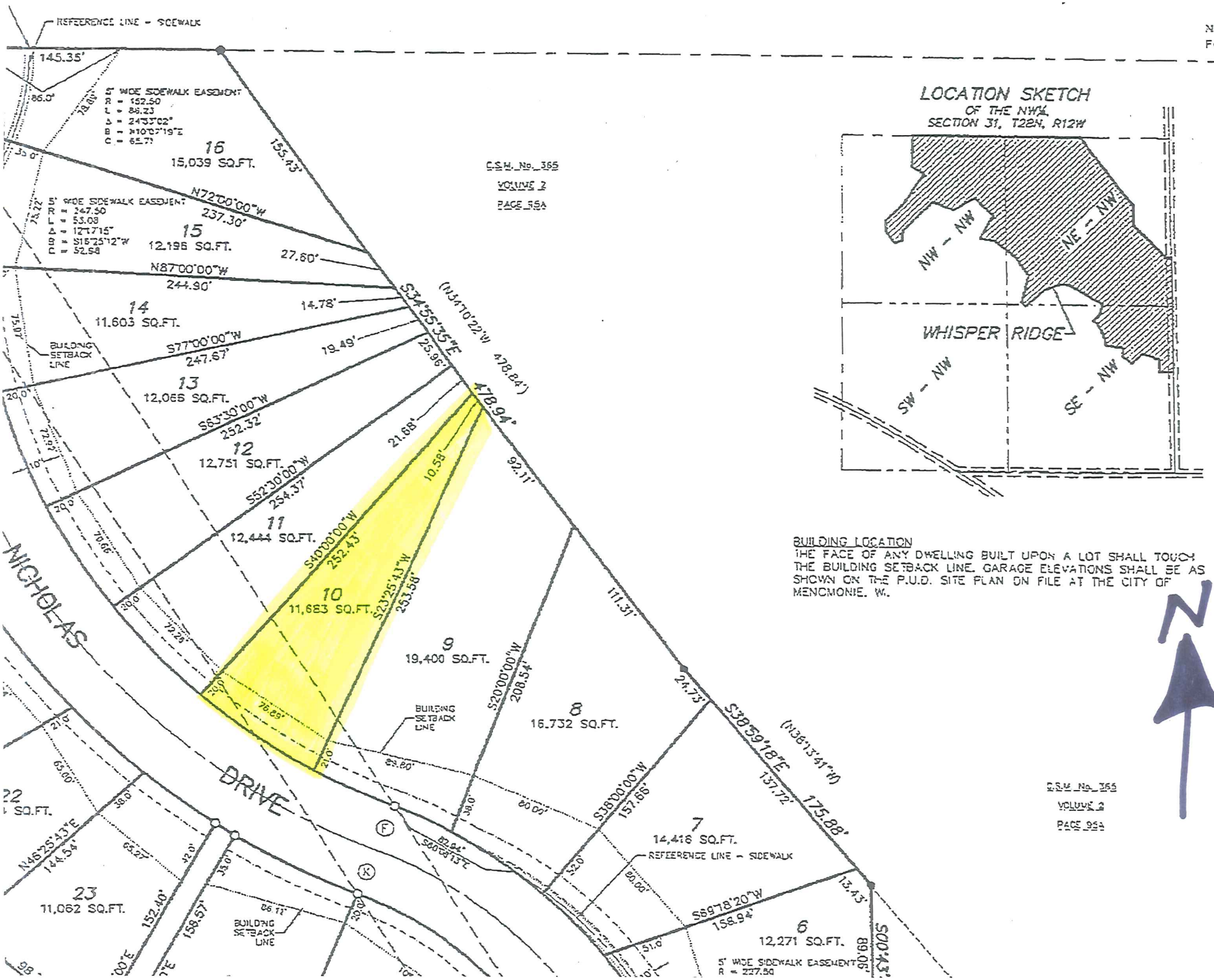
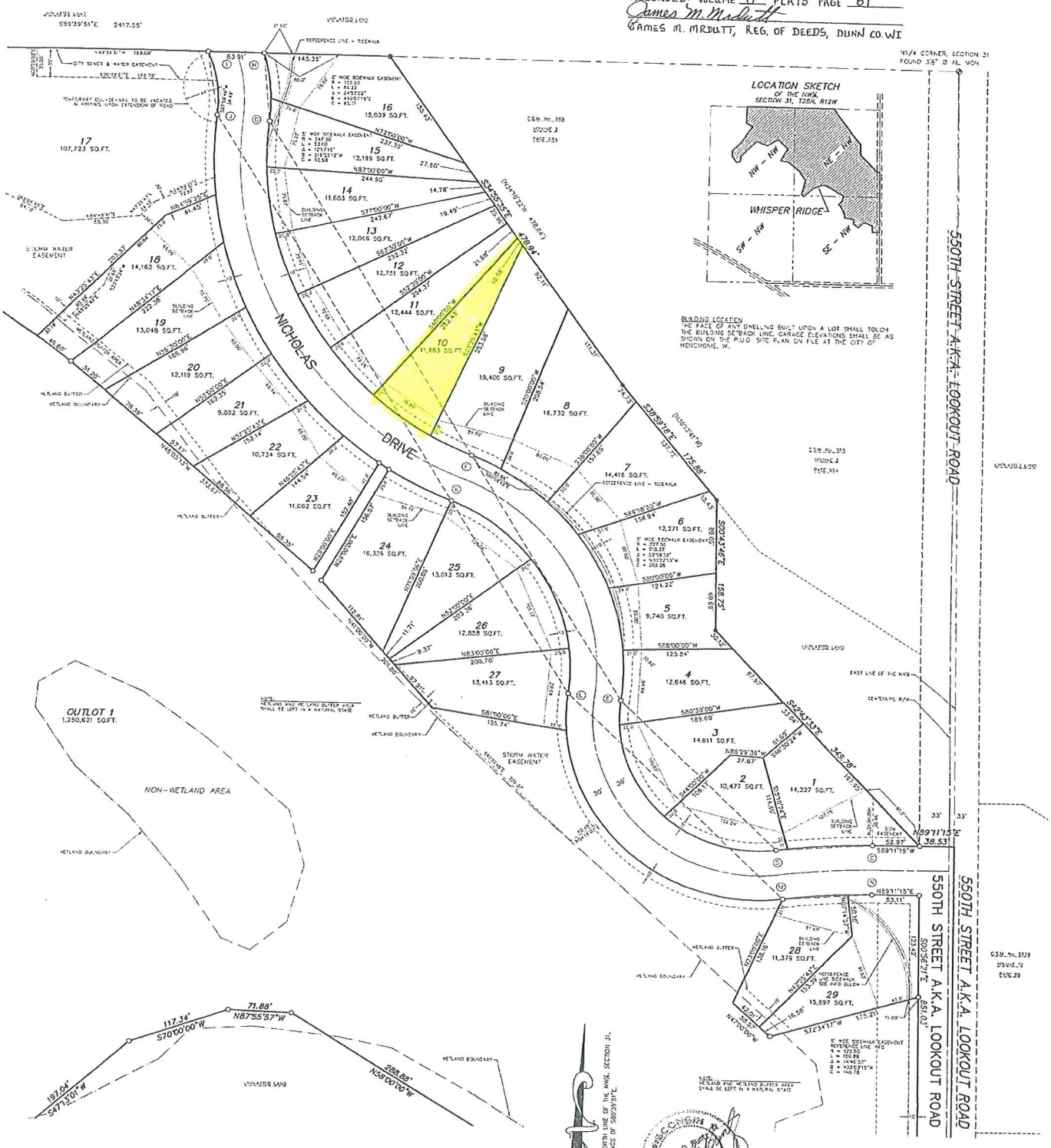

REFERENCE LINE - SIDEWALK
145.35'
86.0'
5' WIDE SIDEWALK EASEMENT
R = 152.50
L = 86.23
Δ = 24°33'02"
B = N10°07'19"E
C = 85.71
16
15,039 SQ.FT.
155.43'
N72°00'00"W
237.30'
5' WIDE SIDEWALK EASEMENT
R = 247.50
L = 53.08
Δ = 12°17'15"
B = S15°25'12"W
C = 52.98
15
12,196 SQ.FT.
27.60'
N87°00'00"W
244.90'
14
11,603 SQ.FT.
14.78'
S34°55'35"E
(N34°10'22"W 478.84')
478.94'
19.49'
25.96'
S77°00'00"W
247.67'
BUILDING SETBACK LINE
13
12,066 SQ.FT.
S63°30'00"W
252.32'
21.68'
12
12,751 SQ.FT.
S52°30'00"W
254.37'
10.58'
92.11'
11
12,444 SQ.FT.
S40°00'00"W
252.43'
10
11,683 SQ.FT.
S20°25'43"W
251.58'
111.31'
9
19,400 SQ.FT.
S20°00'00"W
208.54'
8
16,732 SQ.FT.
24.73'
S38°59'18"E
(N36°13'41"W)
137.72'
175.88'
S38°00'00"W
157.66'
7
14,416 SQ.FT.
REFERENCE LINE - SIDEWALK
S69°18'20"W
158.94'
13.43'
S00°43'
6
12,271 SQ.FT.
5' WIDE SIDEWALK EASEMENT
R = 227.50
NICHOLAS
DRIVE
N46°25'43"E
144.54'
23
11,062 SQ.FT.
152.40'
158.57'
BUILDING SETBACK LINE
C.S.M. No. 365
VOLUME 2
PAGE 55A
LOCATION SKETCH
OF THE NW¼
SECTION 31, T22N, R12W
NW - NW
NE - NW
WHISPER RIDGE
SW - NW
SE - NW
BUILDING LOCATION
THE FACE OF ANY DWELLING BUILT UPON A LOT SHALL TOUCH THE BUILDING SETBACK LINE. GARAGE ELEVATIONS SHALL BE AS SHOWN ON THE P.U.D. SITE PLAN ON FILE AT THE CITY OF MENOMONIE, W.
N
C.S.M. No. 365
VOLUME 2
PAGE 55A

DOCUMENT NUMBER 539400
REC'D DECEMBER 4, 2006 AT 10:55 AM
RECORDED: VOLUME 8 PLATS PAGE 81
James M. Mrdutt
JAMES M. MRDUTT, REG. OF DEEDS, DUNN CO. WI



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified November 13th, 2006
Rene M. Powers
Department of Administration

LEGEND
- FND. 1-1/2" IRON PIPE
- FND. 1" O.D. IRON PIPE
- SET 1-1/4" x 18" REBAR WEIGHING 4.30 LBS./LIN.FT.
- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS.
- ( ) RECORDED AS
- UTILITY EASEMENTS, WIDTH AS SHOWN UNLESS NOTED OTHERWISE

BEARINGS REFERENCED TO THE NORTH LINE OF THE NW¼, SECTION 31, ASSUMED BEARINGS OF S89°39'51"E.

SCALE: 1" = 60'

LAST REVISED ON OCTOBER 30, 2006
PREPARED BY TEC DESIGN, INC.
CADD No. 0540PLAT

Duane R. Burtz
S-2205
Eau Claire WI
LAND SURVEYOR
11/13/2006

WHISPER RIDGE

IN THE NW¼ OF THE NW¼, IN THE NE¼ OF THE NW¼ AND IN THE SE¼ OF THE NW¼, SECTION 31, T28N, R12W, CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN

SHEET 1 OF 4