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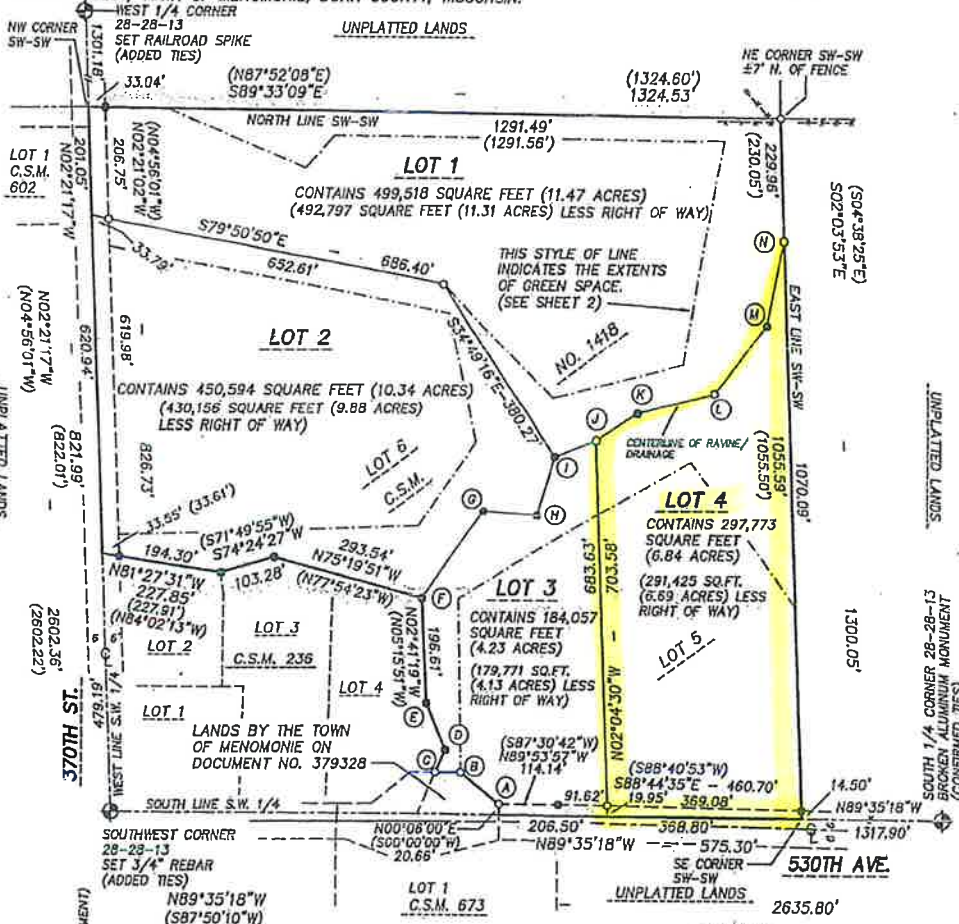
DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN

RECORDED ON
12/09/2020 11:49 AM
CERTIFIED SURVEY MAP NO. 4684
VOLUME 23 PAGE 124

REC FEE: 30.00
PAGES: 4

CERTIFIED SURVEY MAP # 4684

BEING ALL OF LOT 6, AND A PART OF LOT 5, CERTIFIED SURVEY MAP NUMBER 1418, VOLUME 5, PAGE 218 OF SURVEYS, LOCATED WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 28 NORTH, RANGE 13 WEST, TOWN OF MEMONOMIE, DUNN COUNTY, WISCONSIN.



BASE OF BEARINGS IS NORTH AMERICAN DATUM 1983 (NAD 83) UNLESS OTHERWISE NOTED. THE SOUTH LINE OF THE SOUTHWEST 1/4 BEARS N89°35'18\"

NOTE:
DUE TO THE PROXIMITY OF THE SHOWN RAVINE/DRAINAGE, THIS PARCEL MAY BE SUBJECT TO SHORELAND ZONING SETBACKS AND BUFFERS. CONTACT THE DUNN COUNTY ZONING OFFICE FOR SPECIFIC DETAILS AND PERMITTING REQUIREMENTS.

LINE TABLE

A-B	N52°39'54\"	W	94.20'	(S52°45'54\"	E)
B-C	N89°54'01\"	W	50.96'	(N80°00'00\"	E)
C-D	N25°25'58\"	E	46.33'	(N22°51'24\"	E)
D-E	N23°38'29\"	W	95.51'	(N26°13'01\"	W)
E-F	N36°49'44\"	E	202.04'	(N34°15'12\"	E)
F-G	S85°27'55\"	E	104.16'	(S88°02'27\"	E)
G-H	N16°22'48\"	E	119.01'	(N13°48'16\"	E)
H-I	N68°17'22\"	E	81.81'		
I-J	N58°43'34\"	E	91.24'		
J-K	N75°40'52\"	E	149.97'	(N73°06'20\"	E)
K-L	N37°59'17\"	E	162.13'	(N35°24'45\"	E)
L-M	N12°09'44\"	E	154.86'	(N09°34'21\"	E)

FIELD WORK ON OCTOBER 9th, 2020

PREPARED FOR: OWNER
ALBRIGALA LLC



- LEGEND
- SET 3/4" x 18" IRON REBAR (WEIGHS 1.502 POUNDS/FOOT)
 - ◆ FOUND PUBLIC LAND SURVEY CORNER (AS NOTED)
 - FOUND 1" IRON PIPE
 - (D.00) PREVIOUSLY RECORDED DATA
 - C.S.M. CERTIFIED SURVEY MAP

PREPARED BY:
KOCHAVER LAND SURVEYING
E5824 490TH AVENUE
MEMONOMIE, WISCONSIN 54751
(715) 232 8249



SHEET 1 OF 4
JOB # 2020846

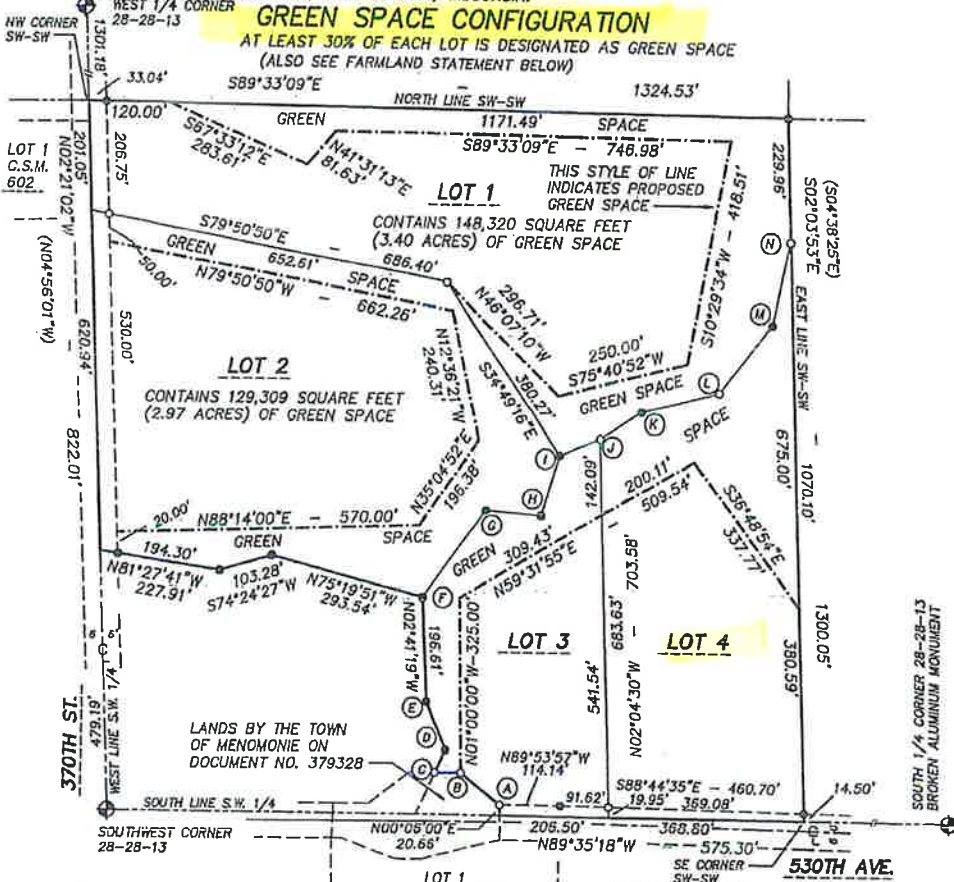
Page 124A

CERTIFIED SURVEY MAP # 4684

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GREEN SPACE CONFIGURATION

AT LEAST 30% OF EACH LOT IS DESIGNATED AS GREEN SPACE (ALSO SEE FARMLAND STATEMENT BELOW)



LOT 3
CONTAINS 54,949 SQUARE FEET (1.26 ACRES) OF GREEN SPACE

LOT 4
CONTAINS 87,935 SQUARE FEET (2.02 ACRES) OF GREEN SPACE

LINE TABLE

A-B	N52°39'54"W - 94.20'	(S52°45'54"E)
B-C	N89°54'01"W - 50.98'	(N90°00'00"E)
C-D	N25°25'58"E - 46.33'	(N22°51'24"E)
D-E	N23°38'29"W - 95.51'	(N26°13'01"W)
F-O	N36°49'44"E - 202.04'	(N34°15'12"E)
G-H	S85°27'53"E - 104.16'	(S88°02'27"E)
H-I	N16°22'48"E - 119.01'	(N13°48'16"E)
I-J	N68°17'22"E - 81.81'	
J-K	N58°43'34"E - 91.24'	
K-L	N75°40'52"E - 149.97'	(N73°06'20"E)
L-M	N37°59'17"E - 162.13'	(N35°24'45"E)
M-N	N12°09'44"E - 154.86'	(N09°34'21"E)

NOTE:
IN THE TOWN OF MENOMONIE AGRICULTURE IS ONE OF THE MAJOR USES OF LAND. AGRICULTURAL OPERATIONS SHOULD BE CONSISTENT WITH NORMAL FARMING PRACTICES FOR THE REGION AND SHOULD COMPLY WITH LOCAL, STATE AND FEDERAL LAWS. IF INCONVENIENCES SUCH AS NOISE, ODORS, DUST AND DISPOSAL OF MANURE ARISE, THEY SHALL NOT BE CONSIDERED A NUISANCE. SEE WISCONSIN STATE STATUTE 823.08.

PREPARED FOR: OWNER

ALBRIGALA LLC

SCALE: 1"=250'



PREPARED BY:

KOCHAVER LAND SURVEYING
55824 490TH AVENUE
MENOMONIE, WISCONSIN 54751
(715) 232 8249



BASIS OF BEARINGS IS NORTH AMERICAN DATUM 1983 (1991 ADJUSTMENT) AS RELATED TO THE DUNN COUNTY GRID PROJECTION SYSTEM. THE SOUTH LINE OF THE SOUTHWEST 1/4 BEARS N89°35'18"W

SHEET 2 OF 4
JOB # 2020848

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Stephen J. Kochaver
11/19/2020

CERTIFIED SURVEY MAP # 4684

BEING ALL OF LOT 6, AND A PART OF LOT 5, CERTIFIED SURVEY MAP NUMBER 1418, VOLUME 5, PAGE 218 OF SURVEYS, LOCATED WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 28 NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN.

DESCRIPTION

I, STEPHEN J. KOCHAVER, 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 SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 13 WEST OF THE 4TH PRINCIPAL MERIDIAN, BEING ALL OF LOT 6, AND A PART OF LOT 5, OF CERTIFIED SURVEY MAP NUMBER 1418, VOLUME 5, PAGE 218 OF SURVEYS, LOCATED IN, AND FORMING A PART OF, THE TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN; MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28;
 THENCE N89°35'18"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1317.90 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NUMBER 1418, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE, CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4, N89°35'18"W 575.30 FEET;
 THENCE N00°08'00"E 20.66 FEET;
 THENCE N52°39'54"W 94.20 FEET;
 THENCE N89°54'01"W 50.96 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, CERTIFIED SURVEY MAP NUMBER 1418;
 THENCE N25°25'58"E, ALONG SAID WESTERLY LINE OF LOT 5, 46.33 FEET TO A FOUND IRON PIPE;
 THENCE N23°38'29"W, ALONG SAID WESTERLY LINE OF LOT 5, 95.61 FEET TO A FOUND IRON PIPE;
 THENCE N02°41'19"W, ALONG SAID WESTERLY LINE OF LOT 5, 196.61 FEET TO A FOUND IRON PIPE AT THE SOUTHEASTERLY CORNER OF SAID LOT 6, CERTIFIED SURVEY MAP NUMBER 1418;
 THENCE N75°19'51"W, ALONG THE SOUTHERLY LINE OF SAID LOT 6, 293.54 FEET TO A FOUND IRON PIPE;
 THENCE S74°24'27"W, ALONG SAID SOUTHERLY LINE OF LOT 6, 103.28 FEET TO A FOUND IRON PIPE;
 THENCE N81°27'31"W, ALONG SAID SOUTHERLY LINE OF LOT 6, 227.85 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4;
 THENCE N02°21'17"W, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 821.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
 THENCE S89°33'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 1324.53 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
 THENCE S02°03'53"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 1300.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
 SAID PARCEL CONTAINS 1,431,942 SQUARE FEET (32.87 ACRES) AND IS SUBJECT TO ANY, AND ALL, EASEMENTS, RIGHTS OF WAY, AND/OR CONVEYANCES OF RECORD.

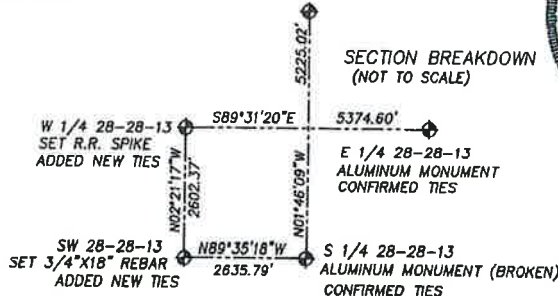
SURVEYOR'S CERTIFICATE

I, STEPHEN J. KOCHAVER, 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 DUNN COUNTY SUBDIVISION ORDINANCE, AND THE PROVISIONS OF THE TOWN OF MENOMONIE SUBDIVISION ORDINANCE, AND UNDER THE DIRECTION OF ALBRIGALA, LLC, 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 19th DAY OF November, 2020


 STEPHEN J. KOCHAVER S-2257
 KOCHAVER LAND SURVEYING

N 1/4 28-28-13
 STONE
 CONFIRMED TIES



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CERTIFIED SURVEY MAP # 4684

BEING ALL OF LOT 6, AND A PART OF LOT 5, CERTIFIED SURVEY MAP NUMBER 1418, VOLUME 5, PAGE 218 OF SURVEYS, LOCATED WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 28 NORTH, RANGE 13 WEST, TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN.

DATED THIS 19th DAY OF November, 2020

Stephen J. Kochaver
STEPHEN J. KOCHAVER S-2257
KOCHAVER LAND SURVEYING

APPROVED BY THE DUNN COUNTY PLANNING/ZONING OFFICE
THIS 19th DAY OF November, 2020

[Signature]
DUNN COUNTY PLANNING/ZONING OFFICIAL

APPROVED BY THE DUNN COUNTY SURVEYOR
THIS 19th DAY OF November, 2020

Thomas P. Calan
DUNN COUNTY SURVEYOR

TOWN OF MENOMONIE SIGNATURES
APPROVED BY THE TOWN OF MENOMONIE

SIGNED BY THE TOWN CHAIRMAN
THIS 08 DAY OF December, 2020

Frank Bannert
SIGNATURE

SIGNED BY THE TOWN CLERK
THIS 08 DAY OF December, 2020

Charisse Gittner
SIGNATURE



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