

588586

DUNN COUNTY, WI  
REGISTER OF DEEDS  
JAMES M. MRDUTT

DUNN CO. SURVEYOR  
DATE: 6/11/2012

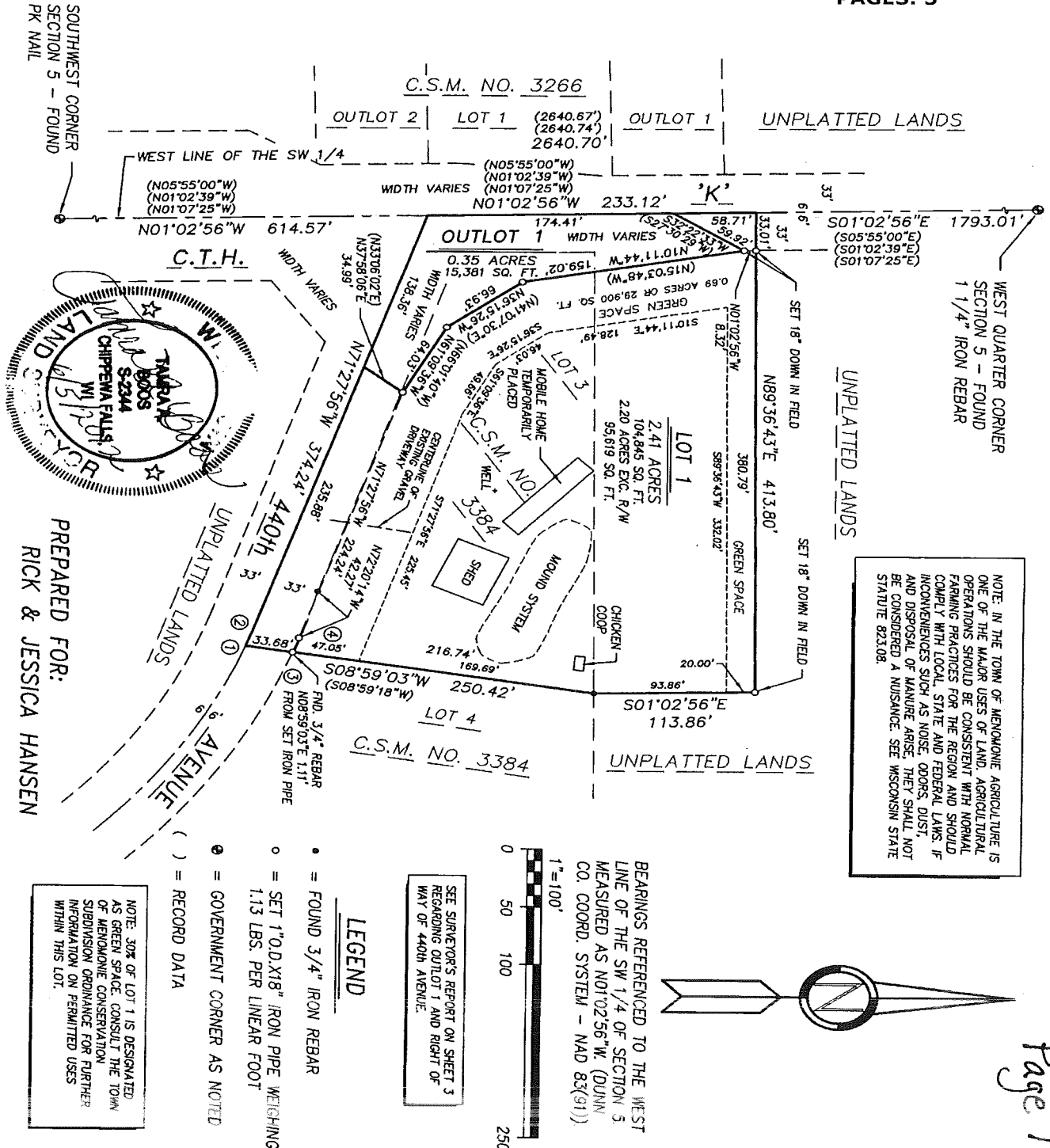
APPROVED  
YES NO  
[X] [ ]

# CERTIFIED SURVEY MAP

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5, T.27N., R.13W.,  
INCLUDING LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3384,  
RECORDED IN VOLUME 16, PAGE 4 OF DUNN COUNTY CERTIFIED SURVEY MAPS  
TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN

RECORDED ON  
07/06/2012 1:47 PM  
CERTIFIED SURVEY MAP NO. 3964  
VOLUME 19 PAGE 74

REC FEE: 30.00  
PAGES: 3



2012031A THIS INSTRUMENT DRAFTED BY TAMRA BOOS

SHEET 1 OF 3

© NELSEN LAND SURVEYING, INC. 2012

# CERTIFIED SURVEY MAP #3964

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5, T.27N., R.13W.,  
INCLUDING LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3384,  
RECORDED IN VOLUME 16, PAGE 4 OF DUNN COUNTY CERTIFIED SURVEY MAPS  
TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1-2	439.72'	18.78'	02°26'48"	18.78'	N70°14'32"W
3-4	472.72'	13.18'	01°35'53"	13.18'	N70°39'59.5"W

TANGENT BEARINGS
AT 1= N69°01'08"W
AT 2 & 4= N71°27'56"W
AT 3= N69°52'03"W

## SURVEYOR'S CERTIFICATE

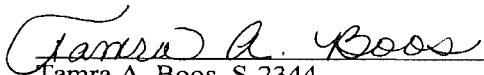
I, Tamra A. Boos, Registered Wisconsin Land Surveyor, do hereby certify:  
That I have surveyed, divided and mapped a parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 27 North, Range 13 West of 4<sup>th</sup> Principal Meridian including Lot 3 of Certified Survey Map Number 3384, recorded in Volume 16, Page 4 of Dunn County Certified Survey Maps all located in and forming a part of the Town of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

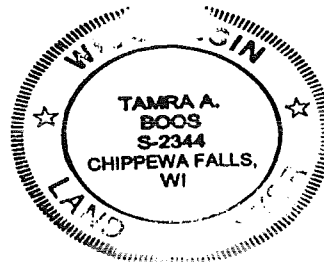
Commencing at the West Quarter Corner of said Section 5;  
thence, along the west line of said Southwest 1/4, South 01°02'56" East, 1793.01 feet to the POINT OF BEGINNING;  
thence, North 89°36'43" East, 413.80 feet;  
thence, South 01°02'56" East, 113.86 feet to the northeast corner of Lot 3 of said Certified Survey Map Number 3384;  
thence, along the easterly line of said Lot 3, South 08°59'03" West, 250.42 feet to the centerline of 440<sup>th</sup> Avenue;  
thence, along said centerline and the arc of a curve concave southwesterly, the long chord bearing North 70°14'32" West 18.78 feet, having a radius of 439.72 feet having an arc length of 18.78 feet;  
thence, along said centerline, North 71°27'56" West, 374.24 feet to the west line of said Southwest 1/4;  
thence, along said west line, North 01°02'56" West, 233.12 feet to the point of beginning. Containing 120,226 square feet or 2.76 acres. Subject to right of way for 440<sup>th</sup> Avenue and C.T.H. 'K' as shown on 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 Rick and Jessica Hansen.

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.

  
Tamra A. Boos, S-2344  
June 5, 2012  
NELSEN LAND SURVEYING, INC.



(Continued on Sheet 3)

SHEET 2 OF 3

(Continued from Sheet 2)

### SURVEYOR'S REPORT

Lot 3 of Certified Survey Map Number 3384 recorded in Volume 16, Page 4 of Dunn County Certified Survey Maps by S. Kochaver dated 05/23/2006 was found to incorrectly include a portion of lands as described in Volume 319, Page 64 of Dunn County Records which had been previously conveyed to Dunn County. The purpose of Outlot 1 of this Certified Survey Map is to define that portion of lands described in said Volume 319, Page 64 which were improperly included in said Lot 3 of Certified Survey Map Number 3384.

A portion of lands described on Document Number 520318 of Dunn County Records conveys the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 27 North, Range 13 West except all that part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying south of 440<sup>th</sup> Avenue. A portion of lands described in Volume 1274, Page 568 of Dunn County Records conveys all that part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 27 North, Range 13 West, lying southwesterly of the centerline of 440<sup>th</sup> Avenue. The common line between these deeds is the centerline of 440<sup>th</sup> Avenue. Certified Survey Map Number 3384 improperly determined the location of 440<sup>th</sup> Avenue by not utilizing the location of 440<sup>th</sup> Avenue as defined in Volume 319, Page 64 of Dunn County Records. Certified Survey Map Number 3384 also developed non-tangent curves which does not provide for statutory right of way. The centerline of 440<sup>th</sup> Avenue for this Certified Survey Map was determined by the best fit of the physical location and information obtained from lands described in Volume 319, Page 64 of Dunn County Records and is determined to be senior to Certified Survey Map Number 3384.

Approved by the Dunn County Zoning Office this 5<sup>th</sup> day of June, 2012.

Clea Herrick, Zoning Admin

### TOWN BOARD APPROVAL

Approved by the Town of Menomonie this 14 day of June, 2012.

Frank Bammert  
Frank Bammert (Chairman)

Leslie Hulbert  
Leslie Hulbert (Clerk)

