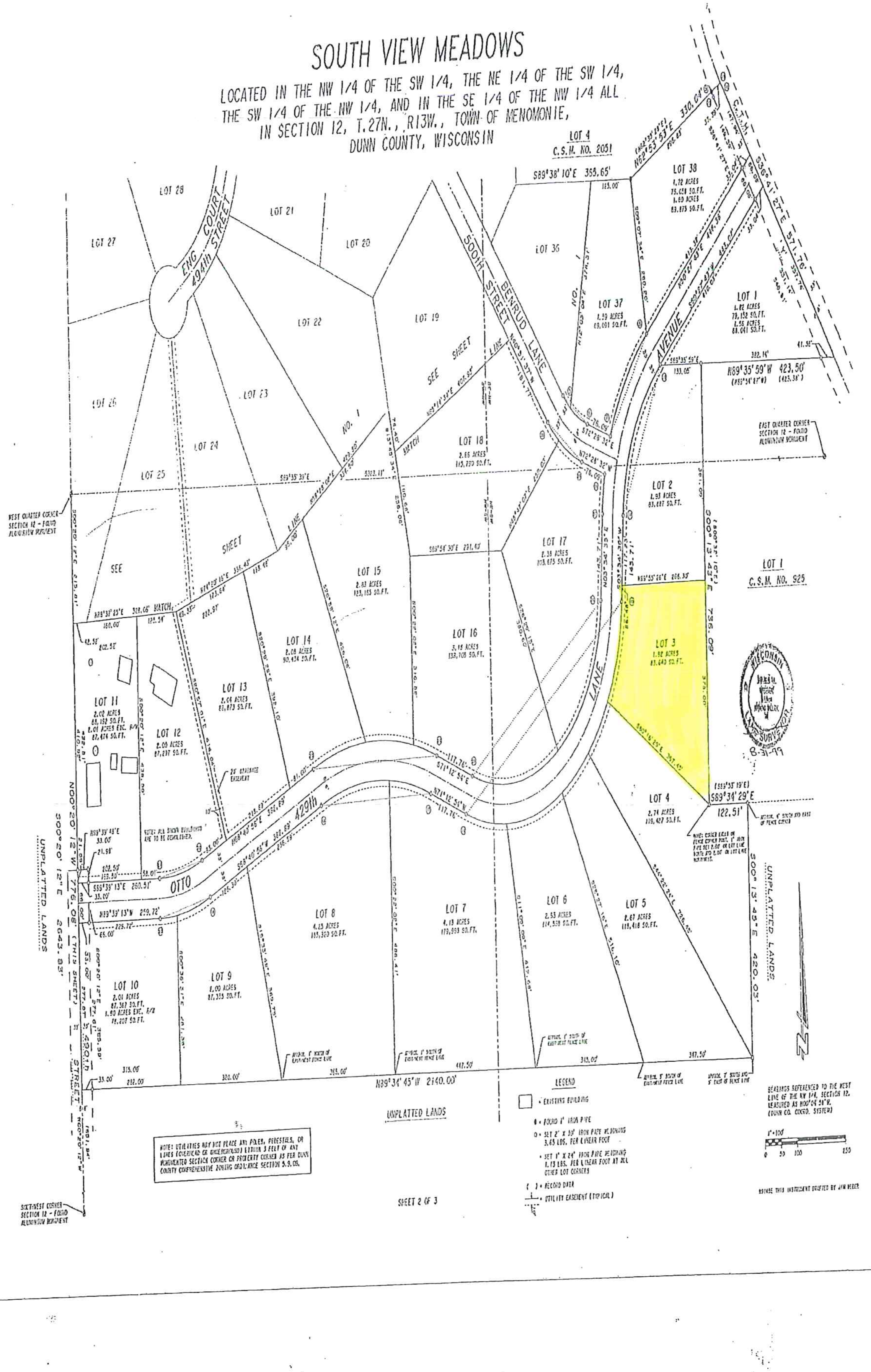
SOUTH VIEW MEADOWS

LOCATED IN THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE NW 1/4, AND IN THE SE 1/4 OF THE NW 1/4 ALL
IN SECTION 12, T.27N., R13W., TOWN OF MENOMONIE,
DUNN COUNTY, WISCONSIN



UNPLATTED LANDS

NOTE: UTILITIES MAY NOT PLACE ANY POLES, PEDESTALS, OR LINES (OVERHEAD OR UNDERGROUND) WITHIN 3 FEET OF ANY MONUMENTED SECTION CORNER OR PROPERTY CORNER AS PER DUNN COUNTY COMPREHENSIVE ZONING ORDINANCE SECTION 5.9.08.

SHEET 2 OF 3

LEGEND

☐ = EXISTING BUILDING

● = FOUND 1" IRON PIPE

○ = SET 2" X 30" IRON PIPE WEIGHING 3.65 LBS. PER LINEAR FOOT

• = SET 1" X 24" IRON PIPE WEIGHING 1.13 LBS. PER LINEAR FOOT AT ALL OTHER LOT CORNERS

( ) = RECORD DATA

= UTILITY EASEMENT (TYPICAL)

BEARINGS REFERENCED TO THE WEST LINE OF THE NW 1/4, SECTION 12, MEASURED AS N00°04'51"W. (DUNN CO. COORD. SYSTEM)

1" = 100'

0 50 100 250

991456 THIS INSTRUMENT DRAFTED BY JIM BEEER

SOUTH VIEW MEADOWS

LOCATED IN THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE NW 1/4, AND IN THE SE 1/4 OF THE NW 1/4 ALL
IN SECTION 12, T.27N., R13W., TOWN OF MENOMONIE,
DUNN COUNTY, WISCONSIN

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	BACK TANGENT	FORE. TANGENT
1-2	367.00'	492.63'	77°41'25"	460.38'	S43°03'19.5"E	S04°12'37"E	S81°54'02"E
LOT 32	367.00'	152.57'	23°22'43"	151.24'	S15°54'01"E		
LOT 33	367.00'	339.07'	52°18'37"	323.55'	S55°46'43.5"E		
3-4	333.00'	238.52'	41°02'25"	233.45'	S61°22'49.5"E	S81°54'02"E	S40°51'37"E
LOT 34	333.00'	172.93'	29°45'45"	171.04'	S67°01'09.5"E		
LOT 35	333.00'	65.35'	11°15'40"	65.25'	S46°29'57"E		
5-6	157.00'	92.15'	31°35'55"	90.93'	S56°40'04.5"E	S40°51'37"E	S72°28'32"E
LOT 36	157.00'	32.05'	10°53'45"	32.00'	S46°21'23.5"E		
LOT 37	157.00'	60.10'	20°37'13"	59.78'	S62°09'57"E		
7-8	413.45'	204.55'	28°21'34"	202.57'	N38°16'36"E	N22°06'09"E	N30°27'43"E
9-10	614.64'	11.14'	1°02'17"	11.14'	S35°10'18.5"E	S35°33'10"E	S35°41'27"E
11-12	581.64'	5.57'	0°32'57"	5.57'	S35°24'56.5"E	S36°05'30"E	S36°41'27"E
13-14	347.45'	284.33'	45°53'08"	278.45'	S27°01'09"W	S50°27'43"W	S03°34'35"W
LOT 1	347.45'	1.43'	0°14'09"	1.43'	S50°23'38.5"W		
LOT 2	347.45'	282.90'	46°38'59"	275.15'	S28°54'04.5"W		
15-16	383.00'	703.28'	105°12'31"	608.56'	S56°10'50.5"W	S03°34'35"W	N71°12'54"W
LOT 3	383.00'	174.80'	26°09'55"	173.25'	S16°39'03"W		
LOT 4	383.00'	106.29'	15°54'05"	105.95'	S37°40'33.5"W		
LOT 5	383.00'	106.41'	15°55'06"	105.07'	S53°35'10"W		
LOT 6	383.00'	186.15'	27°50'55"	184.33'	S75°29'12"W		
LOT 7	383.00'	129.62'	19°23'26"	129.00'	N80°54'37"W		
17-18	517.00'	361.86'	40°06'10"	354.52'	S88°44'01"W	N71°12'54"W	S68°40'56"W
LOT 7	517.00'	135.39'	15°00'16"	135.00'	N78°43'01"W		
LOT 8	517.00'	226.45'	25°05'56"	224.57'	S81°13'54"W		
19-20	433.00'	163.72'	21°39'51"	162.75'	S79°30'51.5"W	S68°40'56"W	N89°39'13"W
LOT 9	433.00'	109.63'	14°30'51"	109.39'	S75°56'21.5"W		
LOT 10	433.00'	54.03'	7°09'00"	54.00'	S86°45'17"W		
21-22	367.00'	138.77'	21°39'51"	137.94'	S79°30'51.5"E	S89°39'13"E	N68°40'56"E
23-24	583.00'	408.06'	40°06'10"	399.78'	N68°44'01"E	N68°40'56"E	S71°12'54"E
LOT 14	583.00'	175.66'	17°15'49"	175.00'	N77°18'50.5"E		
LOT 13	583.00'	155.34'	15°15'59"	154.88'	S88°25'15.5"E		
LOT 18	583.00'	77.06'	7°34'22"	77.00'	S75°00'05"E		
25-26	317.00'	582.09'	105°12'31"	503.69'	N56°10'50.5"E	S71°12'54"E	N03°34'35"E
LOT 18	317.00'	284.75'	51°28'05"	275.25'	N83°03'03.5"E		
LOT 17	317.00'	297.33'	53°44'26"	286.55'	N36°25'43"E		
27-28	413.45'	67.60'	9°22'13"	67.51'	N03°15'41.5"E	N03°34'35"E	N12°55'45"E
29-30	233.00'	128.57'	31°36'55"	126.94'	N56°40'34.5"W	N72°28'32"W	N40°51'37"W
LOT 17	233.00'	81.99'	20°09'42"	81.57'	N62°23'41"W		
LOT 15	233.00'	46.58'	11°27'13"	46.50'	N45°35'13.5"W		
31-32	267.00'	191.25'	41°02'25"	187.19'	N61°22'49.5"W	N40°51'37"W	N81°54'02"W
33-34	433.00'	129.02'	17°04'19"	128.54'	N73°21'52.5"W	N81°54'02"W	S84°49'43"W
35-36	333.00'	244.39'	42°02'58"	238.94'	S85°58'12"W	S15°55'43"W	S57°58'41"W
LOT 21	333.00'	70.69'	12°09'45"	70.56'	S22°01'37"W		
LOT 22	333.00'	75.59'	13°10'32"	75.41'	S34°41'47"W		
LOT 23	333.00'	97.12'	16°42'35"	96.78'	S53°29'22"W		
37-38	60.00'	307.11'	293°15'59"	65.00'	N32°00'20"W	S01°21'41"W	S65°22'21"E
LOT 24	60.00'	85.14'	81°15'17"	78.93'	S42°29'19.5"W		
LOT 25	60.00'	49.74'	47°30'06"	48.33'	N72°37'59"W		
LOT 26	60.00'	38.61'	35°57'56"	38.31'	N20°33'57"W		
LOT 27	60.00'	45.60'	43°32'58"	44.51'	N23°51'31"E		
LOT 28	60.00'	87.01'	83°59'39"	83.59'	N62°37'49.5"E		
39-40	267.00'	195.95'	42°02'58"	191.53'	N36°58'12"E	N57°58'41"E	N15°55'43"E
LOT 28	267.00'	144.10'	30°55'22"	142.35'	N42°32'07"E		
LOT 29	267.00'	51.85'	11°07'35"	51.77'	N21°30'31"E		
41-42	433.00'	390.10'	51°37'09"	377.04'	N30°01'11"W	N55°49'45"W	N04°12'37"W
LOT 29	433.00'	229.15'	30°19'17"	226.49'	N40°40'09.5"W		
LOT 30	433.00'	160.95'	21°17'51"	160.03'	N14°51'32.5"W		

SURVEYOR'S CERTIFICATE

I, James M. Weber, Registered Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped "SOUTH VIEW MEADOWS", located in the Northwest 1/4 of Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southwest 1/4 of the Northwest 1/4 and in the Southeast 1/4 of the Northwest 1/4, all in Section 12, Township 27 North, Range 13 West of the 4th Principal Meridian, located in and forming part of the Town of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

Beginning at the West Quarter Corner of said Section 12;
thence, North 00°04'55" West, along the west line of said northwest 1/4, 1321.94 feet to the northwest corner of said Southwest 1/4 of the Northwest 1/4;
thence, South 89°38'10" East, along the north line of said Southeast 1/4 of the Northwest 1/4, 832.53 feet;
thence, South 32°49'21" East, 334.13 feet;
thence, North 59°02'28" East, 228.28 feet to the west line of Certified Survey Map Number 1332;
thence, South 00°21'50" West, along said west line, 327.01 feet to the southwest corner of Certified Survey Map Number 1715;
thence, South 89°38'10" East, along the south line of said Certified Survey Map Number 1715, 341.39 feet to the northwest corner of Certified Survey Map Number 2051;
thence, South 00°21'50" West, along the west line of said Certified Survey Map Number 2051, 250.00 feet to the southwest corner of said Certified Survey Map Number 2051;
thence, South 89°38'10" East, along the south line of said Certified Survey Map Number 2051, 383.65 feet to an angle point in the south line of said Certified Survey Map Number 2051;
thence, North 62°53'53" East, along said south line of said Certified Survey Map 2051, 330.04 feet to the centerline of C.T.H. "Y";
thence, along said centerline and the arc of a curve concave easterly, the long chord bearing South 35°24'58.5" East 5.57 feet, having a radius of 581.64 feet;
thence, along said centerline South 35°41'27" East, 571.75 feet;
thence, North 89°35'53" West, 423.50 feet to the northeast corner of Certified Survey Map Number 925;
thence, South 00°13'43" East, 736.09 feet to the southeast corner of said Certified Survey Map Number 925;
thence, South 89°34'23" East, along the south line of said Certified Survey Map Number 925, 422.51 feet;
thence, South 00°13'45" East, 420.03 feet;
thence, North 89°36'45" West, 2140.00 feet to the west line of said Southwest 1/4;
thence, North 00°20'12" West, along said west line, 591.89 feet to the point of beginning.

Containing 4,064,244 square feet or 93.32 acres subject to right of way for C.T.H. "Y" and 400th Street as shown and subject to all shown easements, and all other easements, restrictions, reservations and conveyances of record.

That I have made such survey, land division and plat by the direction of Brian L. and Lora J. Benrud and Richard L. and Cynthia J. Otto, owners, of said land.

That such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the provisions of the Dunn County Subdivision Ordinance in surveying, dividing and mapping the same.

Dated this 31st day of August, 1999.

James M. Weber S-1804
NELSEN-WEBER LAND SURVEYING, INC.

JAMES M. WEBER S-1804 SPRING VALLEY, WI

OWNER'S CERTIFICATE OF DEDICATION

Brian L. and Lora J. Benrud and Richard L. and Cynthia J. Otto, as owners, do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat of "SOUTH VIEW MEADOWS" and do further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection:

Town of Menomonie
Dunn County

Witness the hand and seal of said owners this 2nd day of September 1999.

In the presence of:

Brian L. Benrud
Brian L. Benrud

Lora J. Benrud
Lora J. Benrud

Richard L. Otto
Richard L. Otto

Cynthia J. Otto
Cynthia J. Otto

State of Wisconsin)
Dunn County) SS

Personally came before me this 2nd day of September, 1999, Brian L. and Lora J. Benrud and Richard L. and Cynthia J. Otto, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Richard J. Otto
Notary Public, Dunn County, Wisconsin

My commission expires 12-09-01

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
Dunn County) SS

I, Mary D. Erpenbach, being the duly elected, qualified and acting Treasurer of Dunn County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of Sept. 3, 1999 affecting the lands included in the Plat of "SOUTH VIEW MEADOWS".

Mary D. Erpenbach
Mary D. Erpenbach, County Treasurer

Sept. 3, 1999
Date

TOWN TREASURER'S CERTIFICATE

State of Wisconsin)
Dunn County) SS

I, Nancy Ponto, being duly elected, qualified and acting Treasurer of the Town of Menomonie hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of ________ on any of the land included in the plat of "SOUTH VIEW MEADOWS".

Nancy Ponto
Nancy Ponto, Town Treasurer

9-3-99
Date

CONSENT OF CORPORATE MORTGAGEE

M & I Community State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat of "SOUTH VIEW MEADOWS" and does hereby consent to the certificate of Brian L. and Lora J. Benrud and Richard L. and Cynthia J. Otto, owners.

In Witness whereof, said M & I Community State Bank has caused these presents to be signed by Daniel M. Osterman, Senior Vice President and countersigned by Steve Arntzen, Vice President at Menomonie, Wisconsin and its corporate seal to be hereunto affixed this 3rd day of September, 1999.

Daniel M. Osterman, Senior Vice President

Steve Arntzen, Vice President

State of Wisconsin)
Dunn County) SS

Personally came before me this 3rd day of September, 1999 the above named Daniel M. Osterman, Senior Vice President and Steve Arntzen, Vice President to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officers of the deed of said Corporation, by its authority.

Cathy M. Bohack
Notary Public, Dunn County, Wisconsin

My commission expires 6-3-2001

TOWN BOARD RESOLUTION

Resolved that the plat of "SOUTH VIEW MEADOWS" in the Town of Menomonie, Brian L. and Lora J. Benrud and Richard L. and Cynthia J. Otto, owners, is hereby approved by the Town Board.

Frank Bumett
Frank Bumett, Chairman

09/03/99
Date

I hereby certify that the foregoing is a true copy of a resolution adopted by the Town of Menomonie.

Eileen Wolf
Eileen Wolf, Town Clerk

9/3/99
Date

DUNN COUNTY DEVELOPMENT COMMITTEE RESOLUTION

Resolved that the plat of "SOUTH VIEW MEADOWS", in the Town of Menomonie, be and is hereby approved in compliance with the Dunn County Subdivision Ordinance.

I hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Dunn County Development Committee made effective this 3rd day of September, 1999.

Francis Eiseth
Francis Eiseth, Chairman