



Stock No. 26273

DUNN CO. SURVEYOR
DATE: 12/22/2011APPROVED
YES ☒ NO ☐

584387

DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES M. MRDUTTRECORDED ON
12/28/2011 08:45AM
CERTIFIED SURVEY MAP NO. 3931
VOLUME 19 PAGE 41REC FEE: 30.00
PAGES: 2**CERTIFIED SURVEY MAP**BEING A PART OF THE N.W. 1/4 OF THE S.E. 1/4, AND PART OF
THE S.W. 1/4 OF THE S.E. 1/4, ALL IN SECTION 25, T.29N., R.13W.,
TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN.

SURVEYOR'S NOTE 2:

THE INTENT OF THIS SURVEY IS TO SEPARATE THE AS BUILT RESIDENCE AND BUILDINGS, AND SOME WOODLANDS, FROM THE CONTIGUOUSLY OWNED AGRICULTURAL LANDS. THIS DIVISION CREATES A REMNANT PARCEL THAT IS LESS THAN 20 ACRES IN THE S.W. 1/4 OF THE S.E. 1/4. BECAUSE OF ACCESS RESTRAINTS, AND UNDER THE JURISDICTIONS OF COUNTY AND TOWN ORDINANCES, THIS REMNANT PARCEL MAY NOT BE CONVEYED AS A SEPARATE PARCEL WITHOUT APPROVAL OF THOSE MENTIONED APPROVING/OBJECTING AUTHORITIES. CONTACT THE DUNN COUNTY ZONING OFFICE AND THE TOWN OF SHERMAN FOR SPECIFIC INFORMATION REGARDING MINOR SUBDIVISIONS. THE ACCESS FOR THE CONTIGUOUSLY OWNED AG LANDS ARE DEFINED WITHIN A COVENANT DOCUMENT (DOC. NUMBER 558425) GRANTED BY THE WISCONSIN D.O.T.. THESE ACCESSES ARE ALL OFF OF S.T.H. "25". THIS NEWLY CREATED LOT IS SERVED BY AN EXISTING EASEMENT (SEE NOTE 1).

UNPLATTED LANDS

LEGEND

- SET 3/4" x 18" IRON REBAR (WEIGHS 1.502 LBS./FT.)
- ⊕ FOUND PUBLIC LAND SURVEY CORNER (AS NOTED)
- FOUND 1 1/4" (O.D.) IRON PIPE

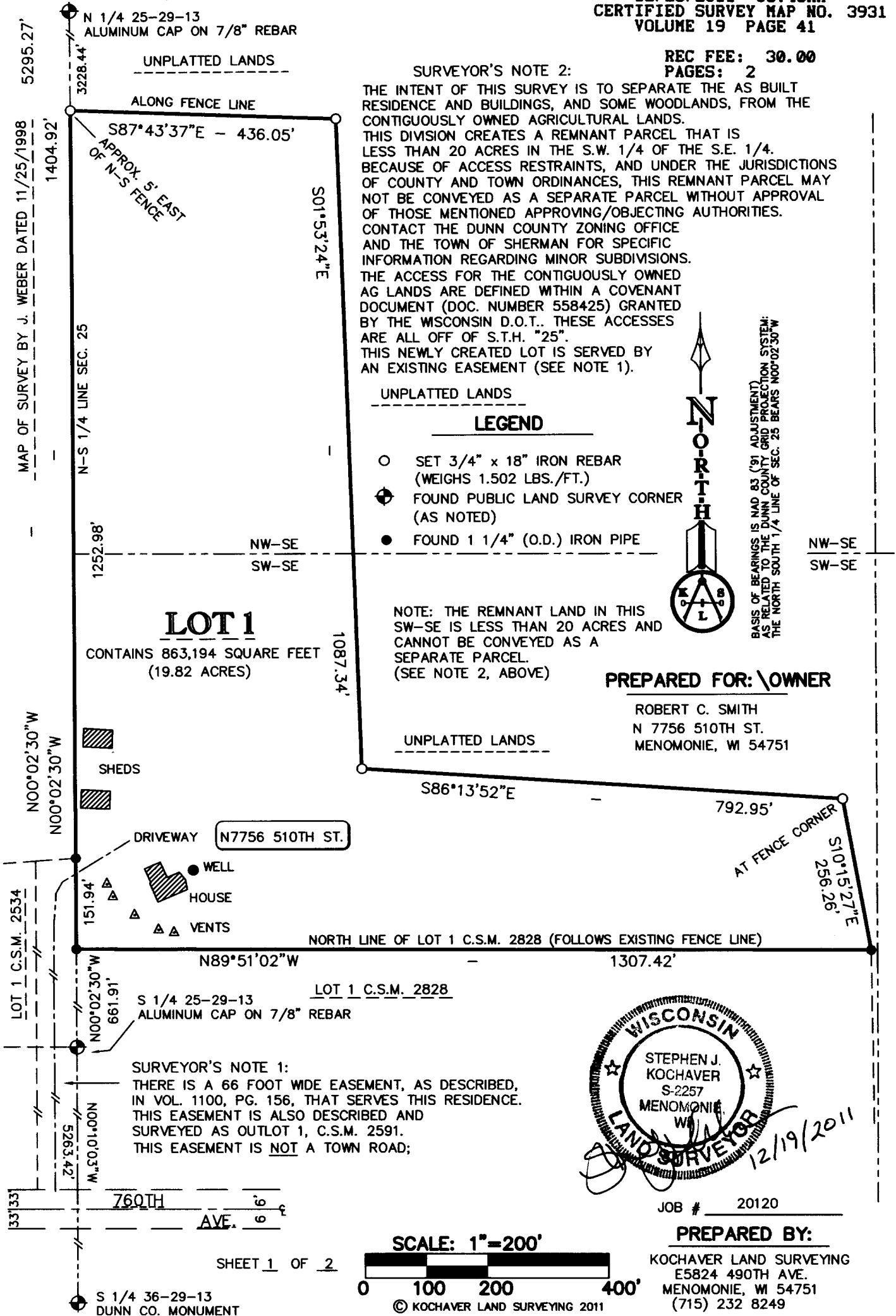
NOTE: THE REMNANT LAND IN THIS SW-SE IS LESS THAN 20 ACRES AND CANNOT BE CONVEYED AS A SEPARATE PARCEL. (SEE NOTE 2, ABOVE)

PREPARED FOR: \OWNER

ROBERT C. SMITH
N 7756 510TH ST.
MENOMONIE, WI 54751



BASIS OF BEARINGS IS NAD 83 ('91 ADJUSTMENT)
AS RELATED TO THE DUNN COUNTY GRID PROJECTION SYSTEM:
THE NORTH SOUTH 1/4 LINE OF SEC. 25 BEARS N00°02'30"W



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JAMES M. MRDUTT**CERTIFIED SURVEY MAP**

BEING A PART OF THE N.W. 1/4 OF THE S.E. 1/4, AND PART OF
THE S.W. 1/4 OF THE S.E. 1/4, ALL IN SECTION 25, T.29N., R.13W.,
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DESCRIPTION

BEING A PART OF THE N.W. 1/4 OF THE S.E. 1/4, AND PART OF
THE S.W. 1/4 OF THE S.E. 1/4, ALL IN SECTION 25, T.29N., R.13W.,
TOWN OF SHERMAN, DUNN COUNTY, WISCONSIN.

MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 25;
THENCE, N00°02'30"W, ALONG THE NORTH SOUTH 1/4 LINE, 661.91 FEET TO THE NORTH WEST
CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2828, AND BEING THE POINT OF BEGINNING
OF THIS DESCRIPTION:

THENCE, CONTINUING N00°02'30"W, ALONG SAID NORTH SOUTH 1/4 LINE, 1404.92 FEET;

THENCE S87°43'37"E 436.05 FEET;

THENCE S01°53'24"E 1087.34 FEET;

THENCE S86°13'52"E 792.95 FEET;

THENCE S10°15'27"E 256.26 FEET, TO THE NORTH EAST CORNER OF SAID LOT 1,

CERTIFIED SURVEY MAP NUMBER 2828;

THENCE N89°51'02"W, ALONG THE NORTH LINE OF SAID LOT 1, CERTIFIED SURVEY MAP
NUMBER 2828, 1307.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

SAID PARCEL CONTAINS 863,194 SQUARE FEET (19.82 ACRES) AND IS SUBJECT TO ANY, AND ALL,
EASEMENTS, RIGHTS OF WAY, AND/OR CONVEYANCES OF RECORD.

TOGETHER WITH A 66 FOOT EASEMENT FOR INGRESS AND EGRESS AS NOTED ON THE FACE OF THIS
SURVEY, AND AS DESCRIBED WITHIN VOLUME 1100, PAGE 156 OF DEEDS.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. KOCHAVER, REGISTERED LAND SURVEYOR, DO 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 THE PROVISIONS OF THE TOWN OF SHERMAN SUBDIVISION ORDINANCE,
AND UNDER THE DIRECTION OF ROBERT C. SMITH,
I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE DESCRIBED PARCEL OF LAND AND THAT
THIS IS A CORRECT REPRESENTATION OF THE BOUNDARY THEREOF.

TOWN OF SHERMAN SIGNATURES,

DATE:

[Signature]
CHAIRMAN, TOWN OF SHERMAN

12/20/11

[Signature]
Julia A. Wathke

12/20/11

DATED THIS 19th DAY OF December, 2011

[Signature]
STEPHEN J. KOCHAVER S-2257
KOCHAVER LAND SURVEYING



APPROVED BY THE DUNN COUNTY ZONING OFFICE

THIS 27th DAY OF December, 2011

[Signature]
ZONING OFFICIAL

SHEET 2 OF 2

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