



APPROVED
YES ☒ NO ☐

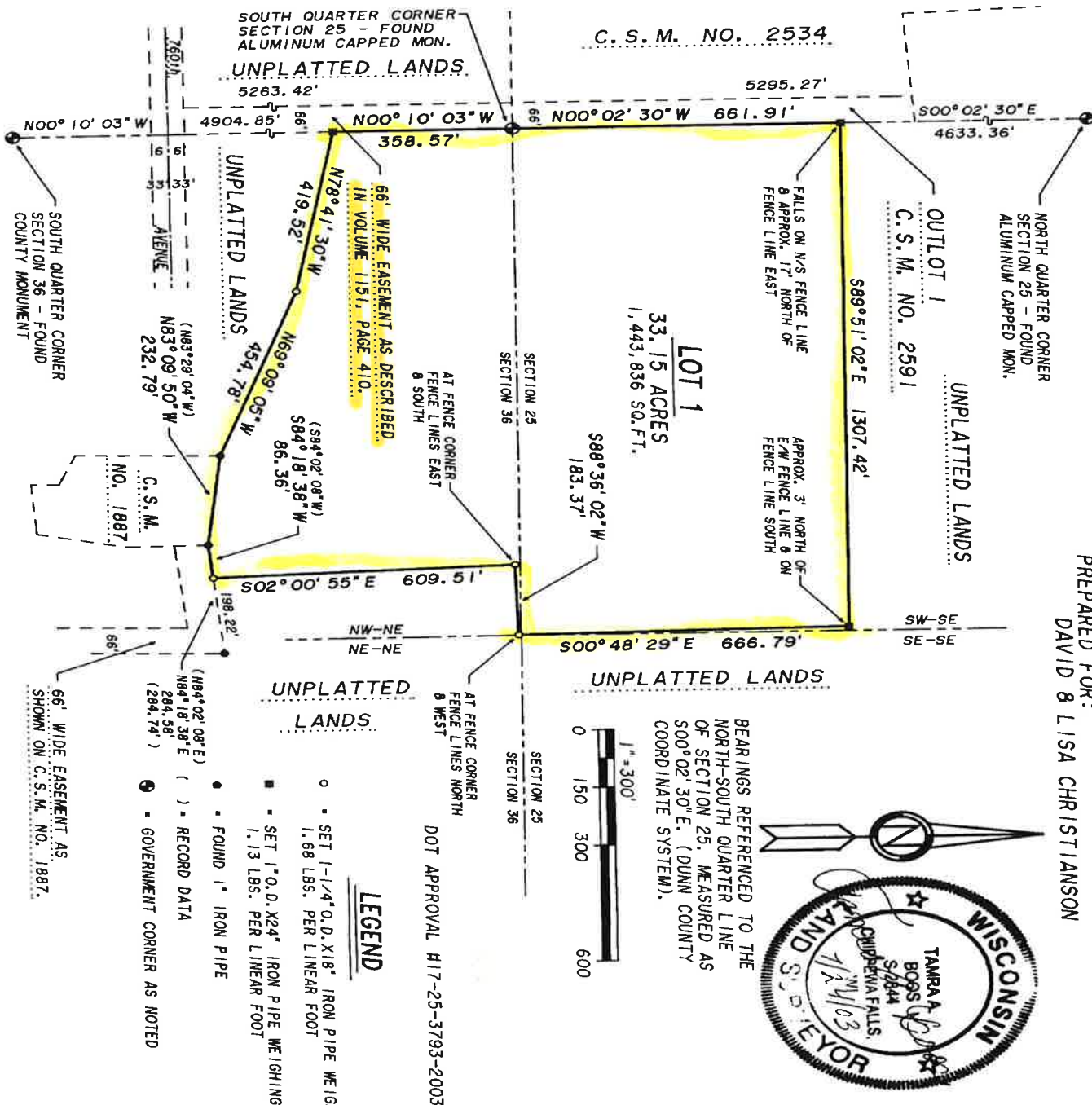
DUNN CO. SURVEYOR
DUNN CO. REAL PROPERTY
DATE 8-08-03

REC'D September 16, 2003 at 1:25 P.M.
RECORDED: VOL. 12 SURVEY MAPS PAGE 178
James M. Mrdutt
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI

503573

CERTIFIED SURVEY MAP NO. 2828
VOLUME 12 PAGE 178

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 25 AND IN THE NW 1/4 OF THE NE 1/4 OF SECTION 36, ALL IN T.29N., R.13W., TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN



PREPARED FOR:
DAVID & LISA CHRISTIANSON

CERTIFIED SURVEY MAP NO. 2828
VOLUME 12 PAGE 178

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 25 AND IN THE NW 1/4 OF THE NE 1/4
OF SECTION 36, ALL IN T.29N., R.13W., TOWN OF SHERMAN,
DUNN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Tamra A. Boos, Registered Wisconsin 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 and in the Northwest 1/4 of the Northeast 1/4 of Section 36, all in Township 29 North, Range 13 West of the 4th Principal Meridian, located in and forming a part of the Town of Sherman, Dunn County, Wisconsin, more particularly described as follows:

Beginning at the South Quarter Corner of said Section 25;
thence, North 00°02'30" West, along the north/south quarter line of said Section 25, 661.91 feet;
thence, South 89°51'02" East, 1307.42 feet;
thence, South 00°48'29" East, 666.79 feet;
thence, South 88°36'02" West, 183.37 feet;
thence, South 02°00'55" East, 609.51 feet to the north line of a 66' wide easement as shown on

Certified Survey Map Number 1887;
thence, South 84°18'38" West, along the north line of said easement, 86.36 feet to the northeast corner of Certified Survey Map Number 1887;
thence, North 83°09'50" West, along the north line of said Certified Survey Map, 232.79 feet to the northwest corner of said Certified Survey Map;
thence, North 69°09'05" West, 454.78 feet;
thence, North 78°41'30" West, 419.52 feet to the north/south quarter line of said Section 36;
thence, North 00°10'03" West, along said quarter line, 358.57 feet to the point of beginning.
Containing 1,443,836 square feet or 33.15 acres.

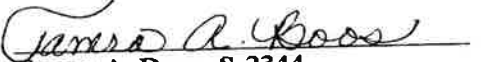
TOGETHER WITH a 66' wide easement as described in Volume 1151, Page 410.

Subject to any easements, reservations, restrictions and conveyances of record.

That I have made such survey, land division and map by the direction of David and Lisa Christianson.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division of that land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the provisions of the Dunn County Subdivision Ordinance.


Tamra A. Boos, S-2344
July 24, 2003
NELSEN LAND SURVEYING, INC.



SURVEYOR'S REPORT

The recording of this Certified Survey Map creates remainder parcels in the Southwest 1/4 of the Southeast 1/4 of Section 25 and in the Northwest 1/4 of the Northeast 1/4 of Section 36 which are less than 20 acres. These remainder parcels are currently contiguously owned with adjoining lands that exceed 20 acres in total. Dunn County hereby waives additional Certified Survey Map requirements as of this date by virtue of approval of this map.

Approved by the Dunn County Zoning Office this 29th day of July, 2003.



DUNN COUNTY REGISTER OF DEEDS DOCUMENT NUMBER: 598257 PAGE: 1

EXHIBIT "A"
LEGAL DESCRIPTION

Lot One (1) of Certified Survey Map No. 2828, as recorded in Volume 12 of Certified Survey Maps, Page 178, being located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Section Twenty-five (25), and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), Section Thirty-six (36), all in Township Twenty-nine (29) North, Range Thirteen (13) West, Town of Sherman, Dunn County, Wisconsin; **TOGETHER** with a 66 foot wide non-exclusive easement for ingress and egress across the existing roadway located on the South 1260 feet of Outlot One (1) of Certified Survey Map No. 2591 subject to the duty to share the cost of snow removal from and maintenance of said roadway with other landowners holding such easement.

APPROVED
YES ☒ ☒ **NO** ☐ ☐

PAGE 37A

CERTIFIED SURVEY MAP NO. 1887
VOLUME 8 PAGE 37

LOCATED IN THE NW 1/4 OF THE NE 1/4 (AND AN EASEMENT LOCATED IN THE NE 1/4 OF THE NE 1/4) ALL IN SECTION 36, T.29N., R.13W., TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD	CH. BEARING	TANGENT BEARINGS
1-2	4227.28'	94.77'	1° 17' 04"	94.76'	S45° 04' 04" W	AT 1 = S44° 25' 32" W AT 2 = S45° 42' 36" W

DESCRIPTION

A parcel of land located in the NW 1/4 of the NE 1/4 (and an easement located in the NE 1/4 of the NE 1/4) all in Section 36, T29N, R13W, Town of Sherman, Dunn County, Wisconsin, more fully described as follows:

Commencing at the East Quarter Corner of said Section 36;
Thence S89°48'44"W, along the south line of said NE 1/4, 1334.23';
Thence N00°55'39"E, 2025.58';
Thence S84°02'08"W, 284.74' to the POINT OF BEGINNING;
Thence S01°03'21"E, 162.92';
Thence S11°36'50"W, 180.05';
Thence S85°01'57"W, 128.81';
Thence N01°03'55"E, 56.49';
Thence N66°43'57"W, 81.74';
Thence N00°51'38"E, 288.09';
Thence S83°29'04"E, 232.79' to the point of beginning.

Contains 1.75 acres subject to a 66' wide access easement as shown, also subject to any and all additional easements, right-of-ways or conveyances of record.

SURVEYOR'S CERTIFICATE

I, Tamra A. Boos, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the provisions of the Dunn County Subdivision Ordinance and under the direction of Dave Christianson, I have surveyed and mapped the above described parcel of land and that this map is a correct representation thereof.

Dated this 13th day of March, 1998.

Tamra A. Boos

Tamra A. Boos S-2344

NELSEN-WEBER LAND SURVEYING



Approved by the Dunn County Zoning Office this 30th day of March, 1998.

Chris Shingler, Asst. Zoning Adm.

98030A This instrument drafted by Tamra Boos

CERTIFIED SURVEY MAP NO. 1887
VOLUME 8 PAGE 37

LOCATED IN THE NW 1/4 OF THE NE 1/4 (AND AN EASEMENT LOCATED IN THE NE 1/4 OF THE NE 1/4) ALL IN SECTION 36, T.29N., R.13W., TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN

**TOGETHER WITH AND SUBJECT TO A 66' WIDE ACCESS
EASEMENT described as follows:**

A parcel of land located in the NW 1/4 of the NE 1/4 and in the NE 1/4 of the NE 1/4 of Section 36, T29N, R13W, Town of Sherman, Dunn County, Wisconsin, more fully described as follows:

Commencing at the East Quarter Corner of said Section 36;
Thence S89°48'44"W, along the south line of said NE 1/4, 1334.23';
Thence N00°55'39"E, 1760.86' to the northerly right-of-way of S.T.H. "25" and the
POINT OF BEGINNING;
Thence along said north line and the arc of a curve concave northerly, the long
chord bearing S45°04'04"W 94.76' having a radius of 4227.28' and an arc length
of 94.77';
Thence N00°55'39"E, 258.27';
Thence S84°02'08"W, 215.95';
Thence N01°03'21"W, 66.24';
Thence N84°02'08"E, 284.74';
Thence S00°55'39"W, 264.72' to the point of beginning.

Contains 0.78 acres subject to any and all easements, right-of-ways or conveyances
of record.



PAGE 37C

98030A This instrument drafted by Tamra Boos

SHEET 3 OF 3

458296
Document Number

WARRANTY DEED

RECEIVED FOR RECORD

This Deed, made between Brent M. Miller and Jessica Miller, husband and wife, Grantor, and Kenneth W. Wisemiller, an unmarried individual, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration of one dollar and other valuable consideration conveys to Grantee the following described real estate in Dunn County, State of Wisconsin:

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APR 04 2000

AT **3:30** O'CLOCK **P** M
JAMES M. MRDUTT, REGISTER OF DEEDS
DUNN COUNTY

James M. Mrdutt
REGISTER OF DEEDS

Recording Area **pd 10.00 TF 255.00**
Name and Return Address

BAKKE NORMAN, S.C.
P.O. Box 280
Menomonie, WI 54751
Kenneth W. Wisemiller
N 1661 Hwy 25 N
Menomonie, WI 54751

TRANSFER

\$255.00

FEE

Part of 032-1095-09
(Parcel Identification Number)

Lot One (1) of Certified Survey Map No. 1887 as recorded in the Office of the Register of Deeds for Dunn County, Wisconsin, in Volume Eight (8) of Survey Maps on page Thirty-seven (37);

LOCATED IN: The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), Section Thirty-six (36), Township Twenty-nine (29) North, Range Eleven (11) West, TOWN OF SHERMAN, Dunn County, Wisconsin.

TOGETHER WITH a 66' wide access easement over the North One-Half (N ½) of the Northeast Quarter (NE ¼) of said Section Thirty-six (36) as described and designated on said Certified Survey Map No. 1887.

This is homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except highways, easements, utility rights, and reservations of record and will warrant and defend the same.

Dated this 4 day of April, 2000.

*

*

Brent M. Miller
*Brent M. Miller
Jessica Miller
*Jessica Miller

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

signature _____

type or print name _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
TIMOTHY J. SCOTT
BAKKE NORMAN, S.C.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN
DUNN COUNTY

Personally came before me this 4 day of April, 2000, the above named Brent M. Miller and Jessica Miller to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Travis Leisner
signature _____
type or print name Travis Leisner

Notary Public Dunn County, WI.

My commission is permanent. (If not, state expiration date: 4-6-00.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

