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DUNN COUNTY, WI REGISTER OF DEEDS HEATHER M. KUHN

RECORDED ON 09/28/2022 04:02 PM **CERTIFIED SURVEY MAP NO. 4889** VOLUME 25 PAGE 19

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4889 CERTIFIED SURVEY MAP

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 22, TOWNSHIP 30 NORTH, RANGE 13 WEST, TOWN OF HAY RIVER, DUNN COUNTY, WISCONSIN.

PARCEL "B" SEE MAP OF SURVEY UNPLATTED LANDS NUMBER S-1391 2693.06° N89*39'38"W NORTHWEST CORNER NE 1/4 - NW 1/4 3' SO. OF E-W FENCE (1342.53') N89°39'38"W 964.96 S89*39'38"E 1346.53 MRE FENCE RUNS ALONG THIS NORTH LINE NORTH LINE N.W. 1/4 931.96' 381.57 393.43 NORTHWEST CORNER
22-30-13
HEX BOLT ON IRON P 33.00 NO IMPROVEMENTS ON LOT 1 LOT 1 NOO"29"08"E 300.00° CONTAINS 246,421 SQUARE FEET (5.66 ACRES) ON IRON CORNER (236,858 SQUARE FEET) (5.44 ACRES) LESS RIGHT OF WAY) 807.90 N_81.27.90S REBAR S89*39'38"E - 500.00" 469.25 CONTAINS 341,860 SQUARE FEET
(7.85 ACRES)
(327,211 SQUARE FEET) (7.51 ACRES)
LESS RIGHT OF WAY) 30.75 20% SLOPES, OR GREATER, WITHIN THESE DESGINATED 507.90 18 AREAS LANDS 507. 556 01111 UNPLATTED LANDS N71°36'03"W N89°59'30" 129.60, 200.00 UNPLATTED N00"03"22"E SCONS LOT 2 NO IMPROVEMENTS lg 500.03,55 315.00 ON LOT 2 N00*29'C KOCHAVER 8-2257 (S89*33'42"E) N89*39'53"W - 389.26 362.31' 2022 338.75 23.56 26.95 NW 22-30-13 HEX BOLT ON IRON PIPE N 1/4 22-30-13 ALUM. CAP ON IRON REBAR CONFIRMED TIES A WIRE FENCE RUNS ALONG THE NORTH LINE OF THE CONFIRMED TIES CEMETERY N89'39'38"W 2693.06 HAY RIVER CEMETERY SECTION BREAKDOWN LOT 1 C.S.M. No. (NOT TO SCALE) 839 E 1/4 22−30−13 → IRON RAILROAD SPIKE CONFIRMED TIES 5346.67 S89'04'54"E W 1/4 22-30-13 ALUM. CAP ON IRON PIPE CONFIRMED TIES PROJECTION S PROJECTION S BEARS NB9-3 IN THE TOWN OF HAY RIVER, 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 S 1/4 22-30-13 ALUM. CAP ON IRON REBAR CONFIRMED TIES FOR THE REGION AND SHOULD COMPLY WITH LOCAL, STATE AND FEBERAL LAWS. IF INCONVENIENCES SUCH AS NOISE, ODORS, DUST AND DISPOSAL OF MANURE ARISE, THEY SHALL NOT BE CONSIDERED A NUISANCE. REFER TO WISCONSIN STATE STATUTE 823.08. **LEGEND** 0 SET 1" (O.D.) x 18" IRON PIPE (WEIGHS 1.13 POUNDS/FOOT) FOUND PUBLIC LAND SURVEY CORNER FOUND 2 1/2" X 4' IRON POST (CSM 839) **(D)** FOUND 1 1/4" O.D. IRON PIPE (CSM 839) FIELD WORK ON 8/10/2022 (0,00) PREVIOUSLY RECORDED DATA CERTIFIED SURVEY MAP PREPARED FOR: \OWNER C.S.M. PREPARED BY: EMMERT & SONS SCALE: 1"=200' 1881 140TH AVE KOCHAVER LAND SURVEYING E5824 490TH AVENUE MENOMONIE, WISCONSIN 54751 BALDWIN, WI 54002 SHEET 1 OF 2 200

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CERTIFIED SURVEY MAP # 4889

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 22, TOWNSHIP 30 NORTH, RANGE 13 WEST, TOWN OF HAY RIVER, 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 NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE 4TH PRINCIPAL MERIDIAN, LOCATED IN, AND FORMING A PART OF, THE TOWN OF HAY RIVER, DUNN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 22;
THENCE N89°39'38"W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 381.57 FEET TO
THE POINT OF BEGINNING OF THIS DESCRIPTION:
THENCE S06°47'18"W 393.43 FEET;
THENCE S06°01'11"W 250.00 FEET;
THENCE N89°59'30"W 200.00 FEET;
THENCE N71°36'03"W 129.60 FEET;
THENCE N71°36'03"W 129.60 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF
LOT 1 CERTIFIED SURVEY MAP NUMBER 839;
THENCE N89°39'53"W, ALONG THE NORTH LINE OF LOT 1 CERTIFIED SURVEY MAP NUMBER 839,
ALSO KNOWN AS THE NORTH LINE OF THE HAY RIVER CEMETERY, 389.26 FEET
TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE, N00°03'22"E, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,
807.90 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE, S89°39'38"E, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4,
9064.96 FEET TO THE

SAID PARCEL CONTAINS 588,281 SQUARE FEET (13.51 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 HAY RIVER SUBDIVISION ORDINANCE, AND UNDER THE DIRECTION OF EMMERT & SONS, 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 315 DAY OF August, 2022

STEPHEN J. KOCHAVER S-2257
KOCHAVER LAND SURVEYING

APPROVED BY THE DUNN COUNTY PLANNING/ZONING OFFICE
THIS 1ST DAY OF SEPTEMBER ,2022
DUNN COUNTY PLANNING/ZONING OFFICIAL
APPROVED BY THE DUNN COUNTY SURVEYOR
THIS 3/37 DAY OF August ,2022

DUNN COUNTY SURVEYOR

APPROVED BY THE TOWN OF HAY RIVER

SIGNED BY THE TOWN CHAIRMAN

THIS 6 DAY OF SPECIAL 2022

SIGNATURE

SIGNED BY THE TOWN CLERK

THIS 6 DAY OF SEPTEMBEL 2022

SIGNATURE

TOWN OF HAY RIVER SIGNATURES

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STEPHEN J.

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