

S180B

LEGAL DESCRIPTIONS

OWNER: Robert Galella

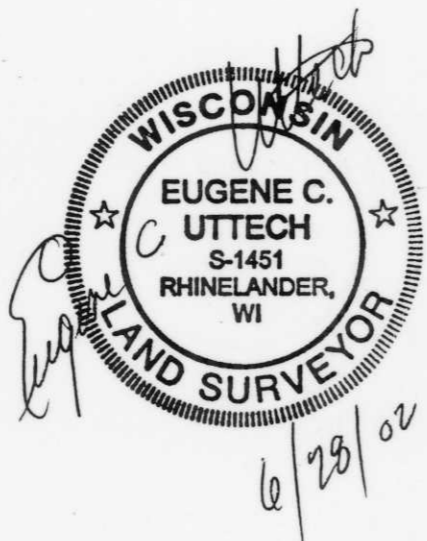
PARCEL "A" - LANDS TO BE RETAINED BY OWNER

Lands being part of Government Lot 4 of Section 17, T.33 N., R.6 E., Town of Rock Falls, Lincoln County, Wisconsin and being more particularly described as follows:

Beginning at the Southeast corner of said Section 17; thence S.89°33'54"W., along the South line of said Government Lot 4, 1208.61 feet; thence N.0°05'14"E., 417.45 feet; thence S.89°33'54"W., 104.35 feet; thence N.0°05'14"W., 901.41 feet to the North line of Government Lot 4; thence N.88°51'00"E., 1313.16 feet to the Northeast corner of said Government Lot 4; thence S.0°05'14"E., 1335.25 feet to the point of beginning.

Said parcel contains 39.0 acres and being subject to an existing driveway easement as described in Volume 189 of Deeds on page 221 in the Lincoln County Register of Deeds Office.

Said parcel also having the benefit of a 66' wide Driveway Easement for ingress and egress. Said driveway easement being the South 66 feet of said Government Lot 4 and located between the West line of the above described lands and the East right-of-way line of S.T.H. "107"



PARCEL "B" - LANDS TO BE SOLD BY OWNER.

All that part of Government Lot 4 of Section 17, T.33 N., R.6 E., Town of Rock Falls, Lincoln County, Wisconsin, lying East of S.T.H. "107", EXCEPT THEREFROM the following described lands:

- Volume 365 of Records, page 740
- Volume 607 of Records, page 176
- Volume 607 of Records, page 177
- Volume 616 of Records, page 261
- Volume 370 of Records, page 53
- Volume 657 of Records, page 414
- Volume 657 of Records, page 334

And EXCEPT the following described parcel: Beginning at the Southeast corner of said Section 17; thence S.89°33'54"W., along the South line of said Government Lot 4, 1208.61 feet; thence N.0°05'14"E., 417.45 feet; thence S.89°33'54"W., 104.35 feet; thence N.0°05'14"W., 901.41 feet to the North line of Government Lot 4; thence N.88°51'00"E., 1313.16 feet to the Northeast corner of said Government Lot 4; thence S.0°05'14"E., 1335.25 feet to the point of beginning.

Said parcel contains 10.8 acres and being subject to an existing driveway easement as described in Volume 189 of Deeds on page 221 in the Lincoln County Register of Deeds Office. The South 66 feet of the above described lands also being subject to a driveway easement for the benefit of abutting owner on the East side, for ingress and egress.

The above described lands also being subject to the "Wisconsin Administrative Code, Chapter Trans 233" requirements and restrictions:

TRANS 233.05 DIRECT ACCESS TO STATE TRUNK HIGHWAY OR CONNECTING HIGHWAY: The Wisconsin Department of Transportation has granted a Special Exception to Trans 233 for the existing driveway access, as shown on the plat of survey, dated 6-28-2002, with the condition that it serve as _____ use only. Additional land divisions, change in land use, or future highway projects may require a public road intersection or relocation of the driveway to an alternative public road at the discretion of the department.

TRANS 233.08(5) HIGHWAY SETBACK RESTRICTION: 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 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.

TRANS 233.02(6), 233.105(1) NOISE NOTATION: This lot may experience noise at levels exceeding levels in Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.