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DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

RECORDED ON  
09/17/2018 02:34 PM  
CERTIFIED SURVEY MAP NO. 4474  
VOLUME 22 PAGE 74

REC FEE: 30.00

PAGES: 2

# CERTIFIED SURVEY MAP NO. 4474

## VOLUME 22 PAGE 74

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 5  
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 7  
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8  
ALL IN TOWNSHIP 28 NORTH, RANGE 13 WEST, TOWN OF MENOMONIE,  
DUNN COUNTY, WISCONSIN

GREEN SPACE NOTE:

-30% OF LOTS 1 AND 2 ARE DESIGNATED AS GREEN SPACE

PREPARED FOR:  
BRACKENWAGEN REAL-ESTATE

NOTE:  
Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX of the state constitution.

- LEGEND**
- △ = SET STEEL SURVEY MAG NAIL
  - X = SET PK NAIL W/SHINER
  - = SET 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS. PER LINEAR FOOT
  - ⊕ = FOUND GOVERNMENT CORNER AS NOTED
  - (MS11'20" W) = RECORDED AS BEARING
  - (MC) = MEANDER CORNER
  - = SETBACK LINES

APPROXIMATE ORDINARY HIGH WATER MARK IS SHOWN FOR REFERENCE ONLY

### SETBACKS:

HIGHWAY: S.T.H. 12 - 50 feet from r-o-w

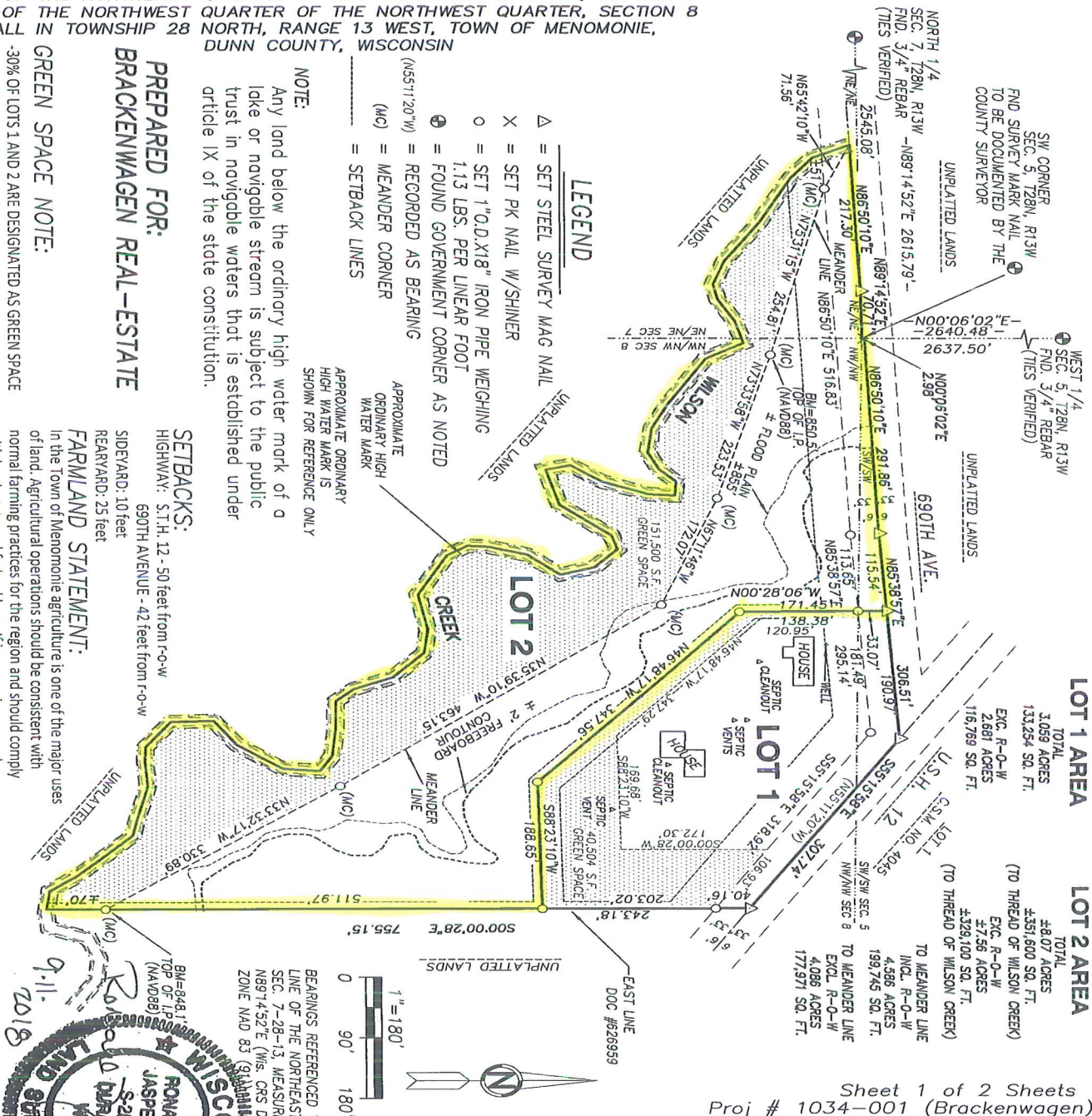
690TH AVENUE - 42 feet from r-o-w

SIDEYARD: 10 feet

REARYARD: 25 feet

### 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.



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LOT 1 AREA

TOTAL  
3.059 ACRES  
133,254 SQ. FT.

EXC. R-O-W  
2.881 ACRES  
116,769 SQ. FT.

LOT 2 AREA

TOTAL  
4.807 ACRES  
208,600 SQ. FT.

EXC. R-O-W  
4.368 ACRES  
199,745 SQ. FT.

Sheet 1 of 2 Sheets

Proj # 1034-001 (Brackenwagen)

Field Work Completion Date: 8-06-2018



Auth - Consulting/associates

CORPORATE OFFICE  
406 Technology Drive East  
Suite A  
Menomonie, WI 54751

Tel 715-232-8490  
Fax 715-232-8492  
men@authconsulting.com

BRANCH OFFICE  
2920 Enloe Street  
Suite 101  
Hudson, WI 54016

Tel 715-381-5277  
Fax 715-381-5338  
hudson@authconsulting.com

BRANCH OFFICE  
406 Technology Drive East  
Suite A  
Menomonie, WI 54751

Tel 715-235-6641  
Fax 715-232-8492  
nehweb@wmt.net

S&amp;N Land Surveying

Nelsen Land Surveying

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DUNN COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Ronald D. Jasperson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Jake Brackenwagen, I have surveyed, divided and mapped part of the Southwest Quarter of the Southwest Quarter, Section 5, part of the Northeast Quarter of the Northeast Quarter, Section 7, part of the Northwest Quarter of the Northwest Quarter, Section 8, all in Township 28 North, Range 13 West, Town of Menomonie, Dunn County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner said Section 5, T28N, R13W; Thence N00°06'02"E 2.98 feet along the west line of the Southwest Quarter of the Southwest Quarter said Section 5 to the centerline of 690th Avenue; Thence N86°50'10"E 291.86 feet along the centerline said 690th Avenue; Thence N85°38'57"E 306.51 feet along the centerline said 690th Avenue to the centerline of U.S.H. 12; Thence S55°15'58"E 307.74 feet along the centerline said U.S.H. 12 to the east line of a parcel described in Document #626959, recorded at the Dunn County Register of Deeds; Thence S00°00'28"E 755.15 feet along said east line to a meander corner that is N00°00'28"W ±70 feet from the thread of Wilson Creek; Thence N33°32'17"W 330.89 feet along the easterly meander line of Wilson Creek; Thence N35°39'10"W 463.15 feet along the easterly meander line of Wilson Creek; Thence N67°11'46"W 172.07 feet along the easterly meander line of Wilson Creek; Thence N73°33'58"W 223.53 feet along the easterly meander line of Wilson Creek; Thence N75°31'15"W 254.81 feet along the easterly meander line of Wilson Creek; Thence N65°42'10"W 71.56 feet to the centerline of 690th Avenue and the end of said meander line; Thence N86°50'10"E 217.30 feet along the centerline of 690th Avenue to the north line said Northeast Quarter of the Northeast Quarter said Section 7; Thence N89°14'52"E 70.71 feet along said north line to the point of beginning. Containing ±11.13 acres, (±484,854 sq. ft.) including the area between the thread of Wilson Creek and the easterly meander line of Wilson Creek, and is also subject to any and all other easements, reservations, restrictions and conveyances 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-E7 of the Wisconsin Administrative Code and the land subdivision ordinance of Dunn County and the Town of Menomonie in surveying and mapping the same.

Ronald D. Jasperson  
Ronald D. Jasperson, PLS #2564

9.11.2018  
Date



**DUNN COUNTY APPROVALS**

Approved by the Dunn County Zoning Office this 17<sup>th</sup> day of Sept., 2018

[Signature]  
Dunn County Zoning Administrator

Approved by the Dunn County Surveyor this 17<sup>th</sup> day of September, 2018  
Thomas P. Calm  
Dunn County Surveyor

**TOWN BOARD APPROVAL**

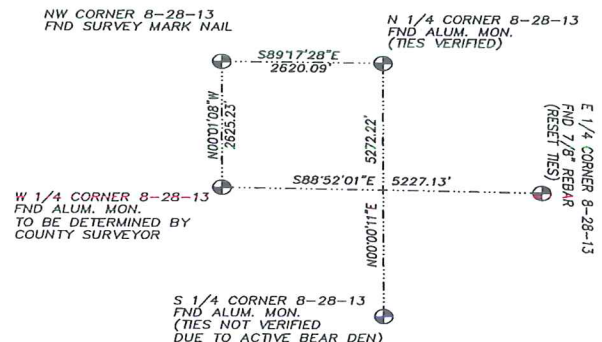
Approved by the Town of Menomonie this 11 day of Sept., 2018

Frank Bammett  
Frank Bammett (Chairman)

Leslie Hulbert  
Leslie Hulbert (Clerk)

Nancy Ponto  
Nancy Ponto (Treasurer)

**SECTION 8, T28N, R13W**



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