

Stock No. 26273

DUNN CO. SURVEYOR
DUNN CO. REAL PROPERTY
DATE 7/10/04

APPROVED
YES ☒ NO ☐

513854

CERTIFIED SURVEY MAP NO. 2980

VOLUME 13 PAGE 140

BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, T.29N., R.13W.
TOWN OF SHERMAN, DUNN COUNTY WISCONSIN;

LOTS 1, 2, 3 & 4 CONTAIN 602,770 SQUARE FEET (13.84 ACRES)
(500,000 SQUARE FEET 13.50 ACRES LESS RIGHT OF WAY)

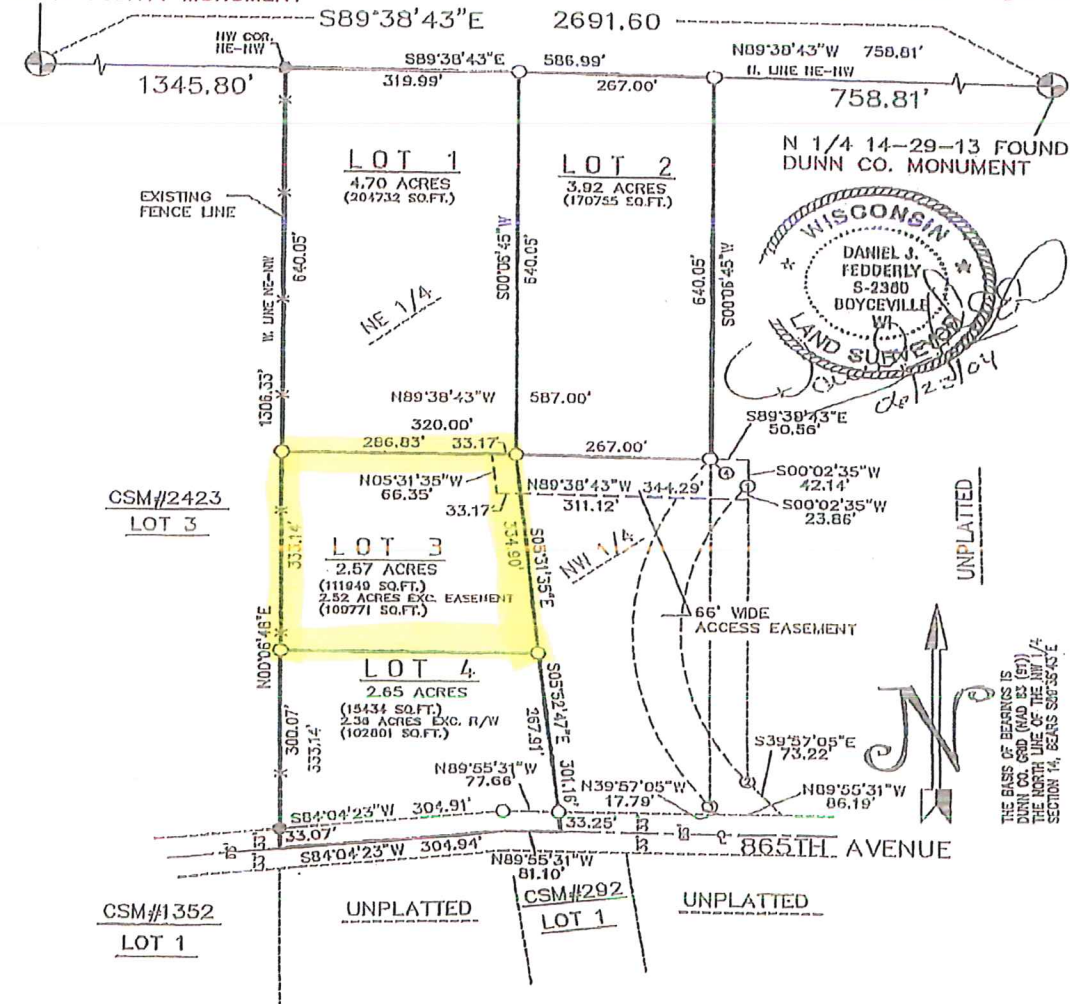
REC'D July 8, 2004 at 10:35 A.M.

RECORDED: VOL. 13 SURVEY MAPS PAGE 140

Heather M. Rubin, Deputy
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI

NW 14-29-13 FOUND
DUNN COUNTY MONUMENT

UNPLATTED



LEGEND

- SET 1.25" O.D. X 24" IRON PIPE
WEIGHING 1.13 LBS./L.F.
- FOUND 1" IRON PIPE
- ⊕ GOVERNMENT CORNER AS NOTED

PREPARED FOR:

RODNEY HILDVIL
E1603 805TH AVE.
BOYCEVILLE, WISCONSIN 54725

PREPARED BY:

DANIEL J. FEDDERLY P.E., R.L.S.
D.J. FEDDERLY
MANAGEMENT CONSULTANT LLC
110307 330TH STREET
BOYCEVILLE, WISCONSIN 54725

SCALE: 1"=200'



PAGE 140A

611361

DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN

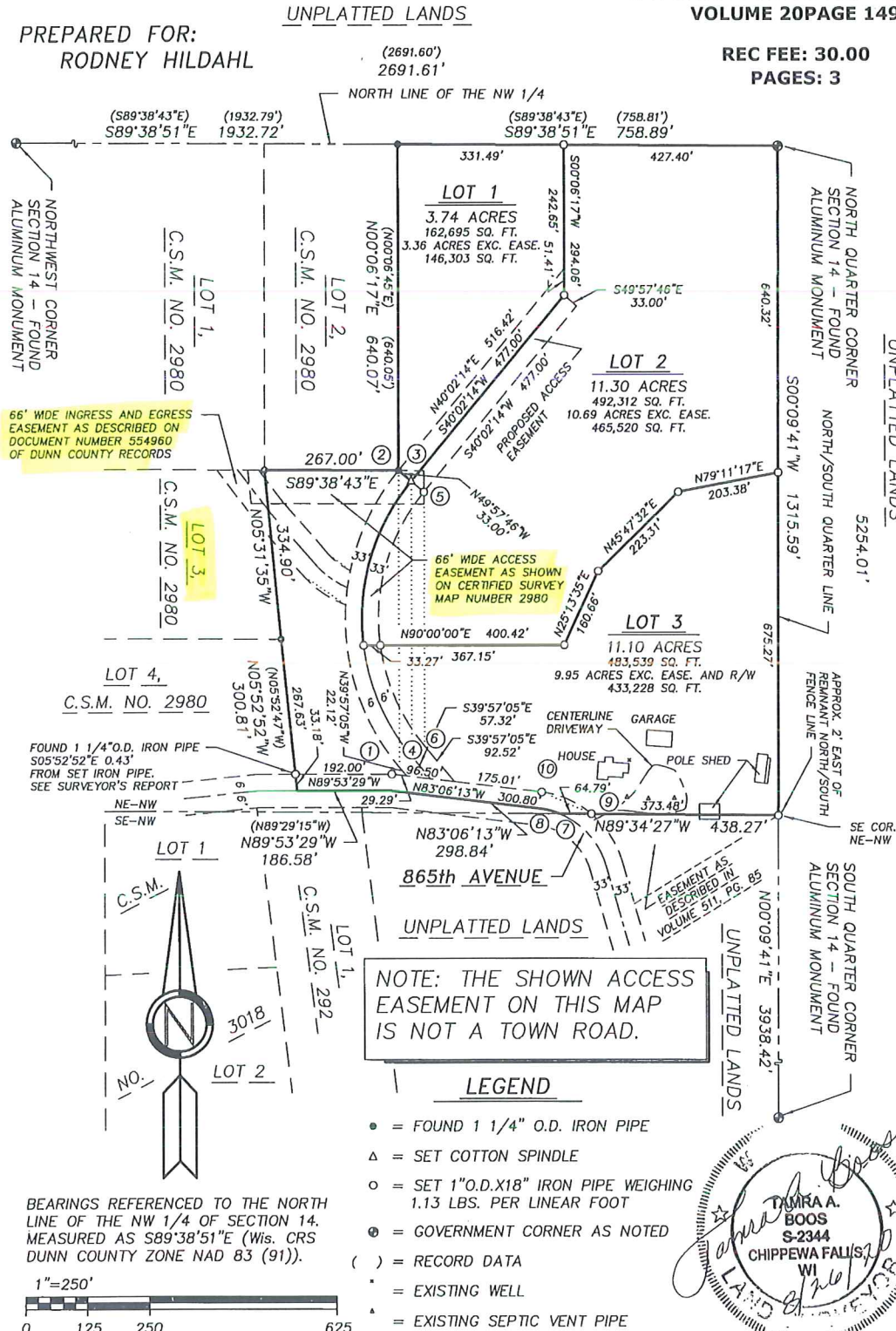
CERTIFIED SURVEY MAP NO. 4209

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 14, T.29N., R.13W.,
TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN

RECORDED ON
10/06/2015 9:10 AM
CERTIFIED SURVEY MAP NO. 4209
VOLUME 20 PAGE 149

PREPARED FOR:
RODNEY HILDAHL

REC FEE: 30.00
PAGES: 3



CERTIFIED SURVEY MAP NO. 4209

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 14, T.29N., R.13W.,
TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	TANGENT BEARINGS
1-2	454.98'	635.18'	79°59'19"	584.84'	N00°02'34.5"E	AT 1= N39°57'05"W
3-4	421.98'	589.11'	79°59'19"	542.42'	S00°02'34.5"W	AT 2= N40°02'14"E
LOT 2	421.98'	346.42'	47°02'13"	336.78'	S16°31'07.5"W	AT 3= S40°02'14"W
LOT 3	421.98'	242.69'	32°57'06"	239.36'	S23°28'32"E	AT 4= S39°57'05"E
5-6	388.98'	543.04'	79°59'19"	500.00'	S00°02'34.5"W	AT 5= S40°02'14"W
LOT 2	388.98'	323.39'	47°38'02"	314.15'	S16°13'13"W	AT 6= S39°57'05"E
LOT 3	388.98'	219.66'	32°21'17"	216.75'	S23°46'26.5"E	AT 7= N68°36'28"W
7-8	158.33'	40.06'	14°29'45"	39.95'	N75°51'20.5"W	AT 8= N83°06'13"W
9-10	191.33'	109.96'	32°55'46"	108.46'	N66°38'20"W	AT 9= N50°10'27"W
						AT 10= N83°06'13"W

SURVEYOR'S REPORT

Certified Survey Map Number 292, recorded in Volume 2, Page 22 of Dunn County Certified Survey Maps was recorded July 17, 1981. This Certified Survey Map shows the location of 865th Avenue as being the northerly boundary of said Certified Survey Map.

Certified Survey Map Number 2980, recorded in Volume 13, Page 140 of Dunn County Certified Survey Maps was recorded July 8, 2004. This Certified Survey Map also shows a location for 865th Avenue, in conflict with Certified Survey Map Number 292, which is the senior Certified Survey Map.

It is this Surveyor's opinion that this portion of the location of 865th Avenue should have been determined by utilizing the location as indicated on said Certified Survey Map Number 292. By not utilizing this location, Certified Survey Map Number 2980 overlaps the north line of said Certified Survey Map Number 292, thereby including a small portion of said Certified Survey Map Number 292.

SURVEYOR'S CERTIFICATE

I, Tamra A. Boos, Professional Wisconsin Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 14, 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 North Quarter Corner of said Section 14;

thence, along the north/south quarter line of said Section 14, South 00°09'41" West, 1315.59 feet to the southeast corner of said Northeast 1/4 of the Northwest 1/4;

thence, along the south line of said Northeast 1/4 of the Northwest 1/4,

North 89°34'27" West, 438.27 feet to the centerline of 865th Avenue;

thence, along said centerline and the arc of a curve concave southwesterly the long chord bearing North 75°51'20.5" West 39.95 feet, having a radius of 158.33 feet and an arc length of 40.06 feet;

thence, along said centerline, North 83°06'13" West, 298.84 feet;

thence, along said centerline, North 89°53'29" West, 186.58 feet to the easterly line of Certified Survey Map Number 2980, recorded in Volume 13, Page 140 of Dunn County Certified Survey Maps;

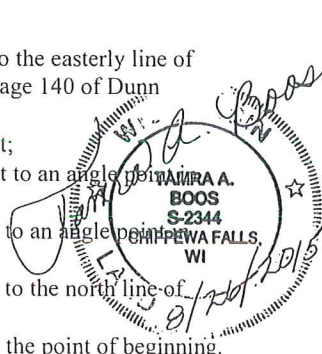
thence, along said easterly line, North 05°52'52" West, 300.81 feet;

thence, along said easterly line, North 05°31'35" West, 334.90 feet to an angle point on said easterly line;

thence, along said easterly line, South 89°38'43" East, 267.00 feet to an angle point on said easterly line;

thence, along said easterly line, North 00°06'17" East, 640.07 feet to the north line of said Northwest 1/4;

thence, along said north line, South 89°38'51" East, 758.89 feet to the point of beginning.



Page 149 B

CERTIFIED SURVEY MAP NO. 4209

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 14, T.29N., R.13W.,
TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN

Containing 1,138,546 square feet or 26.14 acres. Subject to easement for 865th Avenue as shown on map. Also subject to and together with 66 foot wide access easements as shown on said Certified Survey Map Number 2980 recorded in Volume 13, Page 140 of Dunn County Certified Survey Maps. Also subject to a 66 foot wide ingress and egress easement as described on Document Number 554960 of Dunn County Records. Also subject to any and all additional easements, reservations, restrictions and conveyances of record.

That I have made such survey, land division and map by the direction of Rodney Hildahl.

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

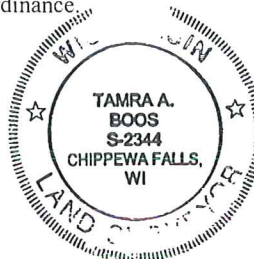
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the provisions of the Dunn County Subdivision Ordinance.

Tamra A. Boos

Tamra A. Boos, S-2344

August 26, 2015

NELSEN LAND SURVEYING



Approved by the Dunn County Planning/Zoning Office this 1st day of September, 2015.

[Signature]
Dunn County Planning/Zoning Official

Approved by the Dunn County Surveyor this 1st day of September, 2015.

Thomas P. Calver
Dunn County Surveyor

Approved by the Town of Sherman this 15TH day of SEPTEMBER, 2015.

[Signature]
Daniel J. Fedderly, Town Chairman

SHEET 3 OF 3

Page 149c

ACCESS EASEMENT AGREEMENT

Document Number

Return Address

Rodney Hildahl
5465 85th Ave
Bayceville, WI 54725

Parcel ID Number: Part of 032-1036-07; Part of 032-1037-03

554962

DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES M. MRDUTT

RECORDED ON
06/03/2008 12:40PM

REC FEE: 15.00
FEE EXEMPT #:

PAGES: 3

Record this document with the Register of Deeds

AGREEMENT, made this 30 day of May, 2008, by and between **Rodney D. Hildahl and Kathleen S. Hildahl, husband and wife ("Hildahl")**, and **Marlin E. Miller and Kelly J. Miller, husband and wife ("Miller")**.

EXPLANATION OF AGREEMENT

Hildahl is the owner of property described on Exhibit A as Parcel 1. Miller is the owner of the property described on Exhibit A as Parcel 2. Miller is also the owner of that portion of Parcel 3 that is included in Parcel 2, and Hildahl is the owner of the remainder of Parcel 3. The parties agree to create an easement over Parcel 3 for the benefit of Parcel 1 and Parcel 3 (the "Easement"). That is the purpose of this agreement.

AGREEMENT

NOW, THEREFORE, IT IS AGREED:

1. EASEMENT: Hildahl grants to Miller an access easement for ingress and egress over the property described as Parcel 3. This easement is intended to benefit the owners of Parcel 1 and Parcel 2 and their guests and invitees. The easement shall be perpetual and shall run with the land.
2. ENTIRE AGREEMENT: This agreement shall constitute the entire agreement between the parties and may not be amended or revoked or changed in any manner without an additional written agreement between the parties being signed. This agreement shall revoke any previous agreements which the parties might have had, including any written document referring to the use of the easement or any of the premises for easement

purposes. Hereafter, any such previous agreements or rights which the party might have had as a matter of law shall be null and void.

3. **BINDING EFFECT:** This agreement shall be binding upon the parties hereto, their heirs, personal representatives and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year stated above.

Rodney D. Hildahl (SEAL)
Rodney D. Hildahl

Kathleen S. Hildahl (SEAL)
Kathleen S. Hildahl

Marlin E. Miller (SEAL)
Marlin E. Miller

Kelly J. Miller (SEAL)
Kelly J. Miller

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dunn County. Personally came before me this 30 day of May, 2008 the above named Rodney D. Hildahl and Kathleen s. Hildahl, husband and wife, and Marlin E. Miller and Kelly J. Miller, husband and wife, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Marlo R. Stevens
*Marlo R. Stevens
Notary Public, Dunn County, WI
My commission 10.30.11

DRAFTED BY:
Sara B. Andrew, Esq.
Andrew Law Offices, S.C.



01/052908/sjs
g:\alotr\men\hildahl access easement agreement

EXHIBIT A

PARCEL 1

Lot 1 of Certified Survey Map No. 2980, in Volume 13, Page 140; located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Fourteen (14), Township Twenty-nine (29) North, Range Thirteen (13) West, Town of Sherman, Dunn County, Wisconsin.

PARCEL 2

Lot 3 of Certified Survey Map No. 2980, in Volume 13, Page 140; located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Fourteen (14), Township Twenty-nine (29) North, Range Thirteen (13) West, Town of Sherman, Dunn County, Wisconsin.

PARCEL 3

A 66 foot wide easement for ingress and egress described as follows: A parcel of land located in the NE ¼ of the NW ¼ and Lot 3 of Certified Survey Map 2980, recorded in Volume 13, Page 140 in Section 14, Township 29 North, Range 13 West, Town of Sherman, Dunn County, Wisconsin, more particularly described as follows: Commencing at the northwest corner of said Lot 3; thence along the north line of said Lot 3, S89°38'43"E, 224.54 feet to the Point of Beginning; thence along said north line S89°38'43"E, 83.60 feet; thence S37°30'44"E, 80.29 feet; thence S41°26'35"E 134.93 feet; thence along the arc of a curve concave northeasterly, the long chord bearing S52°43'52"E 55.59 feet, having a radius of 142.00 feet and an arc length of 55.95 feet to the westerly line of a 66 foot wide access easement as shown on said Certified Survey Map; thence along said westerly line and the arc of a curve concave easterly, the long chord bearing S07°51'51"W 68.30 feet, having a radius of 454.98 feet and an arc length of 68.36 feet; thence along the arc of a curve concave northeasterly, the long chord bearing N55°39'40.5"W 102.18 feet, have a radius of 208.00 feet and an arc length of 103.23 feet; thence N41°26'35"W, 137.20 feet; thence N37°30'44"W, 133.88 feet to the point of beginning.