 313.50 feet to the point of beginning. Said parcel contains 1.897 acres and is subject to and together with the use of the following described easement for ingress or egress and all other easements and restrictions of record:

EASEMENT FOR INGRESS OR EGRESS (50.00 feet wide)

Located in part of the NE 1/4 of the NE 1/4 of Section 31, Town 13 North, Range 4 West, City of Viroqua, Vernon County, Wisconsin, to-wit:

Commencing at the Northeast corner of said Section 31; thence N89°55'25"W along the North line of the NE 1/4 of said Section 31, 33.00 feet to a point on the Westerly right-of-way line of U.S.Highway 14, 27 & 61; thence continuing N89°55'25"W along the North line of the NE 1/4 of said Section 31, 288.50 feet to the point of beginning; thence S0°34'46"W parallel with the Westerly right-of-way line of said U.S.Highway 14, 27 & 61, 263.73 feet to a point on the North line of Sands Road, said point also being located 66.00 feet measured at right angles from the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31; thence N89°58'34"W along the North line of Sands Road and parallel with the South line of the North 1/4 of the NE 1/4 of the NE 1/4 of said Section 31, 50.00 feet; thence N0°34'46"E parallel with the Westerly right-of-way line of U.S.Highway 14, 27 & 61, 263.78 feet to a point on the North line of the NE 1/4 of said Section 31; thence S89°55'25"E along the North line of the NE 1/4 of said Section 31, 50.00 feet to the point of beginning.

I further certify that the within drawing is a true and correct representation of the parcel boundaries and easement surveyed to the best of my knowledge and belief.

Jessica A. Zamor

Jessica A. Zamor R.L.S. S-2310

WISCONSIN JESSICA A. ZAMOR S-2310 DESOTO, WI LAND SURVEYOR

4-10-97

Date

LAMPMAN & ASSOCIATES RT. 1, BOX V-31 DESOTO, WISCONSIN Phone: 608-648-2288	PREPARED FOR: JOHN M. IVERSON BOWL-A-WAY STORAGE, 1325 N. MAIN, VIROQUA, WI	
	PROJECT NO.: 700-0318-97	DRAFTED BY: J.A.Z.
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