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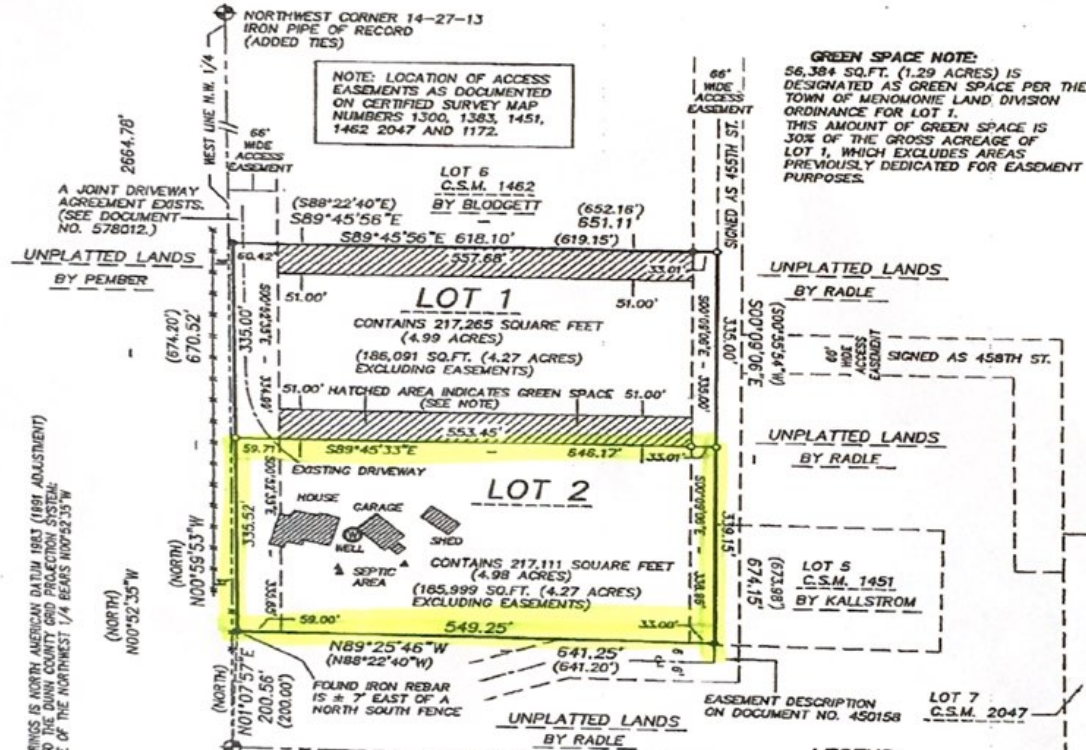
DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

RECORDED ON  
11/13/2019 09:33 AM  
CERTIFIED SURVEY MAP NO. 4586  
VOLUME 23 PAGE 26

REC FEE: 30.00  
PAGES: 2

### CERTIFIED SURVEY MAP # 4586

BEING A DIVISION OF ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1300, VOLUME 5, PAGE 101 OF CERTIFIED SURVEYS, LOCATED WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN.



**GREEN SPACE NOTE:**  
56,384 SQ.FT. (1.29 ACRES) IS DESIGNATED AS GREEN SPACE PER THE TOWN OF MENOMONIE LAND DIVISION ORDINANCE FOR LOT 1. THIS AMOUNT OF GREEN SPACE IS 30% OF THE GROSS ACREAGE OF LOT 1, WHICH EXCLUDES AREAS PREVIOUSLY DEDICATED FOR EASEMENT PURPOSES.

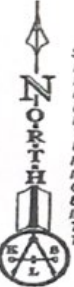
NOTE: LOCATION OF ACCESS EASEMENTS AS DOCUMENTED ON CERTIFIED SURVEY MAP NUMBERS 1300, 1383, 1451, 1462 2047 AND 1172.

BASIS OF BEARINGS IS NORTHERN AMERICAN DATUM 1983 (1981 ADJUSTMENT) AS RELATED TO THE DUNN COUNTY GRID PROJECTION SYSTEM. THE WEST LINE OF THE NORTHWEST 1/4 BEARS N00°52'35\"/>

NOTE: 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 82.108.

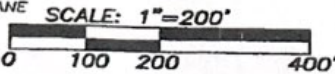
EASEMENT DESCRIPTION ON DOCUMENT NO. 450158 LOT 7 C.S.M. 2047

- LEGEND**
- SET 3/4" x 18" IRON REBAR (WEIGHS 1.502 POUNDS/FOOT)
  - ◆ FOUND PUBLIC LAND SURVEY CORNER (AS NOTED)
  - FOUND 3/4" IRON REBAR
  - (0.00) PREVIOUSLY RECORDED DATA
  - EXISTING WIRE FENCE.
- FIELD WORK ON 10/2/2019



**SURVEYOR'S REPORT:**  
IN THE PROCESS OF RETRACING LOT 3 OF CERTIFIED SURVEY MAP NUMBER 1300, VOLUME 5, PAGE 101 OF CERTIFIED SURVEYS, A DISCREPANCY WAS FOUND TO EXIST BETWEEN FOUND ORIGINAL MONUMENTATION (AS SHOWN HEREON) AND RECORDED DIMENSIONS AS SHOWN IN PARENTHESES. (REFER TO C.S.M. 1300.) THE FOUND IRON REBARS FROM C.S.M. 1300 WERE FOUND UNDISTURBED AND ACCESSORIZED WITH WHITE PVC PIPE. IT IS THIS SURVEYOR'S OPINION THAT WHEN THE SURVEY WAS STAKED OUT IN 1994, THE IRONS WERE SET ERRONEOUSLY, DO NOT MATCH WHAT IS ON THE MAP, AND HAVE EXISTED THIS WAY FOR OVER 25 YEARS. BASED ON DOCUMENTED SURVEYING PRINCIPLES, ORIGINAL MONUMENTS, IF PROPERLY IDENTIFIED AND UNDISTURBED, CONTROL THE POSITION OF THE ORIGINAL LOT LINES. THE OUTSIDE BOUNDARY OF THESE NEW LOTS 1 AND 2 HONOR THE LOCATION OF THE EXISTING ORIGINAL MONUMENTS.

PREPARED FOR: OWNER  
DOUGLAS G & PAMELA J GANE  
E 4504 410TH AVE  
MENOMONIE, WI 54751



SHEET 1 OF 2  
JOB # 190774



PREPARED BY:  
KOCHAVER LAND SURVEYING  
E5824 490TH AVENUE  
MENOMONIE, WISCONSIN 54751

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**CERTIFIED SURVEY MAP # 4586**

BEING A DIVISION OF ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1300, VOLUME 5, PAGE 101 OF CERTIFIED SURVEYS; LOCATED WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN.

DESCRIPTION

I, STEPHEN J. KOCHAVER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 13 WEST OF THE 4TH PRINCIPAL MERIDIAN, LOCATED IN, AND FORMING A PART OF, THE TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEING A DIVISION OF ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1300, VOLUME 5, PAGE 101 OF CERTIFIED SURVEYS; LOCATED WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 434,376 SQUARE FEET (9.97 ACRES) AND IS SUBJECT TO ANY, AND ALL, EASEMENTS, RIGHTS OF WAY AND/OR CONVEYANCES OF RECORD.



SURVEYOR'S CERTIFICATE

I, STEPHEN J. KOCHAVER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES, AND THE PROVISIONS OF THE WISCONSIN ADMINISTRATIVE CODE AE-7, AND THE PROVISIONS OF THE DUNN COUNTY SUBDIVISION ORDINANCE, AND THE PROVISIONS OF THE TOWN OF MENOMONIE SUBDIVISION ORDINANCE, AND UNDER THE DIRECTION OF DOUG CANE, I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE DESCRIBED PARCEL OF LAND AND THAT THIS IS A CORRECT REPRESENTATION OF THE BOUNDARY THEREOF.

DATED THIS 4<sup>th</sup> DAY OF November, 2019

*[Signature]*  
STEPHEN J. KOCHAVER S-2257  
KOCHAVER LAND SURVEYING

APPROVED BY THE DUNN COUNTY PLANNING/ZONING OFFICE  
THIS 4<sup>th</sup> DAY OF November, 2019  
*[Signature]*  
DUNN COUNTY PLANNING/ZONING OFFICIAL

APPROVED BY THE DUNN COUNTY SURVEYOR  
THIS 4<sup>th</sup> DAY OF November, 2019  
*[Signature]*  
DUNN COUNTY SURVEYOR

TOWN OF MENOMONIE SIGNATURES APPROVED BY THE TOWN OF MENOMONIE	
SIGNED BY THE TOWN CHAIRMAN	THIS <u>12<sup>th</sup></u> DAY OF <u>November</u> , 2019
<i>[Signature]</i>	SIGNATURE
SIGNED BY THE TOWN CLERK	THIS <u>12<sup>th</sup></u> DAY OF <u>November</u> , 2019
<i>[Signature]</i>	SIGNATURE

SHEET 2 OF 2

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