

# PLAT OF SURVEY

Of part of the Northeast 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 24,  
Township 33 North, Range 6 East, Town of Rock Falls, Lincoln County, Wisconsin.

## LEGAL DESCRIPTION

Of part of the Northeast 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 33 North, Range 6 East, Town of Rock Falls, Lincoln County, Wisconsin, described as follows:  
Beginning at the East 1/4 corner of said Section 24; Thence South 00°02'31" East along the East line of said Northeast 1/4 of the Southeast 1/4, 1328.53 feet to the South line of said Northeast 1/4 of the Southeast 1/4; Thence North 89°07'21" West along said South line and the South line of said Northwest 1/4 of the Southeast 1/4, 1629.62 feet to the East right-of-way line of U.S.H. "51" and the beginning of a non-tangential curve to the right; Thence along said East right-of-way line, 1064.69 feet along the arc of said curve, said curve having a radius of 3669.72 feet, a central angle of 16°37'23" and a chord that bears North 31°17'41" East for a distance of 1060.96 feet; Thence North 55°19'14" East along said East right-of-way line, 483.89 feet; Thence North 50°10'17" East along said East right-of-way line, 193.45 feet to the North line of said Northeast 1/4 of the Southeast 1/4; Thence South 89°45'22" East along said North line, 530.86 feet to the point of beginning.

That said parcel is subject to all easements, restrictions and right-of-ways of record.

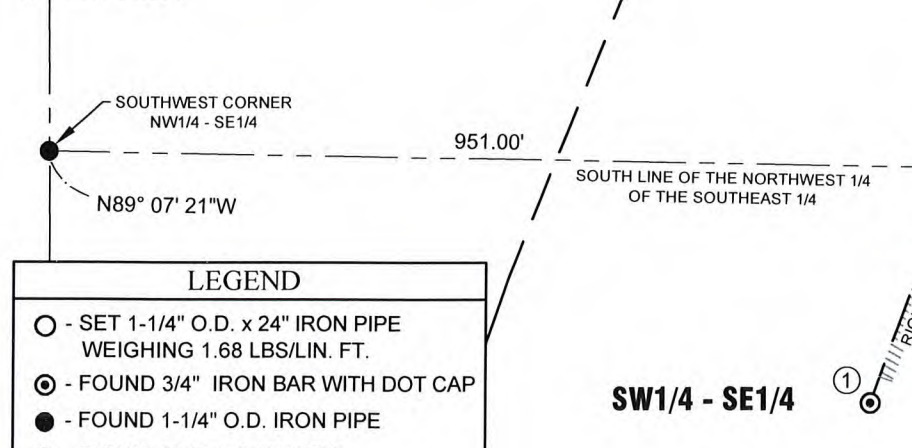
CURVE TABLE							
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
2 - 6	1064.69'	3669.72'	16°37'23"	N31°17'41"E	1060.96'	N22°58'59"E	N39°36'23"E
1 - 6	1326.61'	3669.72'	20°42'45"	N29°15'00"E	1319.40'	N18°53'38"E	N39°36'23"E
1 - 2	261.92'	3669.72'	04°05'22"	N20°56'18"E	261.86'		
2 - 3	103.94'	3669.72'	01°37'22"	N23°47'40"E	103.94'		
3 - 4	480.43' (480.37')	3669.72'	07°30'04"	N28°21'23"E	480.09' (480.02')		
4 - 5	123.46'	3669.72'	01°55'39"	N33°04'15"E	123.45'		
5 - 6	356.86'	3669.72'	05°34'18"	N36°49'13"E	356.72'		

## SURVEYOR'S CERTIFICATE:

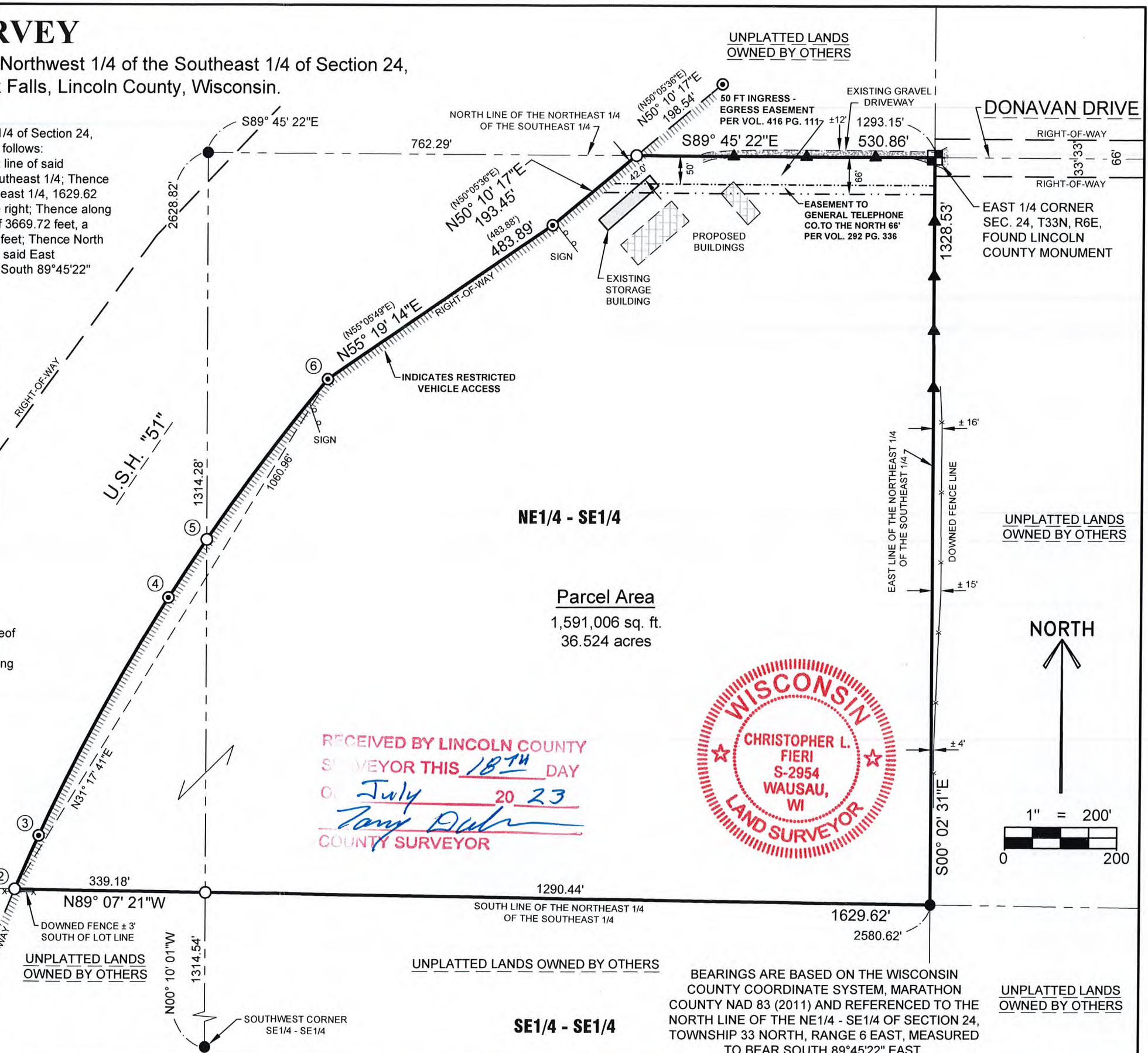
I, Christopher L. Fieri, Professional Land Surveyor S-2954, do hereby certify to the best of my knowledge and belief, that at the direction of CPF Investments LLC, Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said land and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 5th day of JUNE 2023

Christopher L. Fieri  
Riverside Land Surveying, LLC  
Christopher L. Fieri  
WI P.L.S. S-2954



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" IRON BAR WITH DOT CAP
●	FOUND 1-1/4" O.D. IRON PIPE
⊕	FOUND 2" O.D. IRON PIPE
▲	SET WOOD LATH
( )	RECORDED BEARING/LENGTH



Parcel Area  
1,591,006 sq. ft.  
36.524 acres

RECEIVED BY LINCOLN COUNTY  
SURVEYOR THIS 18TH DAY  
OF July 20 23  
Tony Duda  
COUNTY SURVEYOR



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NE1/4 - SE1/4 OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°45'22" EAST.

SHEET  
**1 OF 1**

PLAT OF SURVEY FOR CPF INVESTMENTS LLC  
SECTION 24, T33N, R6E, TOWN OF  
ROCK FALLS, LINCOLN COUNTY, WISC.

REVISION	
SURVEYED BY:	CLF
DRAWN BY:	MFL
CHECKED BY:	CLF
APPROVED BY:	
DATE:	MAY 25, 2023



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PROJECT No.  
**4069**

S 845A