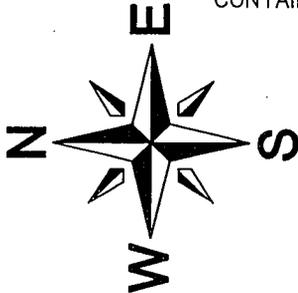


LA CROSSE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

BEING OUTLOT 35, ASSESSOR'S PLAT TO THE VILLAGE OF BANGOR, LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 5, T.16 N., R.5 W., VILLAGE OF BANGOR, LA CROSSE COUNTY, WISCONSIN.

CONTAINING: 237,268 SQ. FT. - 5.45 ACRES



NOTE: R.R. RIGHT OF WAY CURVE DATA OBTAINED FROM CMC REAL ESTATE CORPORATION RIGHT OF WAY PLAT DATED 2-18-87.

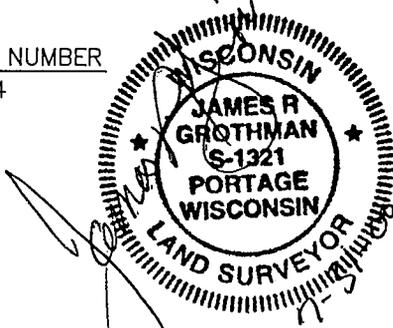
BASIS OF BEARINGS: IS THE E-W 1/4 LINE, SECTION 5, WHICH IS ASSUMED TO BEAR DUE EAST.

SCALE: 1" = 200'

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS/L.F.)
- ⊙ 1" IRON PIPE FND.
- R.R. SPIKE FND.
- ⊕ LA CROSSE CO. MON. FND.
- ◁ SEPTIC VENT
- SEPTIC TANK

D.O.T. APPROVAL NUMBER
32-162-0024



E1/4 COR. SEC. 5



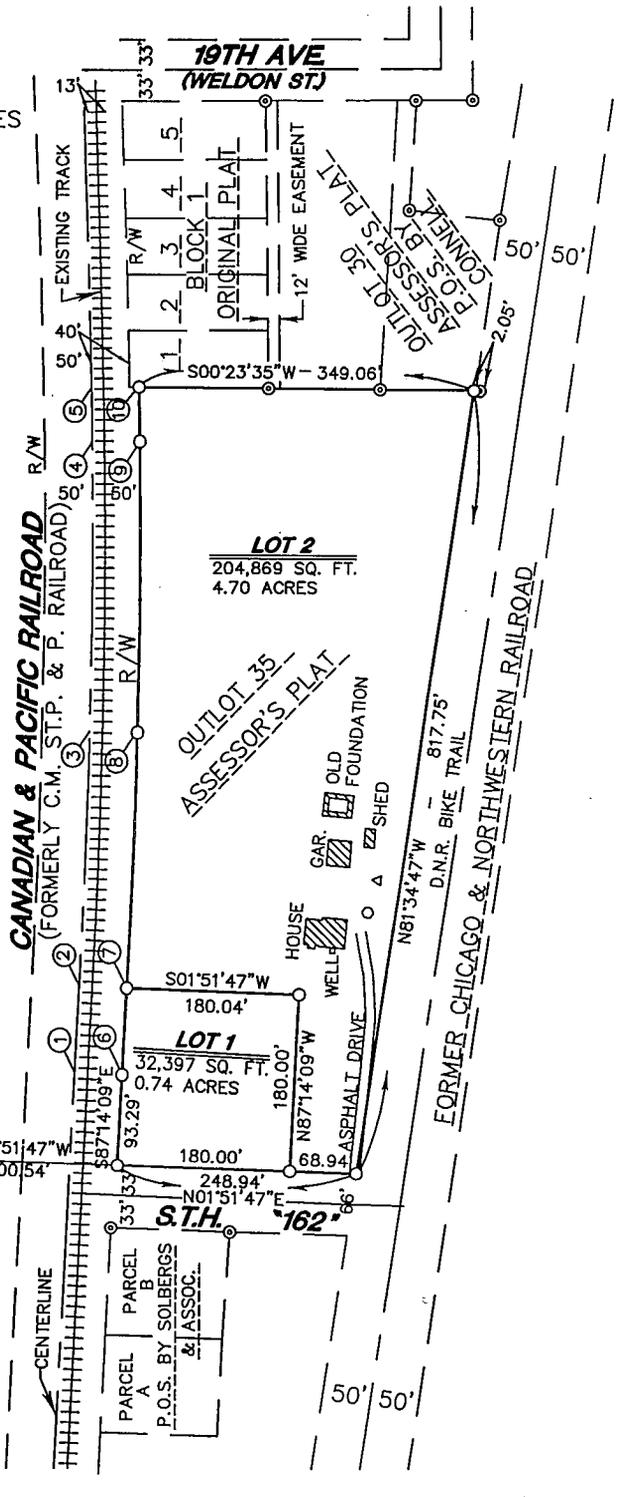
5281.11'

2606.97'

E-W 1/4 LINE EAST

2674.15'

W1/4 COR. SEC. 5



CURVE TABLE

CURVE	DELTA	ARC	RAD	BEARING	DIST
8-9	2°15'00"	301.96	7689.49	S89°40'37"E	301.95

SPIRAL CURVE TABLE

SPIRAL	TYPE	THETA	LENG.	RAD. 1	RAD. 2	SHORT TANG.	LONG TANG.	CHORD
1-2	SIMPLE	00°04'49"	86.64	N/A	30,949.89	S87°18'58"E 28.88	S87°14'09"E 57.76	S87°15'49"E 86.64
1-3	SIMPLE	01°18'58"	351.00	N/A	7639.49	S88°33'08"E 117.00	S87°14'09"E 234.01	S87°40'29"E 350.99
2-3	SIMPLE	01°14'09"	264.36	30,949.89	7639.49	S88°33'07"E 105.55	S87°18'58"E 158.82	S87°48'34"E 264.36
4-5	SIMPLE	00°23'09"	55.94	9087.84	7639.49	N89°11'53"E 27.05	N88°48'43"E 28.89	N88°59'55"E 55.94
6-7	OFFSET	00°04'49"	86.71	N/A	30,999.89	S87°18'58"E 28.91	S87°14'09"E 57.79	S87°15'49"E 86.71
6-8	OFFSET	01°18'58"	352.15	N/A	7689.49	S88°33'07"E 117.58	S87°14'08"E 234.58	S87°40'32"E 352.14
7-8	OFFSET	01°14'09"	265.44	30,999.89	7689.49	S88°33'07"E 106.11	S87°18'59"E 159.34	N87°48'36"E 265.43
9-10	OFFSET	00°23'09"	56.27	9128.84	7689.49	N89°11'53"E 27.22	N88°48'43"E 29.05	N88°59'55"E 56.28

As prepared by:

GROTHMAN & ASSOCIATES, S.C.
LAND SURVEYORS

Phone (608) 742-7788
Fax (608) 742-0434
PO BOX 373 PORTAGE, WI 53901

OWNER

JOHN HEMKER
212 S.T.H. "162"
BANGOR, WI 54614

PROJ: 600-453 DWG: 600453C

CLIENT

C.A. SIMON & ASSOC.
9331 NE COLFAX, SUITE 201
PORTLAND, OR 97220

DRAFTED BY: D. ABLEMAN
CHECKED BY: J.R.G. PAGE 1 OF 3
FILE NO. 600-453

VOL. 9

PG 106

LA CROSSE COUNTY CERTIFIED SURVEY MAP NO.

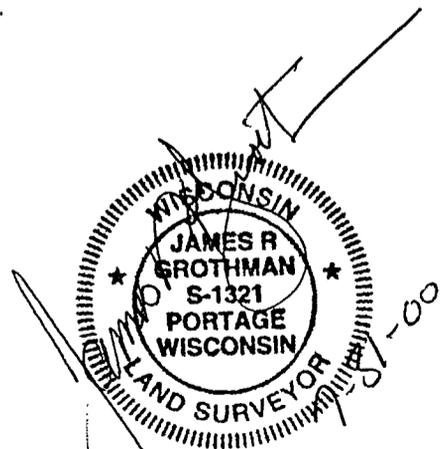
**GENERAL LOCATION
SEE SHEET 1 OF 3**

AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS 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. "162" EXCEPT AS SHOWN ON THE LAND DIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s. 236.293, STATA., AND SHALL BE ENFORCED BY THE DEPARTMENT OR ITS ASSIGNS.

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 EXPRESSLY 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 ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOTE: THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

NOTE: NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.



<p>As prepared by:</p> <p>GROTHMAN & ASSOCIATES, S.C. LAND SURVEYORS</p> <p>Phone (608) 742-7788 Fax (608) 742-0434 PO BOX 373 PORTAGE, WI 53901</p>	<p>OWNER</p> <p>JOHN HEMKER 212 S.T.H. "162" BANGOR, WI 54614</p>	<p>CLIENT</p> <p>C.A. SIMON & ASSOC. 9331 NE COLFAX, SUITE 201 PORTLAND, OR 97220</p>
<p>PROJ: 600-453 DWG: 600453C</p>		<p>DRAFTED BY: D. ABLEMAN CHECKED BY: J.R.G.</p> <p>PAGE 2 OF 3 FILE NO. 600-453</p>

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that by the order of **C.A. Simon & Associates**, I have surveyed, monumented, mapped and divided Outlot 35, Assessor's Plat to the Village of Bangor located in the Northwest Quarter of the Southeast Quarter of Section 5, Town 16 North, Range 5 West, Village of Bangor, LaCrosse County, Wisconsin, described as follows:

Commencing at the West Quarter corner of said Section 5;
thence East along the east - west quarter line of said Section 5, 2,674.15 feet;
thence South 01°51'47" West, 200.54 feet to a point on the southerly right-of-way line of Canadian Pacific Railroad, formerly C.M.St.P & P. Railroad, and the point of beginning;
thence South 87°14'09" East along said southerly right-of-way line of Canadian Pacific Railroad, formerly C.M.St.P & P. Railroad, 93.29 feet;
thence Southeasterly along said southerly right-of-way line of Canadian Pacific Railroad, formerly C.M.St.P & P. Railroad, along a 50 foot off-set spiral curve to the left having a theta angle of 01°18'58" and an ending radius of 7,689.49 feet and whose long chord bears South 87°40'32" East, 352.14 feet;
thence Southeasterly along said southerly right-of-way line of Canadian Pacific Railroad, formerly C.M.St.P & P. Railroad, along a 7,689.49 foot radius curve to the left having a central angle of 02°15'00" and whose long chord bears South 89°40'37" East, 301.95 feet;
thence Northeasterly along said southerly right-of-way line of Canadian Pacific Railroad, formerly C.M.St.P & P. Railroad along a 50 foot off-set spiral curve to the left having theta angle of 00°23'09" and an ending radius of 7,689.49 feet and whose long chord bears North 88°59'55" East, 56.28 feet;
thence South 00°23'35" West along the west line of Lot 1, Block 1, Original Plat and the west line of Outlot 30, Assessor's Plat, 349.06 feet to a point on the northerly right-of-way line of the former Chicago Northwestern Railroad;
thence North 81°34'47" West along said northerly right-of-way line of the former Chicago Northwestern Railroad, 817.75 feet;
thence North 01°51'47" East along the easterly right-of-way line of State Trunk Highway 162, 248.94 feet to the point of beginning.
Containing 237,268 square feet, (5.45 acres), more or less. And being subject to servitude's and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes to the best of my knowledge and belief.


JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: July 31, 2000
File No.: 600-453

