

EAGLE VALLEY NATURE PRESERVE - BOUNDARY SURVEY

E 1712,000 E 1714,000 E 1716,000 E 1718,000



MISSISSIPPI RIVER

BURLINGTON NORTHERN RAILROAD

DAM NO. 10

EAGLE VALLEY

GOOD NUF HOLLOW ROAD

DUNCAN ROAD

NORTH IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE ELEVATIONS ARE ABOVE MEAN SEA LEVEL AS PER TOPOGRAPHY MAP PREPARED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN 1989

- LEGEND:**
- 3/4" IRON ROD SET
 - ▲ U.S. ARMY CORPS OF ENGINEERS MONUMENT FOUND
 - ▲ BERTSEN OR HARRISON MONUMENT FOUND
 - 1" IRON PIPE FOUND
 - WOOD FENCE POST FOUND
 - ◇ ROCK FOUND
 - SECTION LINE
 - PROPERTY LINE
 - WATER LINE
 - RAILROAD RIGHT OF WAY
 - DRAINAGE EASEMENT
 - ROAD EASEMENT
 - 875' --- 875.00 FOOT CONTOUR / BOUNDARY LINE
 - ⊙ "A" REFERENCE POINT - NOT SET
 - REFERENCE LINE

BOUNDARY LINES SURVEYED AND MAPPED

The following are boundary lines of the owners property which were surveyed and mapped:

- The south line of the southeast 1/4 of Section 34, T 4 N, R 6 W.
- The south line of the southwest 1/4 of the southwest 1/4 of Section 35, T 4 N, R 6 W.
- The east line of the west 1/2 of the southwest 1/4 of Section 35, T 4 N, R 6 W.
- The east line of the west 1/2 of the northwest 1/4 of Section 35, T 4 N, R 6 W.
- The north line of the northwest 1/4 of the northwest 1/4 of Section 35, T 4 N, R 6 W.
- The east line of the southeast 1/4 of the northeast 1/4 of Section 22, T 4 N, R 6 W.
- The north line of the south 1/2 of the northeast 1/4 of Section 22, T 4 N, R 6 W.
- The north line of the southeast 1/4 of the northwest 1/4 of Section 22, T 4 N, R 6 W.
- The north line of Government Lot 2 of Section 22, T 4 N, R 6 W east of the Burlington Northern Railroad right-of-way.

The above boundary lines of part of the owners property are located in sections 22, 27, 34 and 35 of Town 4 North, Range 6 West, Grant County, Wisconsin.

EAGLE VALLEY PRESERVATION TRUST - LEGAL DESCRIPTION

A parcel of land located in part of the East 1/2 of Section 34 and part of the Southeast 1/4 of Section 27, along with part of Government Lot 2 of Section 34, all within Town 4 North, Range 6 West, Grant County, Wisconsin, being more particularly described as:

Commencing at the South 1/4 corner of said Section 34, T 4 N, R 6 W; thence South 89 degrees 28 minutes 37 seconds East a distance of 1150.47 feet along the South line of said Section 34 to the intersection of said South line and the East line of the Burlington Northern Railroad right-of-way also being the Point of Beginning of this description; thence due North a distance of 750.00 feet to reference point "A", said point being on the east slope of Eagle Valley at elevation 875.00 feet above sea level as per topography map prepared by photogrammetric methods from aerial photographs taken in 1989; thence continuing along the 875.00 foot contour along the east slope of Eagle Valley to reference point "B" said point being North 23 degrees 45 minutes 00 seconds East a distance of 1527.00 feet of ref. pt. "A"; thence North 31 degrees 05 minutes 00 seconds West a distance of 260.00 feet to reference point "C", said point being on the east slope of Eagle Valley at elevation 875.00 feet above sea level; thence continuing along the 875.00 foot contour along the east slope of Eagle Valley to reference point "D" said point being North 06 degrees 11 minutes 00 seconds East a distance of 1203.00 feet of ref. pt. "C"; thence North 00 degrees 33 minutes 00 seconds West a distance of 507.00 feet to reference point "E", said point being on the east slope of Eagle Valley at elevation 875.00 feet above sea level; thence continuing along the 875.00 foot contour along the east slope of Eagle Valley to reference point "F" said point being North 07 degrees 00 minutes 00 seconds West a distance of 1452.00 feet of ref. pt. "E"; thence North 14 degrees 15 minutes 00 seconds West a distance of 380.00 feet to reference point "G", said point being on the east slope of Eagle Valley at elevation 875.00 feet above sea level; thence continuing along the 875.00 foot contour along the east slope of Eagle Valley to reference point "H" said point being North 10 degrees 30 minutes 00 seconds West a distance of 1185.00 feet of ref. pt. "G"; thence due West a distance of 785.00 feet across Eagle Valley to reference point "I", said point being on the west slope of Eagle Valley at elevation 875.00 feet above sea level; thence southerly along the 875.00 foot contour along the west slope of Eagle Valley to reference point "J" said point being South 03 degrees 47 minutes 00 seconds East a distance of 4312.84 feet of ref. pt. "I"; thence South 82 degrees 19 minutes 00 seconds West a distance of 326.00 feet to reference point "K" on the east line of the Burlington Northern Railroad right-of-way; said point being South 42 degrees 59 minutes 37 seconds East a distance of 207.60 feet of the center of Section 34, T 4 N, R 6 W; thence southerly along the east line of the Burlington Northern Railroad right-of-way to the Point of Beginning being South 23 degrees 04 minutes 10 seconds East a distance of 2775.20 feet of reference point "K", being a parcel of land containing 160 acres of land more or less.

Also, beginning at the south 1/4 corner of Section 34, T 4 N, R 6 W being a Bertsen monument, thence North 88 degrees 59 minutes 12 seconds West along the south line of Government Lot 2 a distance of 105.49 feet (recorded as S 89 deg. 59 min. W 105.4') to a US Army Corp. of Engineers monument, thence North 15 degrees 36 minutes 42 seconds West a distance of 849.21 feet (recorded as S 16 deg. 21 min. E 848.7') to a USACE monument being reference point "M", thence South 61 degrees 43 minutes 39 seconds West a distance of 100 feet (more or less) (recorded as N 62 deg. 58 min. E 406.4' a. or l.) along the southeasterly line of a railroad drainage easement recorded in volume 224 on page 594 of deeds at the Grant County Register of Deeds Office to a point on the ordinary high water line on the left bank of Casville Slough, a part of the Mississippi River; thence upstream along the meanders of said high water line 107 feet (more or less); thence North 63 degrees 43 minutes 39 seconds East a distance of 280 feet (more or less) (recorded as S 62 deg. 58 min. W 387.1' a. or l.) along the northwesterly line of said drainage easement to a USACE monument which is North 15 degrees 36 minutes 42 seconds West a distance of 102.05 feet to reference point "N", thence North 00 degrees 10 minutes 24 seconds West a distance of 840.25 feet (recorded as S 00 deg. 10 min. E 841.0') to a USACE monument, thence North 01 degree 55 minutes 31 seconds West a distance of 755.00 feet (recorded as S 02 deg. 41 min. E 755.8') to a USACE monument, thence North 88 degrees 30 minutes 06 seconds East a distance of 314.50 feet (recorded as S 87 deg. 44 min. W 314.3') to a USACE monument which is South 01 degree 40 minutes 51 seconds East (recorded as S 02 deg. 27 min. E) a distance of 176.80 feet from the Center of Section 34, thence North 72 degrees 32 minutes 10 seconds East a distance of 37.80 feet (recorded as S 71 deg. 46 min. W 37.8') to a point on the west line of the Burlington Northern Railroad right-of-way; thence southeasterly along said west right-of-way line to the south line of said Section 34, thence North 89 degrees 28 minutes 37 seconds West along said south line a distance of 1043.71 feet to the Point of Beginning, being a parcel of land containing 49 acres (more or less).

Subject to easements and agreements of record.

I certify that this is a true and correct copy to the best of my knowledge and belief.

Steven R. Boll
Steven R. Boll S-1217

Portions of the above-described property known as Eagle Valley Preservation Trust area is excluded from monumentation requirements (setting of monuments) and the reference to the 875.00 contour is appropriate as a boundary line as described above. Portions of the east and west boundary lines of the owners property and descriptions of such are not included in the survey work.

William J. Drew
William J. Drew, Secretary, Kohler Co.
Steven R. Boll
Steven R. Boll S-1217

0 400 800 1200 1600 2000 FEET
SCALE: 1" = 400'