



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



APPROVED  
YES ☒ NO ☐

DUNN COUNTY, WI  
REGISTER OF DEEDS  
JAMES M. MRDUTT

RECORDED ON  
10/17/2008 09:10AM  
CERTIFIED SURVEY MAP NO. 3714  
VOLUME 17 PAGE 164

REC FEE: 13.00  
PAGES: 2

Survey Plat showing Lots 2 through 6, bearings, distances, and area calculations. The plat includes a circular seal for Stephen J. Kochaver, Wisconsin Land Surveyor S-2257, and a note regarding the conveyance of the remaining lands in the 40-foot strip.

**LOT 2**  
C.S.M. 2838

**LOT 3**  
2838

**LOT 4**  
58,201 SQ.FT.  
(1.34 ACRES)

**LOT 5**  
50,871 SQ.FT.  
(1.17 ACRES)

**LOT 6**  
58,180 SQ.FT.  
(1.34 ACRES)

**597TH ST.**  
UNPLATTED LANDS

**597TH ST (OUTLOT 1 C.S.M. 2837)**  
UNPLATTED LANDS

**NOTE:** THE REMAINING LANDS IN THIS "40" MAY NOT BE CONVEYED AS A SEPARATE PARCEL. THE DUNN COUNTY ZONING ORDINANCE WOULD REQUIRE A CERTIFIED SURVEY. CONTACT THE DUNN COUNTY ZONING OFFICE FOR SPECIFIC DETAILS.

NOTE: THE REMAINING LANDS IN THIS "40" MAY NOT BE CONVEYED AS A SEPARATE PARCEL. THE DUNN COUNTY ZONING ORDINANCE WOULD REQUIRE A CERTIFIED SURVEY. CONTACT THE DUNN COUNTY ZONING OFFICE FOR SPECIFIC DETAILS.

BASIS OF BEARINGS IS NAD 83 ('91 ADJUSTMENT)  
AS RELATED TO THE DUNN COUNTY GRID PROJECTION SYSTEM:  
THE NORTH LINE OF THE N.W. 1/4 BEARS S89°41'05"W



SHEET 1 OF 2  
JOB # 8577

**PREPARED FOR: \OWNER**  
ARNOLD HENDERSON  
E 6021 708TH AVE  
MENOMONIE, WI 54751

### LEGEND

- SET 3/4" x 18" IRON REBAR  
(WEIGHS 1.502 LBS./FT.)  
⊕ FOUND PUBLIC LAND SURVEY CORNER  
(AS NOTED)  
● FOUND 3/4" IRON REBAR

**PREPARED BY:**

KOCHAVER LAND SURVEYING  
E5824 490TH AVE.  
MENOMONIE, WI 54751  
(715) 232 8249

Page 164A

558131

DUNN COUNTY, WI  
REGISTER OF DEEDS  
JAMES M. MRDUTT

RECORDED ON  
10/17/2008 09:10AM  
CERTIFIED SURVEY MAP NO. 3714  
VOLUME 17 PAGE 164

REC FEE: 13.00  
PAGES: 2

## CERTIFIED SURVEY MAP

BEING A PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF  
SECTION 8, T.28N., R.12W., TOWN OF RED CEDAR,  
DUNN COUNTY, WISCONSIN:  
CONTAINS 167,252 SQUARE FEET (3.84 ACRES) OVERALL

## DESCRIPTION

BEING A PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF  
SECTION 8, T.28N., R.12W., TOWN OF RED CEDAR,  
DUNN COUNTY, WISCONSIN:

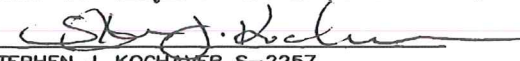
MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8;  
THENCE S89°41'05"W, ALONG THE NORTH LINE OF SAID N.W. 1/4, 785.63';  
THENCE S00°18'55"E 797.70' TO THE NORTH EAST CORNER OF LOT 3, CERTIFIED SURVEY MAP  
NUMBER 2838, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE S61°34'50"E 110.37';  
THENCE S36°20'58"E 584.46' TO A POINT ON THE SOUTH LINE OF SAID N.E. 1/4 OF THE N.W. 1/4;  
THENCE S89°50'55"W, ALONG SAID LINE, 400.00';  
THENCE N38°29'11"W 220.91';  
THENCE N40°58'13"W 108.39';  
THENCE N31°28'48"E, ALONG THE EASTERLY LINE OF LOT 3, CERTIFIED SURVEY MAP NUMBER 2838,  
AND AN EXTENSION THEREOF, 316.08' TO THE POINT OF BEGINNING OF THIS DESCRIPTION:  
SAID PARCEL CONTAINS 167,252 SQUARE FEET (3.84 ACRES), AND IS SUBJECT TO ANY AND ALL  
EASEMENTS, RIGHTS OF WAY, AND/OR CONVEYANCES OF RECORD.

## SURVEYOR'S CERTIFICATE

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

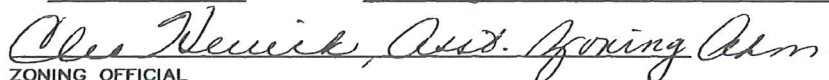
DATED THIS 29<sup>th</sup> DAY OF September, 2008

  
STEPHEN J. KOCHAVER S-2257  
KOCHAVER LAND SURVEYING



APPROVED BY THE DUNN COUNTY ZONING OFFICE

THIS 15th DAY OF October, 2008

  
ZONING OFFICIAL

SHEET 2 OF 2

Page 164B