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654982

DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

RECORDED ON  
09/15/2021 12:34 PM  
CERTIFIED SURVEY MAP NO. 4775  
VOLUME 24 PAGE 60

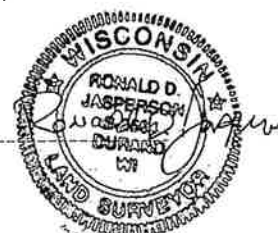
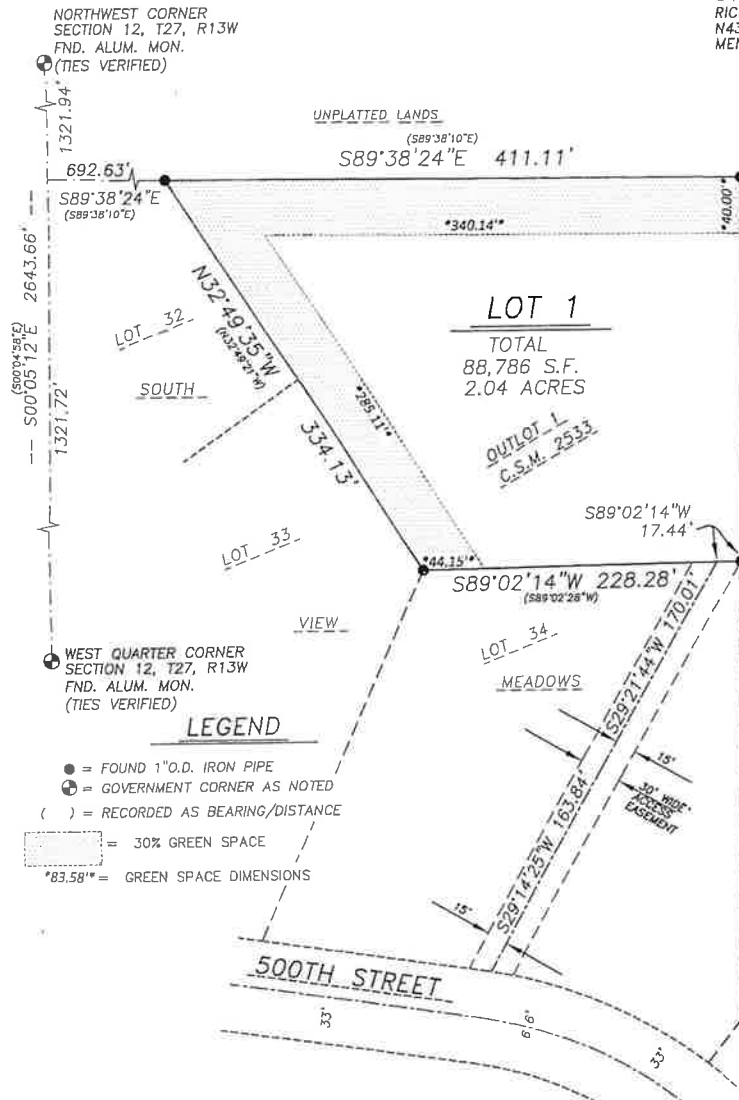
REC FEE: 30.00  
PAGES: 2

**CERTIFIED SURVEY MAP NO.**

4775

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 2533, VOLUME 11, PAGE 73, DOCUMENT NUMBER 477561, LOCATED IN PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 27, NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN

OWNER/PREPARED FOR:  
RICK OTTO  
N4372 500TH STREET  
MENOMONIE, WI 54751



NORTHWEST CORNER  
SECTION 12, T27, R13W  
FND. ALUM. MON.  
(TIES VERIFIED)

WEST QUARTER CORNER  
SECTION 12, T27, R13W  
FND. ALUM. MON.  
(TIES VERIFIED)

- LEGEND**
- = FOUND 1" O.D. IRON PIPE
  - ⊙ = GOVERNMENT CORNER AS NOTED
  - ( ) = RECORDED AS BEARING/DISTANCE
  - [Hatched Area] = 30% GREEN SPACE
  - \*83.58\*\* = GREEN SPACE DIMENSIONS

**GREEN SPACE NOTE:**  
30% OF THE LOT IS DESIGNATED AS GREEN SPACE

**FARMLAND STATEMENT:**  
IN THE TOWN OF MENOMONIE AGRICULTURE IS ONE OF THE MAJOR USES OF LAND. AGRICULTURAL OPERATIONS SHOULD BE CONSISTENT WITH NORMAL FARMING PRACTICES FOR THE REGION AND SHOULD COMPLY WITH LOCAL, STATE AND FEDERAL LAWS. IF INCONVENIENCES SUCH AS NOISE, ODORS, DUST AND DISPOSAL OF MANURE ARISE, THEY SHALL NOT BE CONSIDERED A NUISANCE. SEE WISCONSIN STATE STATUTE 823.08.

**NOTE:** ANY CONVEYANCE OF LOT 1 OF THIS CERTIFIED SURVEY MAP SHALL INCLUDE THE DESCRIPTION FOR THE ACCESS EASEMENT AS SHOWN ON THIS CERTIFIED SURVEY MAP

BEARINGS REFERENCED TO THE WEST LINE NW QUARTER, SECTION 12, T28N, R13W, MEASURED AS S00°05'12"E (Wis. CRS DUNN COUNTY ZONE NAD 83 (91)).

(Proj #1158-002) OTTO  
Field work completion date: 08-11-2021

Sheet 1 of 2 Sheets

<b>A.C/a</b>	<b>CORPORATE OFFICE</b> 406 Technology Drive East Suite A Menomonie, WI 54751	<b>BRANCH OFFICE</b> 406 Technology Drive East Suite A Menomonie, WI 54751
	Tel 715-232-8490 Fax 715-232-8492 men@authconsulting.com	Tel 715-235-6641 Fax 715-232-8492 men@authconsulting.com

Auth-Consulting/associates      Nelsen Land Surveying

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**CERTIFIED SURVEY MAP NO.** 4775

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 2533, VOLUME 11, PAGE 73, DOCUMENT NUMBER 477561, LOCATED IN PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 27, NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Ronald D. Jasperson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Rick Otto, I have surveyed and mapped Outlot 1, Certified Survey Map Number 2533, Volume 11, Page 73, Document Number 477561, located in part of the Southwest Quarter of the Northwest Quarter, Section 12, Township 28 North, Range 13 West, Town of Menomonie, Dunn County, Wisconsin.

Together with a 30 foot wide access easement as described as follows;  
Part of Lot 34, South View Meadows, located in part of the Southwest Quarter of the Northwest Quarter, Section 12, Township 27 North, Range 13 West, Town of Menomonie, Dunn County, Wisconsin;  
Commencing at the Northwest corner said Section 12;  
Thence S00°05'12"E 1321.94 feet along the west line Northwest Quarter said Section 12;  
Thence S89°38'24"E 1103.74 feet to the northeast corner of Outlot 1, Certified Survey Map Number 2533;  
Thence S00°21'36"W 274.36 feet along the east line said Outlot 1 to the southeast corner thereof;  
Thence S89°02'14"W 17.44 feet along the south line said Outlot 1 to the point of beginning of the centerline said 30 foot wide access easement;  
Thence S29°21'44"W 170.01 feet;  
Thence S29°14'25"W 163.84 feet to the terminus of described centerline. The sidelines of said easement shall be lengthened or shortened to terminate at the south line of Outlot 1, Certified Survey Map Number 2533 and the north right of way line of 500th Street.

Containing 88,786 square feet, (2.04 acres). Parcel is together with a 30 foot wide access easement as shown and described on this survey and is also subject to all other easements, restrictions and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the land subdivision ordinance of the Town of Menomonie and Dunn County in surveying and mapping the same.

Ronald D. Jasperson 9.7.2021  
Ronald D. Jasperson PLS #2564 Date



[Signature]  
Approved by the Dunn County Zoning Office  
this 8<sup>th</sup> day of Sept, 2021  
Dunn County Zoning Administrator

**DUNN COUNTY APPROVALS**

Approved by the Dunn County Surveyor  
this 8<sup>th</sup> day of Sept, 2021  
Thomas P. Cole  
Dunn County Surveyor

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**TOWN OF MENOMONIE APPROVAL**  
Approved by the Town of Menomonie this 14 day of Sept, 2021

Frank Bammerit  
Frank Bammerit (Chairman)  
Charisse Sutliff  
Charisse Sutliff (Clerk)  
Nancy Ponto  
Nancy Ponto (Treasurer)