

# Map of Boundary Survey of Jeffrey R. Falk Property USDA-NRCS Agricultural Conservation Easement Program Wetland Reserve Easement Located in Section 24, T 2 N, R 6 E, Green County, Wisconsin

**Surveyor's Notes**

- This survey depicts the proposed Natural Resources Conservation Service (NRCS) easement boundary lines.
- Dimensions shown hereon contain horizontal ground/surface distances and are based upon field measurements unless indicated otherwise.
- All significant above ground fixed improvements and any evidence of underground fixed improvements have been located or graphically depicted hereon within five feet of the acquisition parcel boundary and between the acquisition parcel and the centerline of a public right-of-way if the right-of-way is a boundary line of the NRCS easement area. Except as noted hereon, interior improvements have not been located.
- Underground improvements such as foundations and utilities were not located unless noted.
- This survey does not address the identification or location of jurisdictional wetlands or sovereign lands that may lie within or adjacent to the lands being surveyed.
- Bearings and coordinates shown hereon are relative to the Wisconsin State Plane Coordinate System, South Zone, North American Datum of 1983, 2011 adjustment, based on ties to the existing National Geodetic Survey control monument listed below:

JORDAN E GPS - N: 233,152.81 E: 2,031,987.85  
with a grid bearing on the East-West 1/2 line of Section 24, T 2 N, R 6 E, being N 89°52'50" E.  
The combined scale factor is 0.9997697  
7) Elevations shown hereon are relative to the North American Vertical Datum of 1988 and are based upon Global Positioning System measurements to the following National Geodetic Survey NGS Benchmarks:

JORDAN E GPS - Elevation 1015.8  
8) Source of aerial photography: 2010 Wisconsin Statewide Orthophotography.  
9) The field data acquisition phase of this survey was completed on October 07, 2014.  
10) The recorded description on the property of which the easement is located on is referenced in Title Commitment No. X739416 by Chicago Title Insurance Company with an effective date of October 20, 2014.

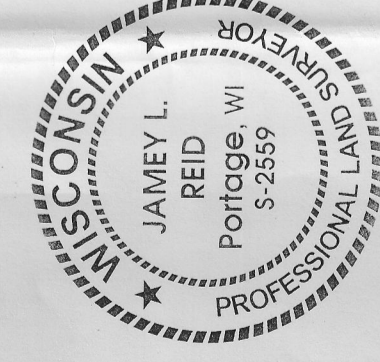
**Notes pertaining to Commitment for Title Insurance File Number X739416 by Chicago Title Insurance Company with an effective date of October 20, 2014.**  
Notes pertaining to applicable Schedule B - Section 2 exceptions:  
21) Easement and other matters contained in the instrument recorded May 23, 1995, Volume 515 of Records, Page 209 as Document Number 358175. - does not affect the subject property.  
23) Managed Forest Law - Transfer Order, and other matters contained in the instrument recorded March 3, 2000, Volume 635 of Records, Page 76 as Document Number 403821. - does not affect the subject property.  
Easement to Wisconsin Power & Light Co. and other matters contained in the instrument recorded May 18, 2015, as Document Number 555533. - affects the subject property and is shown hereon.  
Easement to UTECO, LLC other TDS Telecom and other matters contained in the instrument recorded July 30, 2015, Document Number 567136. - affects the subject property and is shown hereon.

**Surveyor's Certification**  
This is to certify to the United States of America, Chicago Title Insurance Company and Jeffrey R. Falk that this survey, done by the undersigned, was done on the ground in accordance with the most recent Minimum Standards for Property Boundary Surveys as set forth by the Wisconsin Department of Safety and Professional Services. The accuracy and position tolerance are also in accordance with rural surveys. I further certify the above-described ACEP Wetland Reserve Easement and map is a true representation thereof and shows the size and location of the easement, its exterior boundaries, the location of visible structures, fences, apparent easements, water courses, roadways and visible encroachments if any to the best of my knowledge and belief.

This survey is made for the exclusive use of the present Owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from the date hereof, and as to them I warrant the accuracy of said survey map.

Dated this 31<sup>st</sup> day of December, 2015.

*James L. Reid*  
James L. Reid S-2559  
5201 E. Terrace Drive Suite 200  
Madison, WI 53718  
608-443-1200



Surveyed for the United States Department of Agriculture

**Sheet Index**  
1 Cover sheet  
2 Overall project map with Orthophoto  
3 Overall project map

**NRCS CONTRACT**  
No. 54-5F48-14-01GQ4

SURVEY BY	BOOK NO	712
DR BY	JR, JV	
CHK BY	CB	26-063.08
	JR	DATE
		AUGUST 18, 2015
		NO
		DATE
		REVISION

**Legal Description for ACEP Wetland Reserve Easement on Lands of Jeffrey R. Falk**  
A USDA Agricultural Conservation Easement Program (ACEP) Wetland Reserve Easement over a parcel of land situated in:  
**Part of the Northeast 1/4 of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 24, T 2 N, R 6 E, Town of Jordan, Green County, Wisconsin.**

Commencing at the West 1/4 corner of said Section 24 said point marked by a Concrete Monument with Brass Cap, top of monument flush with ground.

Thence N 89°52'50" E along the East - West 1/2 line of Section 24, a distance of 1395.65 feet,

Thence S 00°07'10" E, a distance of 33.00 feet to the point of beginning.

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 89°52'50" E a distance of 1113.96 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence S 42°58'59" E a distance of 32.25 feet to the westerly right of way line of Hiawatha Road.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence S 09°44'36" W along said westerly right of way line a distance of 379.89 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence continuing along said westerly right of way line and on the arc of a curve 295.04 feet the left, having a radius of 308.00 feet, the chord of which is S 17°41'54" E a distance of 283.89 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence continuing along said westerly right of way line S 45°08'24" E a distance of 171.41 feet to the North-South 1/2 line of said Section 24.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence S 00°25'14" W along said North-South 1/2 line a distance of 463.92 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 88°56'00" W a distance of 1480.12 feet.**

Said point marked by a 3/4" x 24" iron rebar found flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 15°43'17" E a distance of 315.70 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 23°07'02" E a distance of 177.58 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 13°45'44" E a distance of 135.53 feet.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 01°29'43" E a distance of 624.76 feet to the point of beginning.**

**ACEP Wetland Reserve Easement contains 35.1 acres more or less.**

This Easement Description and attached map were prepared at the request of the USDA Natural Resources Conservation Service, for the purpose of delineating the corners and defining the boundaries of an ACEP Wetland Reserve Easement.

**END OF DESCRIPTION**

**Legal Description for Access Easement to the ACEP Wetland Reserve Easement on Lands of Jeffrey R. Falk**

For the purpose of access to the above described conservation easement, a variable width easement is also granted for ingress and egress, described as follows:

**Part of the Northeast 1/4 of the Southwest 1/4 of Section 24, T 2 N, R 6 E, Town of Jordan, Green County, Wisconsin.**

Commencing at the West 1/4 corner of Section 24, said point marked by a Concrete Monument with Brass Cap, top of monument flush with ground.

Thence N 89°52'50" E along the east - west 1/2 line of Section 24, a distance of 1395.65 feet,

Thence S 00°07'10" E, a distance of 33.00 feet to the northwest corner of the Wetland Reserve Easement,

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence N 89°52'50" E a distance of 1113.96 feet along the north line of the Wetland Reserve Easement boundary, this being the point of beginning for this easement description.

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence continuing N 89°52'50" E a distance of 26.05 feet to the west right of way line of Hiawatha Road.**

**Thence S 09°44'36" W a distance of 24.00 feet along said west right of way line to the Wetland Reserve Easement boundary.**

Said point marked by a 3/4" x 24" capped iron rebar set flush with ground, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

**Thence N 42°58'59" W a distance of 32.25 feet along the Wetland Reserve Easement boundary to the point of beginning.**

**Access Easement to the ACEP Wetland Reserve Easement contains 0.007 acres more or less.**

**END OF DESCRIPTION**

MAP OF BOUNDARY SURVEY  
OF USDA-NRCS ACEP  
WETLAND RESERVE EASEMENT

**AVRES ASSOCIATES**  
MADISON, WISCONSIN

US DEPARTMENT OF AGRICULTURE  
JEFFREY R. FALK PROPERTY  
GREEN COUNTY, WISCONSIN

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*Filed Feb. 5, 2016 Vol 15 pg 18*