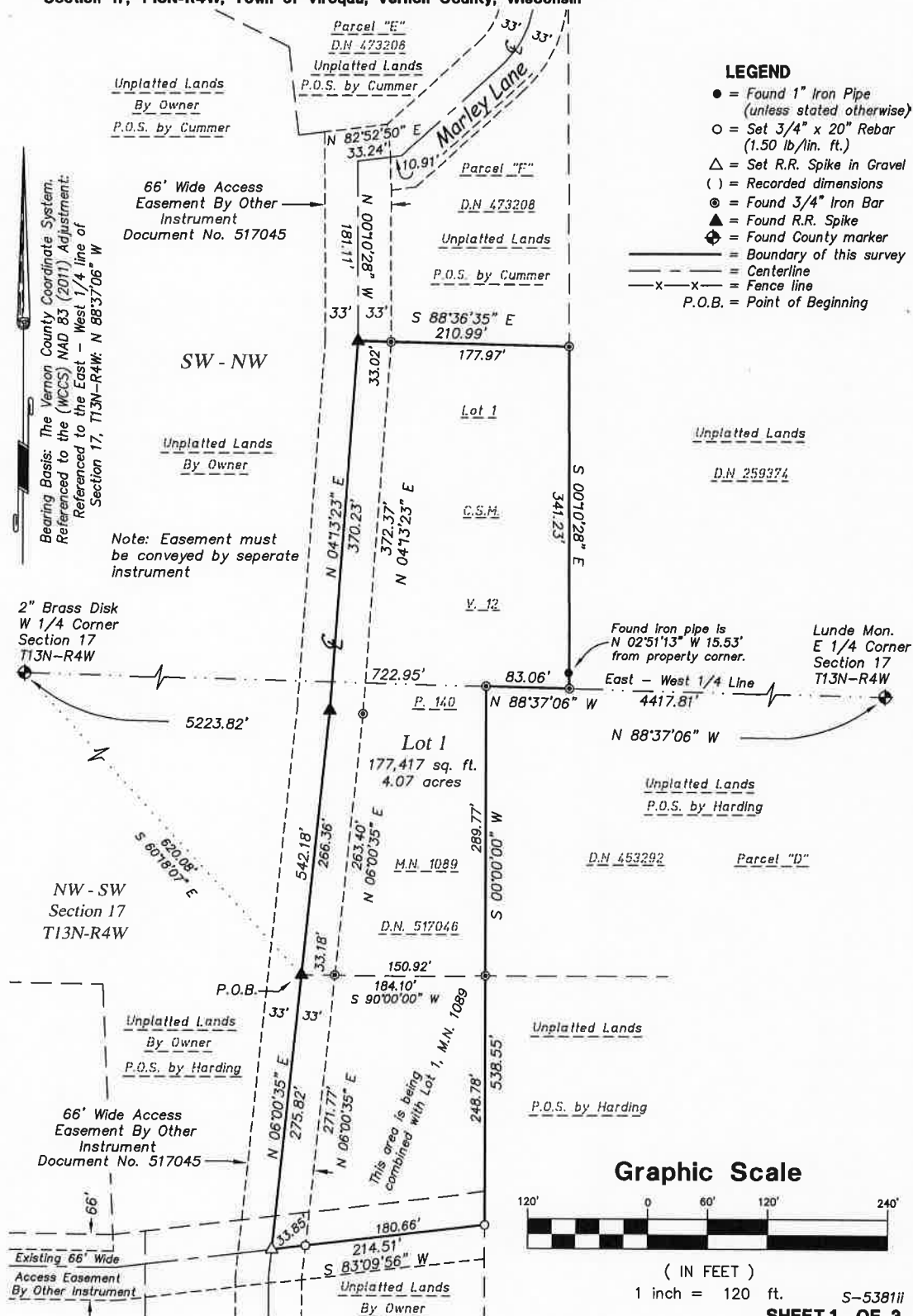


ALL OF
Lot 1, C.S.M., Vol. 12, Pg. 140, M.N. 1089, D.N. 517046; also part
of the SW 1/4 - NW 1/4, including Unplatted Lands in NW 1/4 - SW 1/4,
Section 17, T13N-R4W; Town of Viroqua, Vernon County, Wisconsin



CERTIFIED SURVEY MAP No. _____

ALL OF

Lot 1, C.S.M., Vol. 12, Pg. 140, M.N. 1089, D.N. 517046; also part of the SW 1/4 - NW 1/4, including unplatted lands in NW 1/4 - SW 1/4, Section 17, T13N-R4W; Town of Viroqua, Vernon County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Certified Survey Map, Volume 12, Page 140, Map Number 1089, Document Number 517046, also being part of the SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4, Section 17, T13N-R4W, Town of Viroqua, Vernon County, Wisconsin described as follows:

Commencing at the West 1/4 corner of Section 17, thence S 60°18'07" E 620.08 feet to the southwest corner of Lot 1, Certified Survey Map, Volume 12, Page 140, Map Number 1089, Document Number 517046 and the point of beginning of this description:

thence, along the West line of said Lot 1, N 06°00'35" E 266.36 feet;
thence, continuing along said West line, N 04°13'23" E 370.23 feet to the northwest corner of said Lot 1;
thence S 88°36'35" E 210.99 feet to the northeast corner of said Lot 1;
thence, along the East line of said Lot 1, S 00°10'28" E 341.23 feet to the East - West 1/4 line of Section 17;
thence, continuing along said East line and along said East - West 1/4 line, N 88°37'06" W 83.06 feet;
thence, continuing along said East line and its southerly prolongation, S 00°00'00" W 538.55 feet;
thence S 83°09'56" W 214.51 feet;
thence N 06°00'35" E 275.82 feet to the point of beginning of this description.

Subject to and together with the following easement:

66 Foot Wide Access Easement

A 66.00 foot wide access easement for ingress and egress, located in the SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4, SW 1/4 of the SW 1/4, Section 17, T13N-R4W, Town of Viroqua, Vernon County, Wisconsin, recorded as Document Number 517045 described as follows:

Commencing at the West 1/4 corner of Section 17, thence N 46°12'06" E 776.09 feet to the South line of Parcel "E" as described in Document Number 473208 and the point of beginning of this easement description:

thence, along said South line, N 82°52'50" E 63.05 feet to the West right-of-way line of Marley Lane;
thence, along said West right-of-way line, S 06°05'37" E 33.01 feet;
thence, continuing along said West right-of-way line, S 00°11'22" E 33.24 feet to the northwest corner of Parcel "F" as described in said Document Number 473208;
thence S 00°10'28" E 152.79 feet to the southwest corner of said Parcel "F";
thence S 04°13'23" W 372.37 feet;
thence S 06°00'35" W 569.89 feet;
thence S 00°09'42" E 843.12 feet;
thence S 89°50'20" W 84.00 feet to the East right-of-way line of Duncan Lane;
thence, along said East right-of-way line, N 00°09'40" W 16.00 feet;
thence, continuing along said East right-of-way line, N 55°22'59" W 87.66 feet;
thence N 89°50'20" E 90.00 feet;
thence N 00°09'42" W 780.68 feet;
thence N 06°00'35" E 572.42 feet;
thence N 04°13'23" E 368.81 feet;
thence N 00°10'28" W 208.70 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of David and Cheryl Bean, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the Vernon County CSM Review Ordinance in surveying and mapping the same.

Christopher W. Fechner PLS #2448
Coulee Region Land Surveyors, LLC
917 S. 4th Street
La Crosse, WI 54601

Owners:
DAVCHER LTD
David & Cheryl Bean
N9620 Beach Lane
Merrillan, WI 54754

S-5381if

SHEET 2 OF 3

CERTIFIED SURVEY MAP No. _____

ALL OF

Lot 1, C.S.M., Vol. 12, Pg. 140, M.N. 1089, D.N. 517046; also part
of the SW 1/4 - NW 1/4, including Unplatted Lands in NW 1/4 - SW 1/4,
Section 17, T13N-R4W; Town of Viroqua, Vernon County, Wisconsin

Corporate Owner's Certificate

Corporate Owner's Certificate:

As owner's, DAVCHER LTD, hereby certify that we have caused the land described on
this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown
on this Certified Survey Map. We also certify that this Certified Survey Map is
required to be submitted for review of compliance with Wisconsin Surveying
Laws by Vernon County Ordinance 2019-1 prior to being recording with the
Vernon County Register of Deeds.

Owner's Signature _____ Date _____
David Bean, President
DAVCHER LTD

Owner's Signature _____ Date _____
Cheryl Bean, Secretary
DAVCHER LTD

State of Wisconsin
Vernon County

Personally came before me this _____ day of _____, 2021, the above named
owner, to me known to be the person who executed the foregoing instrument and
acknowledged the same.

Notary Public, Vernon County, Wisconsin.

My Commission expires: _____

Printed Name _____

Municipality Approval Certificate:

City of Viroqua Approval Certificate

This Certified Survey Map, including any public dedications herein is hereby
acknowledged, accepted and approved by the City of Viroqua, Vernon County,
Wisconsin.

Signature of City Clerk: _____ Date _____

Printed Name _____

Signature of City Mayor: _____ Date _____

Printed Name _____

Town Board Resolution:

Town of Viroqua Acknowledgment Certificate:

This Certified Survey Map is hereby acknowledged by the Town of Viroqua,
Vernon County, Wisconsin.

Signature of Town Chair: _____ Date _____

Printed Name _____

Signature of Town Clerk: _____ Date _____

Printed Name _____