

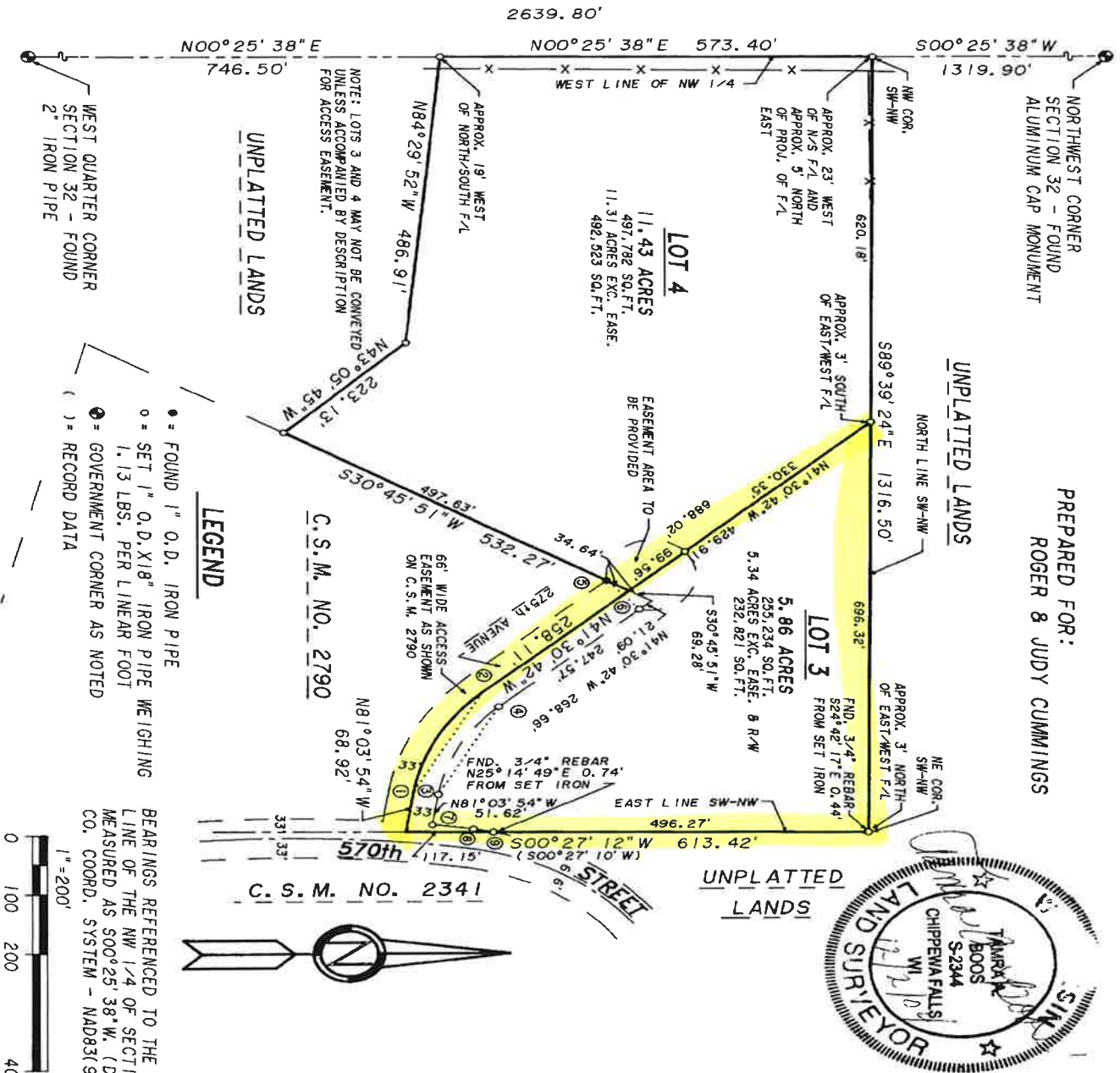
YES

518788

CERTIFIED SURVEY MAP NO. 3082
 VOLUME 14 PAGE 62

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T.27N., R.12W.,
 TOWN OF DUNN, DUNN COUNTY, WISCONSIN

UNPLATTED LANDS



PREPARED FOR:
 ROGER & JUDY CUMMINGS

PAGE 62A

SHEET 1 OF 3

2000250C THIS INSTRUMENT DRAFTED BY TAMRA BOOS ©NELSEN LAND SURVEYING, INC. 2004

CERTIFIED SURVEY MAP NO. 3082
VOLUME 14 PAGE 62

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T. 27N., R. 12W.,
TOWN OF DUNN, DUNN COUNTY, WISCONSIN

CURVE TABLE

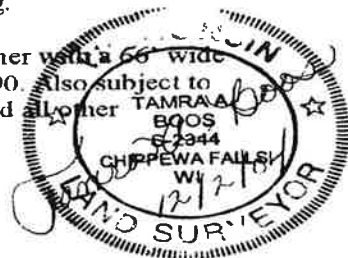
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	TANGENT BEARINGS
1-2	282.00'	194.67'	39°33'12"	190.83'	N61°17'18"W	AT 1 & 3= N81°03'54"W
3-4	249.00'	171.89'	39°33'12"	168.50'	N61°17'18"W	AT 2 & 4= N41°30'42"W
5-6	60.00'	307.11'	293°15'57"	66.00'	N48°29'17.5"E	AT 5= S81°51'19"W
LOT 4	60.00'	153.55'	146°37'59"	114.95'	N24°49'41.5"W	AT 6= S15°07'16"W
LOT 3	60.00'	153.55'	146°37'58"	114.95'	S58°11'43"E	AT 7= N06°55'47"E
7-8	1613.00'	55.28'	1°57'49"	55.28'	N07°54'41.5"E	AT 8= N08°53'36"E
8-9	368.18'	27.63'	4°17'59"	27.62'	N11°02'35.5"E	AT 9= N13°11'35"E

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 Northwest 1/4 of Section 32, Township 27 North, Range 12 West of the 4th Principal Meridian, located in and forming a part of the Town of Dunn, Dunn County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 32;
thence, along the west line of said Northwest 1/4, North 00°25'38" East,
746.50 feet to the POINT OF BEGINNING;
thence, along said west line, North 00°25'38" East, 573.40 feet to the northwest corner of
said Southwest 1/4 of the Northwest 1/4;
thence, along the north line of said Southwest 1/4 of the Northwest 1/4,
South 89°39'24" East, 1316.50 feet to the northeast corner of said Southwest 1/4 of the
Northwest 1/4;
thence, along the east line of said Southwest 1/4 of the Northwest 1/4,
South 00°27'12" West, 613.42 feet to the northeast corner of Certified Survey Map
Number 2790;
thence, along the north line of said Certified Survey Map, North 81°03'54" West, 68.92
feet;
thence, along said north line and the arc of a curve concave northeasterly, the long chord
bearing North 61°17'18" West 190.83 feet, having a radius of 282.00 feet and an arc
length of 194.67 feet;
thence, along said north line, North 41°30'42" West, 258.11 feet to the northwest corner
of said Certified Survey Map;
thence, along the west line of said Certified Survey Map, South 30°45'51" West, 532.27
feet;
thence, North 43°05'45" West, 223.13 feet;
thence, North 84°29'52" West, 486.91 feet to the point of beginning.

Containing 753,016 square feet or 17.29 acres. Subject to and together with a 66' wide
access easement as shown on Certified Survey Map Number 2790. Also subject to
easement for 570th Street as shown on map and subject to any and all other
easements, reservations, restrictions and conveyances of record



(Continued on Sheet 3)

CERTIFIED SURVEY MAP NO. 3082
VOLUME 14 PAGE 62

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T.27N., R.12W.,
TOWN OF DUNN, DUNN COUNTY, WISCONSIN

(Continued from Sheet 2)

TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT AS DESCRIBED:

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 32,
Township 27 North, Range 12 West of the 4th Principal Meridian, located in and
forming a part of the Town of Dunn, Dunn County, Wisconsin, more particularly
described as follows:

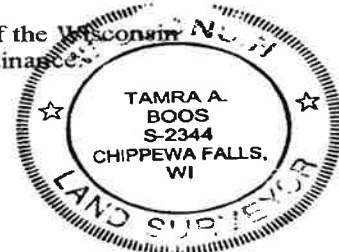
Commencing at the West Quarter Corner of said Section 32;
thence, along the west line of said Northwest 1/4, North 00°25'38" East, 1319.90 feet to
the northwest corner of said Southwest 1/4 of the Northwest 1/4;
thence, along the north line of said Southwest 1/4 of the Northwest 1/4,
South 89°39'24" East, 620.18 feet;
thence, South 41°30'42" East, 330.35 feet to the POINT OF BEGINNING;
thence, along the arc of a curve concave southwesterly, the long chord bearing
South 58°11'43" East 114.95 feet, having a radius of 60.00 feet and an arc length of
153.55 feet;
thence, North 41°30'42" West, 21.09 feet;
thence, South 30°45'51" West, 69.28 feet;
thence, along the arc of a curve concave northeasterly, the long chord bearing
North 24°49'41.5" West 114.95 feet, having a radius of 60.00 feet and an arc length of
153.55 feet to the point of beginning.

That I have made such survey, land division and map by the direction of Roger and Judy
Cummings.

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
December 2, 2004
NELSEN LAND SURVEYING, INC.



SURVEYOR'S REPORT

The recording of this Certified Survey Map creates a remainder parcel in the
Southwest 1/4 of the Northwest 1/4, which is less than 20 acres. This remainder parcel is
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 3rd day of December 2004.

Chris Henrich, Assistant Zoning Director

SHEET 3 OF 3

PAGE 62C

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 16-1982
TRUSTEE'S DEED



8 0 4 7 7 1 2
Tx:4034614

618955

DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN

RECORDED ON
11/21/2016 3:57 PM

REC FEE: 30.00
TRANS FEE: 108.00
FEE EXEMPT #:

RETURN TO PAGES: 1

Dunn Co. Title Services, Inc.
1125 Broadway Street N, Suite 2
Menomonie, WI 54751

Tax Parcel No: 17004-2-271232-230-0004

Roger C. Cummings and Judith M. Cummings, as Trustee of Roger C. Cummings and Judith M. Cummings Revocable Trust dated 10/9/2013, and any amendments thereto, for a valuable consideration conveys to Ryan J. Pember, a single person and Haley J. Wilsey, a single person as joint tenants with survivorship rights Grantee, the following described real estate in DUNN County, State of Wisconsin:

Parcel 1:

Lot 3 of Certified Survey Map No. 3082, as recorded in Vol. 14 of Survey Maps, Page 62, as Doc. No. 518788, located in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 32, Township 27 North, Range 12 West, Town of Dunn, Dunn County, Wisconsin.

Parcel 2:

A 66 foot-wide easement across said Lot Three (3) of said Certified Survey Map No. 3082 and across Lots One (1) and Two (2) of Certified Survey Map No. 2790, as recorded in Vol. 12 of Survey Maps, Page 140; for access to 570th Street, as described and depicted on said Survey Maps.

Dated this 18th day of November, 2016.

R. C. C. (SEAL)
* Roger C. Cummings
Trustee

Judith M. Cummings (SEAL)
* Judith M. Cummings
Trustee

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 20__.

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Loberg Law Office/Robert L. Loberg
1630449 tw/

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

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

ACKNOWLEDGMENT

STATE OF WISCONSIN }
COUNTY OF DUNN } ss.

Personally came before me this 18th day of November, 2016, the above named Roger C. Cummings and Judith M. Cummings, trustees to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Teresa A. Wegener
* Teresa A. Wegener

Notary Public Dunn County, Wis.

My Commission is permanent. (If not, state expiration date:) 9/7/18

