

REC'D September 21, 2005 at 11:10 A.M.
RECORDED: VOL. 15 SURVEY MAPS PAGE 56
Heather M. Rubin, Deputy
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI

DUNN CO. SURVEYOR
DUNN CO., REAL PROPERTY

APPROVED
YES ☒ NO ☐

527324

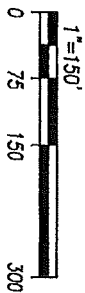
CERTIFIED SURVEY MAP NO. 3256
VOLUME 15 PAGE 56

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 20, T.28N., R.13W.,
TOWN OF MENOMONIE, DUNN COUNTY WISCONSIN

C.S.M. NO. 3054

EXISTING 66' WIDE ACCESS EASEMENT AS
DESCRIBED ON DOCUMENT NO. 515370

WEST LINE SE-SW



BEARINGS REFERENCED TO THE NORTH/
SOUTH QUARTER LINE OF SECTION 20,
MEASURED AS S00°10'33"E. (DUNN
CO. COORD. SYSTEM - MAD 83(91)).



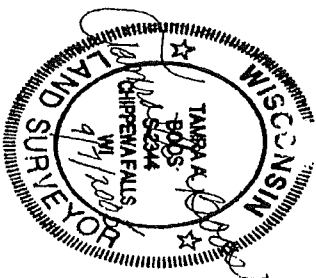
PROPOSED 66' WIDE
ACCESS EASEMENT

UNPLATTED LANDS

MAP OF SURVEY BY T. BOOS
DATED 08/13/2004

LEGEND

- = FOUND 1" O.D. IRON PIPE
- = SET 1" O.D. 1/8" IRON PIPE WEIGHING
1.13 LBS. PER LINEAR FOOT
- ⊙ = GOVERNMENT CORNER AS NOTED



SOUTH QUARTER CORNER
SECTION 20 - FOUND
ALUMINUM MONUMENT

233.38' N 00°10'33" W

SHEET 1 OF 3

2004208 THIS INSTRUMENT DRAFTED BY TAMRA BOOS

UNPLATTED LANDS

MAP OF SURVEY BY T. BOOS

DATED 08/13/2004

©NELSEN LAND SURVEYING, INC. 2005

NOTE: CONSULT THE TOWN OF
MENOMONIE CONSERVATION
SUBDIVISION ORDINANCE
FOR FURTHER INFORMATION
ON PERMITTED USES WITHIN
THE GREEN SPACE.

ACCESS EASEMENT RECORDED ON DOCUMENT
NUMBER 515370 IS SUBJECT TO AGREEMENT
RECORDED ON DOCUMENT NUMBER 526709.

NOTE: EASEMENT DESCRIPTIONS
SHOULD BE INCLUDED WITH ANY
CONVEYANCE OF LOT 1.

UNPLATTED LANDS

MAP OF SURVEY BY T. BOOS
DATED 08/13/2004

TOTAL GREEN SPACE AREA= 1.50 ACRES
65,364 SQ.FT.

PREPARED FOR:
TOM WHITE

NORTH QUARTER CORNER
SECTION 20 - FOUND
1 1/4" IRON BAR

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CERTIFIED SURVEY MAP NO. 3256

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LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 20, T.28N., R.13W.,
TOWN OF MENOMONIE, DUNN COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE

I, Tamra A. Boos, Registered Wisconsin Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped a parcel of land located in the Southeast 1/4 of
the Southwest 1/4 of Section 20, Township 28 North, Range 13 West of the
4th Principal Meridian, located in and forming a part of the Town of Menomonie,
Dunn County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 20;
thence, along the north/south quarter line of said section, North 00°10'33" West,
233.38 feet to the POINT OF BEGINNING;
thence, South 85°53'46" West, 676.25 feet;
thence, North 02°06'37" East, 363.44 feet;
thence, South 88°42'58" East, 660.37 feet to said north/south quarter line;
thence, along said north/south quarter line, South 00°10'33" East, 300.00 feet to the point
of beginning.

Containing 221,189 square feet or 5.08 acres. Together with a 66' wide access easement
as described on document number 515370. Also together with and subject to a 66'
wide access easement as shown on map and described on sheet 3 of this Certified
Survey Map. Also subject to any and all additional easements, reservations,
restrictions and conveyances of record.

That I have made such survey, land division and map by the direction of Tom White.

That such map is a correct representation of the exterior boundaries of the land surveyed
and the division of that land.

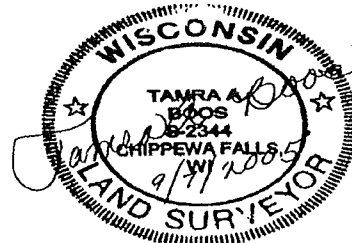
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin
Statutes and the provisions of the Dunn County Subdivision Ordinance and the
Subdivision Ordinance of the Town of Menomonie.

SURVEYOR'S REPORT

The recording of this Certified Survey Map creates a remainder parcel in the Southeast 1/4
of the Southwest 1/4, which is less than 20 acres. This remainder parcel is currently
contiguously owned with adjoining lands that exceed 20 acres in total. Dunn County
hereby waives additional Certified Survey Map requirements as of this date by virtue of
approval of this map.

(Continued on Sheet 3)

SHEET 2 OF 3



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CERTIFIED SURVEY MAP NO. 3256

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LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 20, T.28N., R.13W.,
TOWN OF MENOMONIE, DUNN COUNTY WISCONSIN

TOGETHER WITH AND SUBJECT TO a 66' wide access easement described as follows:

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 28 North, Range 13 West of the 4th Principal Meridian, located in and forming a part of the Town of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

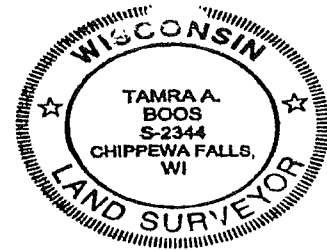
Commencing at the South Quarter Corner of said Section 20;
thence, along the north/south quarter line of said section, North 00°10'33" West, 233.38 feet;
thence, South 85°53'46" West, 575.66 feet to the POINT OF BEGINNING;
thence, South 02°06'37" West, 33.20 feet;
thence, South 85°53'46" West, 99.42 feet;
thence, North 85°42'08" West, 378.09 feet;
thence, North 73°11'43" West, 281.67 feet to the west line of said Southeast 1/4 of the Southwest 1/4;
thence, along said west line, North 00°01'14" West, 87.00 feet;
thence, South 49°21'49" East, 42.76 feet;
thence, South 73°11'43" East, 260.51 feet;
thence, South 85°42'08" East, 366.01 feet;
thence, North 85°53'46" East, 101.76 feet;
thence, South 02°06'37" West, 33.20 feet to the point of beginning.

Tamra A. Boos

Tamra A. Boos, S-2344

September 7, 2005

NELSEN LAND SURVEYING, INC.



Approved by the Dunn County Zoning Office this ^{15th} ~~08~~ day of September, 2005.

Cles Weirick, Asst. Zoning Dir.

TOWN BOARD APPROVAL

Approved by the Town of Menomonie this 08 day of September, 2005.

Frank Bammert

Frank Bammert (Chairman)

Leslie Hulbert

Leslie Hulbert (Clerk)

SHEET 3 OF 3

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