



8 0 8 5 2 4 6

Tx:4066684

862825

RECORDED ON

12/19/2016

1:00 PM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 2

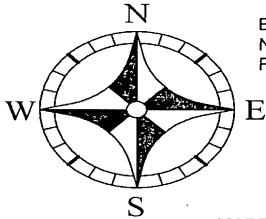
# CHIPPEWA CO. CERTIFIED SURVEY

## MAP NO. 4652

RECORDED IN VOL. 21 OF THE  
CERTIFIED SURVEY MAPS PAGE 214-215

*Marge L. Geissler*  
REGISTER

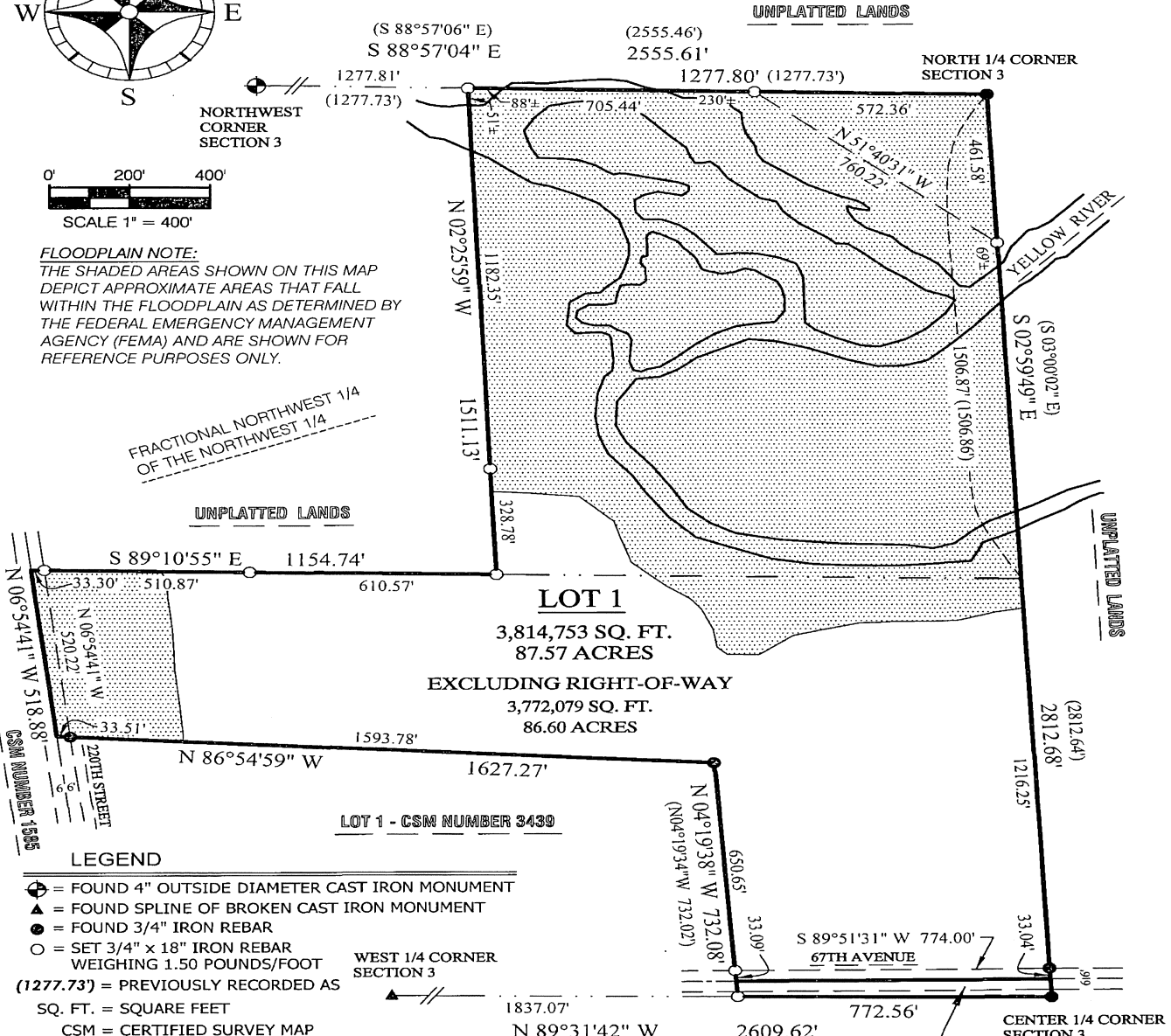
THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 3, TOWNSHIP 28 NORTH, RANGE 7 WEST, IN THE TOWNS OF SIGEL AND GOETZ, CHIPPEWA COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 7 WEST, WHICH IS ASSUMED TO BEAR N 89°31'42" W.

0' 200' 400'  
SCALE 1" = 400'

**FLOODPLAIN NOTE:**  
THE SHADED AREAS SHOWN ON THIS MAP DEPICT APPROXIMATE AREAS THAT FALL WITHIN THE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.



### LOT 1

3,814,753 SQ. FT.  
87.57 ACRES

EXCLUDING RIGHT-OF-WAY

3,772,079 SQ. FT.  
86.60 ACRES

LOT 1 - CSM NUMBER 3439

### LEGEND

- ⊕ = FOUND 4" OUTSIDE DIAMETER CAST IRON MONUMENT
- ▲ = FOUND SPLINE OF BROKEN CAST IRON MONUMENT
- = FOUND 3/4" IRON REBAR
- = SET 3/4" x 18" IRON REBAR WEIGHING 1.50 POUNDS/FOOT
- (1277.73') = PREVIOUSLY RECORDED AS

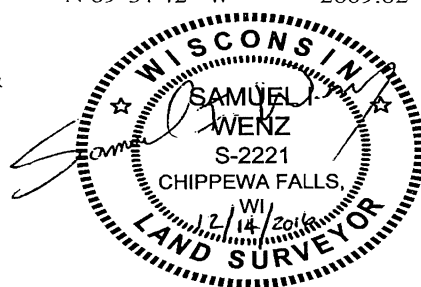
SQ. FT. = SQUARE FEET

CSM = CERTIFIED SURVEY MAP

FIELDWORK COMPLETED: 11/11/2016

### SURVEYOR:

SAMUEL I. WENZ, CHIPPEWA COUNTY SURVEYOR  
711 N. BRIDGE STREET, ROOM 5  
CHIPPEWA FALLS, WI 54729



### OUTLOT 1

(SEE DETAIL ON SHEET 2)  
OUTLOT 1 MUST BE RETAINED BY AN ADJOINING OWNER

DATE APPROVED 12-14-2016  
CHIPPEWA COUNTY ZONING AGENCY  
BY Dariusz Clary

SHEET 1 OF 2 SHEETS

PAGE 214

CHIPPEWA CO. CERTIFIED SURVEY  
 MAP NO. 4652

RECORDED IN VOL. 21 OF THE  
 CERTIFIED SURVEY MAPS PAGE 214-215  
*Mary L. Heinala*  
 REGISTER

THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 3, TOWNSHIP 28 NORTH, RANGE 7 WEST, IN THE TOWNS OF SIGEL AND GOETZ, CHIPPEWA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of the Chippewa County Highway Department, I have surveyed the Fractional Northeast 1/4 of the Northwest 1/4, and part of the South 1/2 of the Northwest 1/4 all in Section 3, Township 28 North, Range 7 West, in the Towns of Sigel and Goetz, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

**BEGINNING** at the North 1/4 Corner of said Section 3; thence, S.02°59'49"E. along the North-South 1/4 line, 2812.68 feet; thence, N.89°31'42"W. along the South Line of said Northwest 1/4, 772.56 feet; thence, N.04°19'38"W. along the East Line of Lot 1 of CSM Number 3439, 732.08 feet; thence, N.86°54'59"W. along the North Line of said Lot 1, 1627.27 feet; thence, N.06°54'41"W. along the centerline of 220th Street and the East Line of CSM Number 1585, 518.88 feet; thence, S.89°10'55"E. along the South Line of the Fractional Northwest 1/4 of the Northwest 1/4, 1154.74 feet; thence, N.02°25'59"W. along the East Line of said Fractional Northwest 1/4 of the Northwest 1/4, 1511.13 feet; thence, S.88°57'04"E. along the North Line of said Northwest 1/4, 1277.80 feet to the **POINT OF BEGINNING**. Being subject to any easements or reservations of record.

Said parcel contains 3,855,150 square feet or 88.50 acres, more or less. The bearings are referenced to the South line of said Northwest 1/4, which is assumed to bear N.89°31'42"W.

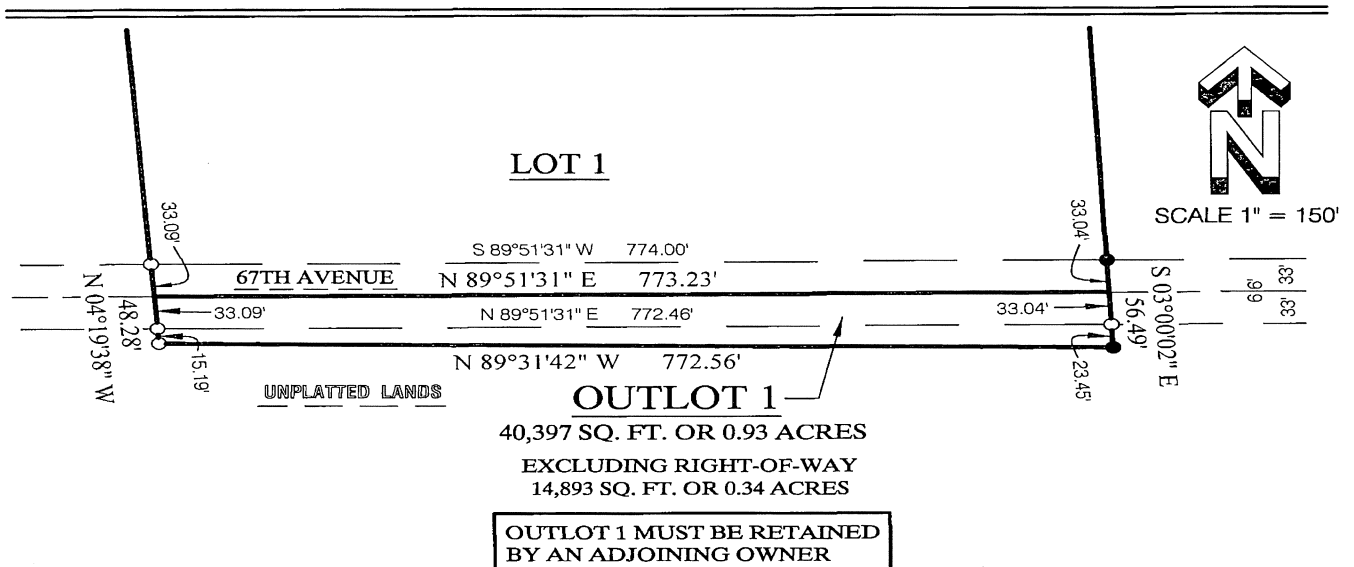
I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE-7 of the Wisconsin Administrative Code, and the Land Division Ordinance of Chippewa County. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this 14<sup>TH</sup> day of DECEMBER, 2016.

*Samuel I. Wenz*  
 Samuel I. Wenz, Wisconsin Professional Land Surveyor, S-2221  
 Chippewa County Surveyor  
 711 N. Bridge Street, Room 5  
 Chippewa Falls, WI 54729



**DETAIL**



DATE APPROVED 12-14-2016  
 CHIPPEWA COUNTY ZONING AGENCY  
 BY Douglas Clary

SHEET 2 OF 2 SHEETS

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