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DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

RECORDED ON  
09/15/2021 01:34 PM  
CERTIFIED SURVEY MAP NO. 4777  
VOLUME 24 PAGE 62

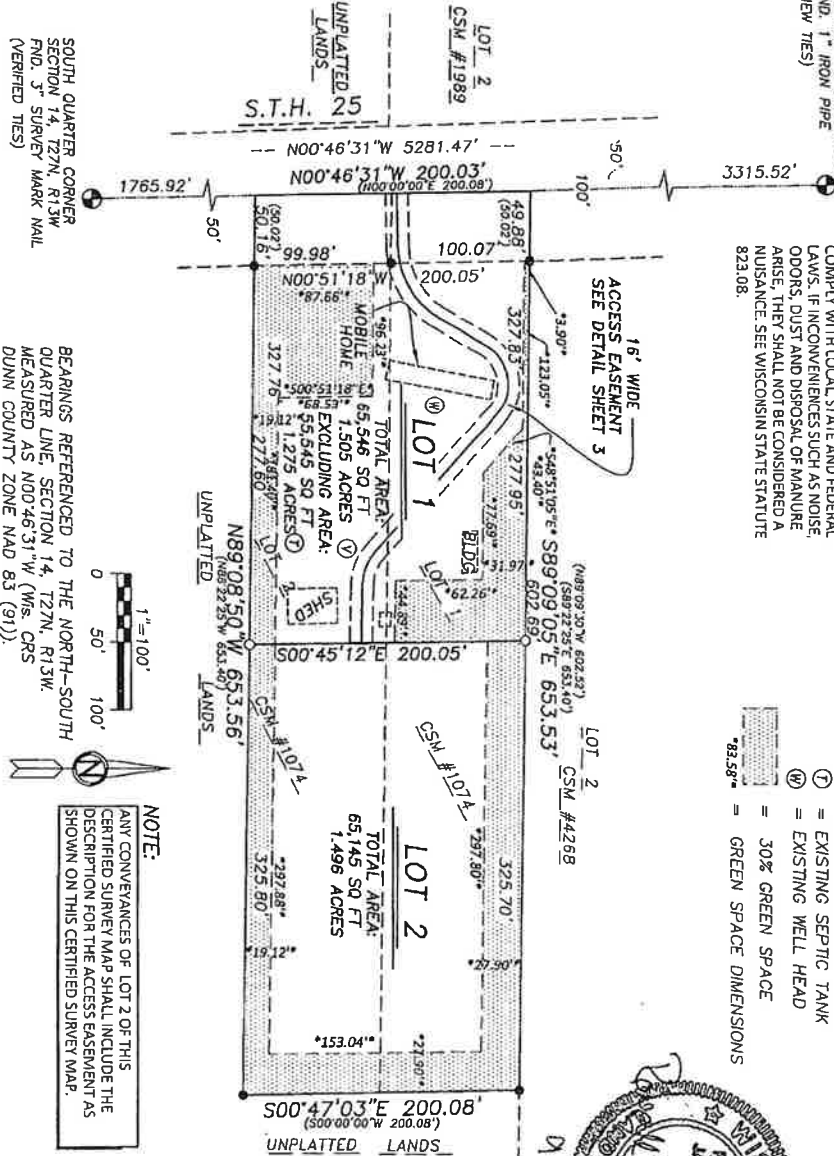
REC FEE: 30.00  
PAGES: 3

CERTIFIED SURVEY MAP NO. 4777

LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 1074, VOLUME 4, PAGE 139, DOCUMENT NUMBER 397819, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 27, NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN

NORTH QUARTER CORNER  
SECTION 14, T27N, R13W  
FND. 1" IRON PIPE  
(NEW TIES)

SOUTH QUARTER CORNER  
SECTION 14, T27N, R13W  
FND. 3" SURVEY MARK NAIL  
(VERIFIED TIES)



**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.

- LEGEND**
- = SET 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS. PER LINEAR FOOT
  - = FOUND 1" O.D. IRON PIPE
  - ⊙ = GOVERNMENT CORNER AS NOTED
  - ( ) = RECORDED AS BEARING/DISTANCE
  - Ⓢ = EXISTING SEPTIC TANK
  - Ⓣ = EXISTING SEPTIC VENT
  - Ⓜ = EXISTING WELL HEAD
  - Ⓜ = 30% GREEN SPACE
  - Ⓜ = GREEN SPACE DIMENSIONS

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**OWNER:**  
ROBERT HOFFMAN  
N3844 S.T.H. 25  
MENOMONIE, WI 54751

**PREPARED FOR:**  
JESSE SMITH  
N2566 COUNTY ROAD C  
ELMWOOD, WI 54740

**AC/a**  
Auth Consulting/associates

**CORPORATE OFFICE**  
406 Technology Drive East  
Suite A  
Menomonie, WI 54751  
Tel 715-232-8490  
Fax 715-232-8497  
men@acconsulting.com

**BRANCH OFFICE**  
406 Technology Drive East  
Suite A  
Menomonie, WI 54751  
Tel 715-235-6641  
Fax 715-232-8497  
men@nelsenlandsurveying.com

**Nelsen Land Surveying**

(Proj #1364-001)SMITH  
Field work completion date: 07-15-2021

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SURVEYOR'S CERTIFICATE:

I, Ronald D. Jasperson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Jesse Smith, I have surveyed, divided and mapped Lots 1 and 2, Certified Survey Map Number 1074, Volume 4, Page 139, Document Number 397819, located in part of the Northwest Quarter of the Southeast Quarter, Section 14, Township 27 North, Range 13 West, Town of Menomonie, Dunn County, Wisconsin.

Subject to and together with a 16 foot wide access easement as described as follows: Located in part of the Northwest Quarter of the Southeast Quarter, Section 14, Township 27 North, Range 13 West, Town of Menomonie, Dunn County, Wisconsin, the centerline of which is more particularly described as follows:

Commencing at the South Quarter corner said Section 14; Thence N00°46'31"W 1869.35 feet along the north-south quarter line said Section 14 to the point of beginning of the centerline of the 16 foot wide access easement; Thence N89°13'26"E 37.99 feet to the arc of a 60.00 foot radius curve, concave to the northwest; Thence 61.07 feet along the arc of said curve, the chord of which bears N60°03'53"E 58.47 feet; Thence N30°54'19"E 38.71 feet to the arc of a 35.00 foot radius curve, concave to the south; Thence 61.24 feet along the arc of said curve, the chord of which bears N81°01'37"E 53.72 feet; Thence S48°51'05"E 133.95 feet to the arc of a 35.00 foot radius curve, concave to the northeast; Thence 24.51 feet along the arc of said curve, the chord of which bears S68°54'35"E 24.01 feet to the end of said centerline. <sup>R.D.J.</sup> Thence S88°58'05"E 43.19 feet to the end of said centerline. The sidelines of said easement shall be lengthened or shortened to terminate at the north-south quarter line said Section 14 and the west line of Lot 2 of this Certified Survey Map.

Containing 130,691 square feet (3.00 acres). Parcel is subject to and together with a 16 foot wide access easement as described on this survey and is subject to the right of way of State Trunk Highway 25 and 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-7 of the Wisconsin Administrative Code and the land subdivision ordinances of the Town of Menomonie and Dunn County in surveying and mapping the same.

Ronald D. Jasperson  
Ronald D. Jasperson PLS #2564  
Date 9-7-2021



[Signature]  
Dunn County Zoning Administrator

DUNN COUNTY APPROVALS

Approved by the Dunn County Zoning Office this 8th day of September, 2021  
Thomas D. Calhoun  
Dunn County Surveyor

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TOWN OF MENOMONIE APPROVAL

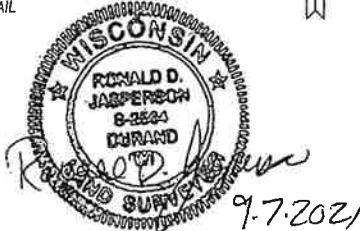
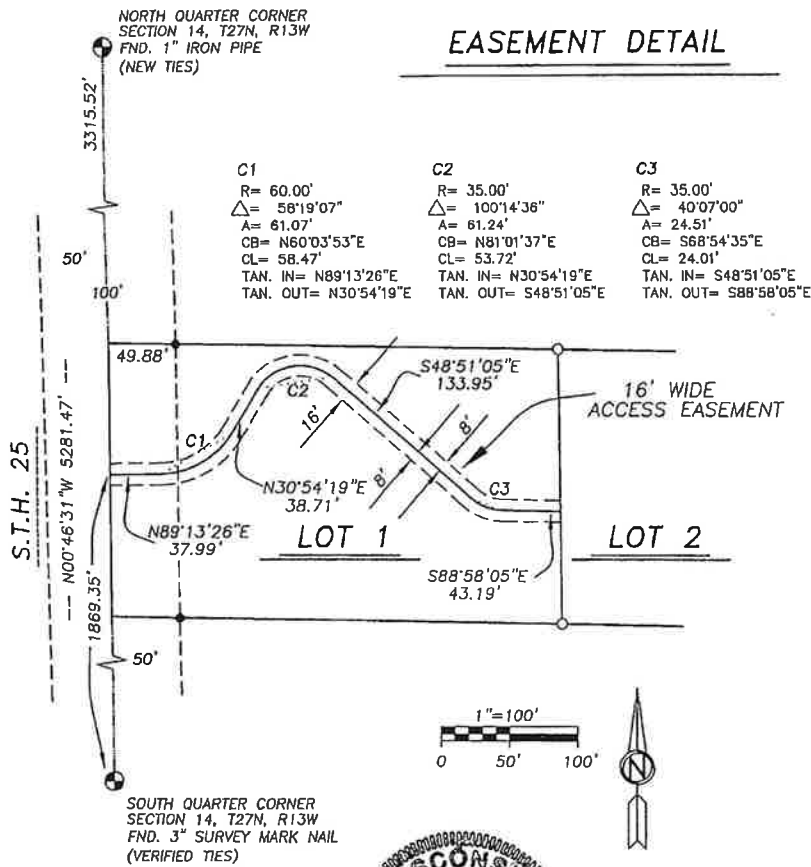
Approved by the Town of Menomonie this 14 day of Sept., 2021

Frank Bammett  
Frank Bammett (Chairman)  
Charisse Suttiff  
Charisse Suttiff (Clerk)  
Nancy Ponto  
Nancy Ponto (Treasurer)

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EASEMENT DETAIL



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