647079

DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN

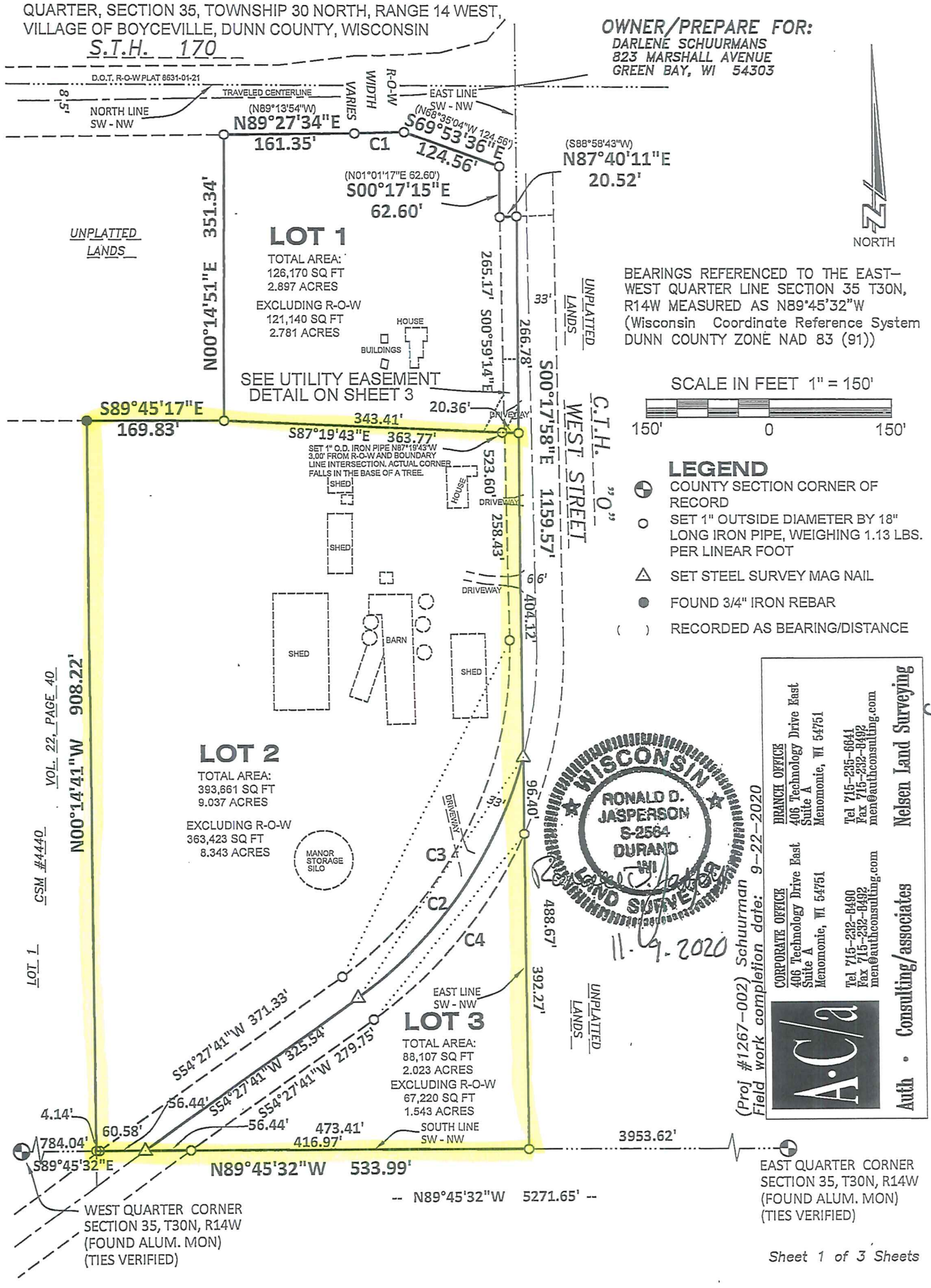
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11/10/2020 11:05 AM
CERTIFIED SURVEY MAP NO. 4674
VOLUME 23 PAGE 114

REC FEE: 30.00
PAGES: 3

CERTIFIED SURVEY MAP NO. 4674
VOLUME 23 PAGE 114

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 35, TOWNSHIP 30 NORTH, RANGE 14 WEST, VILLAGE OF BOYCEVILLE, DUNN COUNTY, WISCONSIN

OWNER/PREPARE FOR:
DARLENE SCHUURMANS
823 MARSHALL AVENUE
GREEN BAY, WI 54303



BEARINGS REFERENCED TO THE EAST–WEST QUARTER LINE SECTION 35 T30N, R14W MEASURED AS N89°45'32"W (Wisconsin Coordinate Reference System DUNN COUNTY ZONE NAD 83 (91))

SCALE IN FEET 1" = 150'

150' 0 150'

LEGEND

- COUNTY SECTION CORNER OF RECORD
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
- SET STEEL SURVEY MAG NAIL
- FOUND 3/4" IRON REBAR
- ( ) RECORDED AS BEARING/DISTANCE

WISCONSIN
RONALD D. JASPERSON
S-2564
DURAND
WI
LAND SURVEYOR

11-9-2020

BRANCH OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-235-6641
Fax 715-232-8492
men@authconsulting.com

CORPORATE OFFICE
406 Technology Drive East
Suite A
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Tel 715-232-8490
Fax 715-232-8492
men@authconsulting.com

A·C/a
Auth • Consulting/associates
Nelsen Land Surveying

(Proj #1267–002) Schuurman
Field work completion date: 9–22–2020

WEST QUARTER CORNER
SECTION 35, T30N, R14W
(FOUND ALUM. MON)
(TIES VERIFIED)

EAST QUARTER CORNER
SECTION 35, T30N, R14W
(FOUND ALUM. MON)
(TIES VERIFIED)

Page 114A

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VOLUME 23 PAGE 114

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 35, TOWNSHIP 30 NORTH, RANGE 14 WEST, VILLAGE OF BOYCEVILLE, DUNN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Ronald D. Jasperson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Darlene Schuurmans, I have surveyed, divided and mapped part of the Southwest Quarter of the Northwest Quarter, Section 35, T30N, R14W, Village of Boyceville, Dunn County, Wisconsin, more particularly described as follows:
Commencing at the West Quarter corner said Section 35;
Thence S89°45'32"E 784.04 feet along the east-west quarter line said Section 35 to the east line of Lot 1, Certified Survey Map Number 4440, Volume 22, Page 40 and the point of beginning;
Thence N00°14'41"W 908.22 feet along the east line said Lot 1 to the northeast corner thereof;
Thence S89°45'17"E 169.83 feet;
Thence N00°14'51"E 351.34 feet to the south right of way line of State Trunk Highway 170;
Thence N89°27'34"E 161.35 feet along said south right of way line to the arc of a 1954.86 foot radius curve, concave to the north;
Thence continuing along said south right of way line, 61.35 feet along the arc of said curve, the chord of which bears N88°33'38"E 61.35 feet;
Thence S69°53'36"E 124.56 feet along the said south right of way line to the west right of way line of County Trunk Highway O;
Thence S00°17'15"E 62.60 feet along the west right of way line said County Trunk Highway O;
Thence N87°40'11"E 20.52 feet to the east line of the Southwest Quarter of the Northwest Quarter said Section 35;
Thence S00°17'58"E 1159.57 feet along the east line said Southwest Quarter of the Northwest Quarter to the southeast corner thereof;
Thence N89°45'32"W 533.99 feet along the south line said Southwest Quarter of the Northwest Quarter to the point of beginning.

SUBJECT TO AND TOGETHER WITH: a Sewer and Water Utility Easement located in part of the Southwest Quarter of the Northwest Quarter, Section 35, Township 30 North, Range 14 West, Village of Boyceville, Dunn County, Wisconsin, more particularly described as follows: Commencing at the West Quarter corner said Section 35; Thence S89°45'32"E 1318.03 feet along the East-West Quarter line said Section 35 to the southeast corner said Southwest Quarter of the Northwest Quarter; Thence N00°17'59"W 925.55 feet along the east line said Southwest Quarter of the Northwest Quarter to the point of beginning; Thence S28°15'20"W 36.26 feet to the common lot line between Lots 1 and 2; Thence N87°19'43"W 25.78 feet along the common lot line between Lots 1 and 2; Thence N28°15'20"E 52.67 feet to the west right of way line of West Street; Thence N00°59'14"W 43.08 feet along the west right of way line of West Street; Thence N89°42'02"E 18.42 feet to the east line of said Southwest Quarter of the Northwest Quarter; Thence S00°17'50"E 58.83 feet along the east line said Southwest Quarter of the Northwest Quarter to the point of beginning.

Containing 13.956 Acres (607,938 Sq. Ft.). Subject to the right of way of County Trunk Highway O and all easements, restrictions and covenants 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 the Village of Boyceville in surveying and mapping the same.

Page 114 B

Ronald D. Jasperson 11-9-2020
Ronald D. Jasperson PLS #2564 Date

WISCONSIN
RONALD D. JASPERSON
S-2564
DURAND
WI
LAND SURVEYOR

CURVE DATA

C1	C2	C3	C4
R= 1954.86'	R= 535.00'	R= 502.00'	R= 568.00'
△=01°47'54"	△=39°31'32"	△=55°26'55"	△=30°06'02"
A= 61.35'	A= 369.07'	A= 485.82'	A= 298.40'
CB= N88°33'38"E	CB= S34°41'55"W	CB= S26°44'14"W	CB= S39°24'40"W
CL= 61.35'	CL= 361.80'	CL= 467.08'	CL= 294.98'
TAN. IN= N87°39'41"E	TAN. IN= S14°56'09"W	TAN. IN= S00°59'14"W	TAN. IN= S24°21'39"W
TAN. OUT= N89°27'35"E	TAN. OUT= S54°27'41"W	TAN. OUT= S54°27'41"W	TAN. OUT= S54°27'41"W

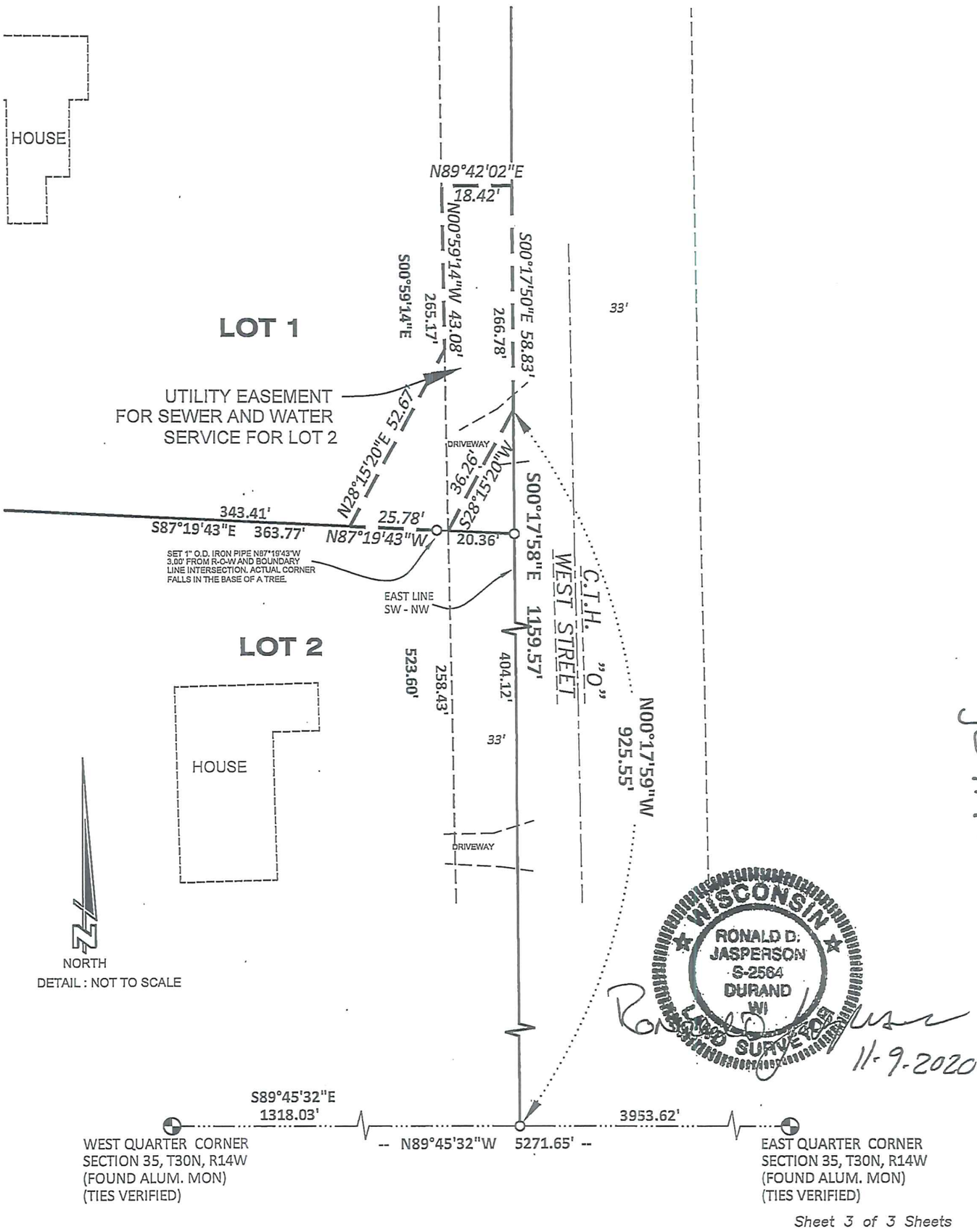
VILLAGE BOARD APPROVAL
Approved by the Village of Boyceville this 9th day of November, 2020

Gilbert Krueger (President)

DUNN COUNTY REGISTER OF DEEDS DOCUMENT NUMBER: 647079 PAGE: 2

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11-9-2020

Page 114C