

CERTIFIED SURVEY MAP

5237

BEING A PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2099, VOL. 9, PAGE 49 OF CERTIFIED SURVEYS, LOCATED WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 30 NORTH, RANGE 14 WEST, VILLAGE OF BOYCEVILLE, 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 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 14 WEST OF THE 4TH PRINCIPAL MERIDIAN, LOCATED IN, AND FORMING A PART OF, THE VILLAGE OF BOYCEVILLE, DUNN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36;
THENCE N00°30'25"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 251.49 FEET;
THENCE N89°56'43"E 820.63 FEET TO A FOUND IRON REBAR AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION:
THENCE, ALONG THE EASTERLY RIGHT OF WAY LINE OF S.T.H. "79", N00°03'51"E 139.91 FEET TO A FOUND ALUMINUM MONUMENT;
THENCE, ALONG SAID EASTERLY RIGHT OF WAY, N01°33'58"E 200.32 FEET TO A FOUND IRON REBAR;
THENCE, ALONG SAID EASTERLY RIGHT OF WAY, N00°04'36"E 252.18 FEET TO A FOUND IRON REBAR;
THENCE, S89°54'02"E, ALONG THE SOUTHERLY LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1991, 249.68 FEET TO A FOUND IRON REBAR;
THENCE, N89°39'52"E, ALONG THE SOUTHERLY LINE OF OUTLOT 1 CERTIFIED SURVEY MAP NUMBER 4514, 25.11 FEET TO A FOUND IRON REBAR;
THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHARLOTTE STREET, S00°04'57"W 293.12 FEET TO A FOUND IRON REBAR;
THENCE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF CHARLOTTE STREET, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 53°26'56", AND WHOSE LONG CHORD BEARS S26°40'12"E 164.59 FEET TO A FOUND IRON REBAR;
THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE OF CHARLOTTE STREET, S53°23'40"E 12.05 FEET;
THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RANGE ROAD, S38°18'22"W 109.95 FEET;
THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RANGE ROAD, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 13°55'06", AND WHOSE LONG CHORD BEARS S31°03'50"W 67.85 FEET;
THENCE, ALONG THE NORTHERLY LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3537, S89°56'43"W 260.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:
SAID PARCEL CONTAINS 171,836 SQUARE FEET (3.944 ACRES) AND IS SUBJECT TO ANY, AND ALL, EASEMENTS, RIGHTS OF WAY, SETBACKS, ACCESS RESTRICTIONS, AND/OR CONVEYANCES OF RECORD.

CURVE TABLE

1-2
RADIUS=183.00 LONG CHORD=S26°40'12"E-164.59'
CENTRAL ANGLE=53°26'56" ARC LENGTH=170.71'
TANGENT IN=S00°03'16"E
TANGENT OUT=S53°23'40"E

AT LOT 1
RADIUS=183.00' LONG CHORD=S02°55'25"E-19.02'
CENTRAL ANGLE=05°57'28" ARC LENGTH=19.03'

AT LOT 2
RADIUS=183.00' LONG CHORD=S29°38'53"E-147.38'
CENTRAL ANGLE=47°29'29" ARC LENGTH=151.69'

3-4
RADIUS=280.00 LONG CHORD=S31°03'50"W-67.85'
CENTRAL ANGLE=13°55'06" ARC LENGTH=68.02'
TANGENT IN=S38°01'23"W (NON-TANGENTIAL)
TANGENT OUT=S24°06'17"E

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 SUBDIVISION REGULATIONS OF THE VILLAGE OF BOYCEVILLE AND THE COUNTY OF DUNN, AND UNDER THE DIRECTION OF THE VILLAGE OF BOYCEVILLE, 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 7th DAY OF March, 2026

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

APPROVED BY THE VILLAGE OF BOYCEVILLE

THIS 23rd DAY OF March, 2026

Jonathan Brundell
VILLAGE OF BOYCEVILLE OFFICIAL SHEET 2 OF 2



LEGEND

- SET 3/4" x 18" IRON REBAR (WEIGHS 1.502 POUNDS/FOOT)
- ⊕ FOUND PUBLIC LAND SURVEY CORNER (AS NOTED)
- FOUND 5/8" IRON REBAR
- FOUND 3/4" IRON REBAR
- △ SET 1" DIAMETER HEAD SURVEY NAIL (WISCONSIN D.O.A. PLAT REVIEW HAS GRANTED A WAIVER REQUEST DATED 3/7/2026)
- FOUND CAST ALUMINUM MONUMENT
- (0.00) PREVIOUSLY RECORDED DATA
- C.S.M. CERTIFIED SURVEY MAP

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