

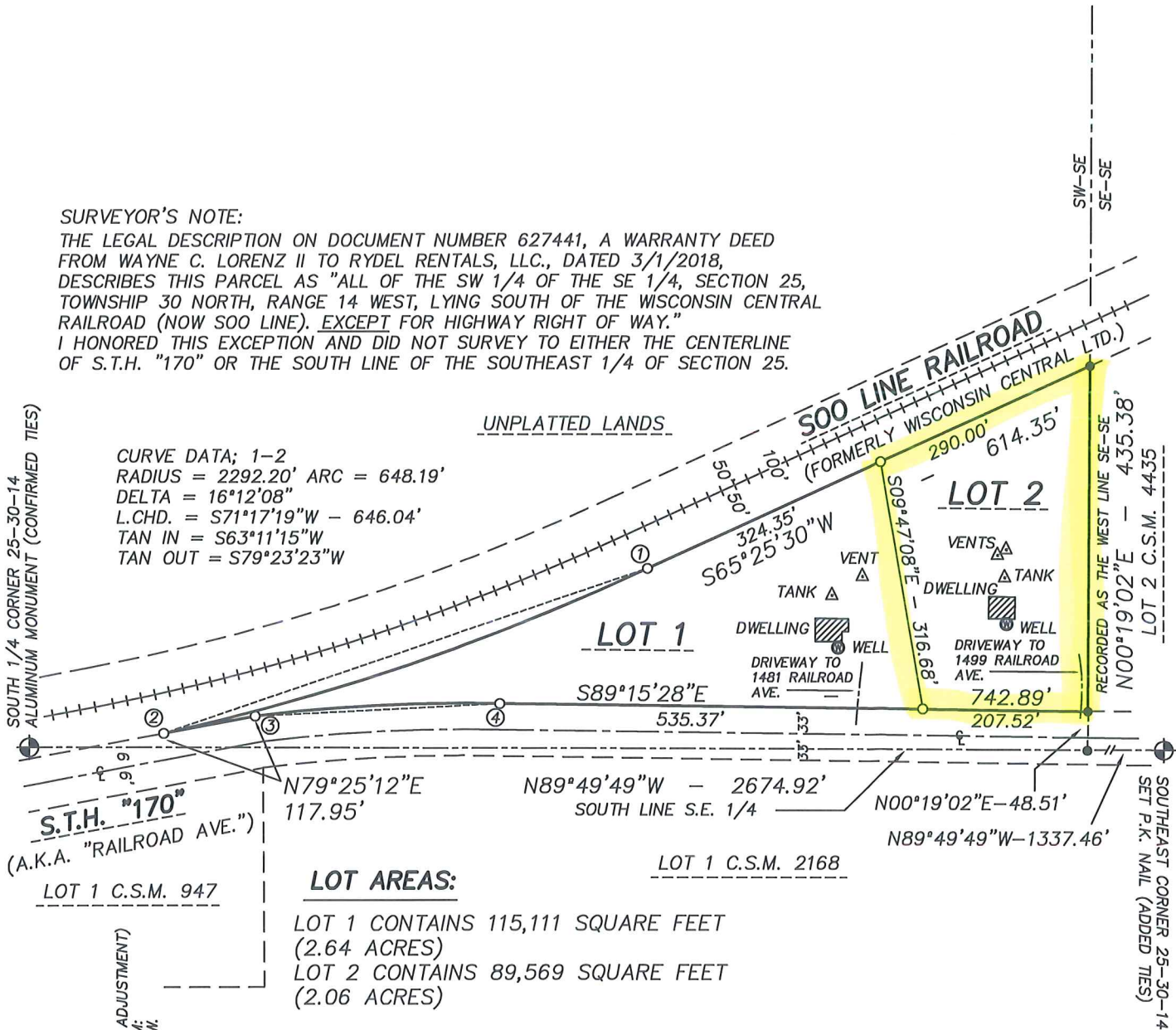
PRELIMINARY CERTIFIED SURVEY MAP

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 14 WEST, VILLAGE
OF BOYCEVILLE, DUNN COUNTY, WISCONSIN.

(LANDS PREVIOUSLY DESCRIBED ON DOCUMENT NUMBER 627441.)

SURVEYOR'S NOTE:

THE LEGAL DESCRIPTION ON DOCUMENT NUMBER 627441, A WARRANTY DEED
FROM WAYNE C. LORENZ II TO RYDEL RENTALS, LLC., DATED 3/1/2018,
DESCRIBES THIS PARCEL AS "ALL OF THE SW 1/4 OF THE SE 1/4, SECTION 25,
TOWNSHIP 30 NORTH, RANGE 14 WEST, LYING SOUTH OF THE WISCONSIN CENTRAL
RAILROAD (NOW SOO LINE). EXCEPT FOR HIGHWAY RIGHT OF WAY."
I HONORED THIS EXCEPTION AND DID NOT SURVEY TO EITHER THE CENTERLINE
OF S.T.H. "170" OR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25.



SOUTH 1/4 CORNER 25-30-14
ALUMINUM MONUMENT (CONFIRMED TIES)

S.T.H. "170"
(A.K.A. "RAILROAD AVE.")

NORTH
NGS IS NORTH AMERICAN DATUM 1983 (1991 ADJUSTMENT)
THE DUNN COUNTY GRID PROJECTION SYSTEM:
OF THE SOUTHEAST 1/4 BEARS N89°49'49"W.

PREPARED FOR: \OWNER

RYDEL RENTALS LLC
N11175 280TH ST.

PRELIMINARY CERTIFIED SURVEY MAP

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 14 WEST, VILLAGE
OF BOYCEVILLE, DUNN COUNTY, WISCONSIN.

DESCRIPTION

I, STEPHEN J. KOCHAUVER, 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 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 NORTH,
RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, LOCATED IN, AND FORMING A PART
OF, THE VILLAGE OF BOYCEVILLE, DUNN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;
THENCE N89°49'49"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1337.46 FEET
TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 4435,
ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE N00°19'02"E, ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 4435,
ALSO BEING THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 48.51 FEET
TO A FOUND IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "170", (ALSO
KNOWN AS RAILROAD AVENUE), AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION:
THENCE, CONTINUING ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 4435,
ALSO BEING THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, N00°19'02"E
435.38 FEET TO A FOUND IRON PIPE AT THE SOUTHERLY RIGHT OF WAY LINE
OF THE SOO LINE RAILROAD;

THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S65°25'30"W 614.35 FEET;
THENCE, CONTINUING SOUTHWESTERLY, ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT,
SAID CURVE HAVING A RADIUS OF 2292.20 FEET, A DELTA ANGLE OF 16°12'08" AND WHOSE
LONG CHORD BEARS S71°17'19"W FOR A DISTANCE OF 646.04 FEET TO A POINT ON THE
NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY "170" (ALSO KNOWN AS RAILROAD AVENUE);
THENCE N79°25'12"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 117.95 FEET;
THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT,
SAID CURVE HAVING A RADIUS OF 2075.72 FEET, A DELTA ANGLE OF 08°33'34" AND WHOSE
LONG CHORD BEARS N87°09'38"E FOR A DISTANCE OF 309.80 FEET;
THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, S89°15'28"E 742.89 FEET TO
THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINS 204,680 SQUARE FEET (4.70 ACRES) AND IS SUBJECT TO ANY, AND ALL,
EASEMENTS, RIGHTS OF WAY, AND/OR CONVEYANCES OF RECORD.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. KOCHAUVER, 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 VILLAGE OF BOYCEVILLE SUBDIVISION ORDINANCE,
AND UNDER THE DIRECTION OF ERIC RYDEL,
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 _____ DAY OF _____, 2020

STEPHEN J. KOCHAUVER S-2257
KOCHAUVER LAND SURVEYING

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE OF BOYCEVILLE

THIS _____ DAY OF _____, 2020