



COB236

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Municipal Boundary Review  
Wisconsin Dept. of Admin.

December 1, 2025

**Via U.S. Mail**

Office of the Secretary of State  
State of Wisconsin  
PO Box 7848  
Madison, WI 53707

**Reference: Corporate City Limits**

To Whom It May Concern:

Enclosed please find a certified copy of the Description of Corporate Limits for the City of Chippewa Falls, Wisconsin as required by statute.

Should you have any questions, please contact me; otherwise, I trust this submission is complete.

Sincerely,

Bridget Givens  
City Clerk

(1) Enclosure

**Office of the City Clerk**

30 West Central Street, Chippewa Falls, WI 54729  
715.726.2719 | 715.726.2759 fax | [www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov)

DESCRIPTION OF CORPORATE LIMITS  
CITY OF CHIPPEWA FALLS, WISCONSIN

I, Bridget Givens, City Clerk of the City of Chippewa Falls, County of Chippewa, State of Wisconsin, DO HEREBY CERTIFY that the corporate boundaries of said City have been altered within the previous 12-month period ending December 1, 2024 and that the following description is the present corporate limits of the said City as of December 1, 2025.

Commencing at the Southeast corner of Section 8, Township 28 North, Range 8 West; which is also the southeast corner of the corporate limits of the city of Chippewa Falls;

Thence S.  $88^{\circ} 57' 15''$  W. 1,660.22 feet along the south line of said Section 8 (which is along the north line of Section 17), Thence S.  $1^{\circ} 02' 45''$  E. 34.82 feet to a point on the south right-of-way of South Avenue; Thence S.  $88^{\circ} 25' 20''$  W. 739.00 feet along the south right-of-way of South Avenue to a point of intersection; Thence S.  $89^{\circ} 05' 13''$  W. 261.01 feet along the south right-of-way of South Avenue to the intersection with the east right-of-way of 145<sup>th</sup> Street;

Thence N.  $88^{\circ} 30' 21''$  W. 66.00 feet to the southwest corner of South Avenue and 145<sup>th</sup> Street; Thence S.  $0^{\circ} 47' 15''$  W. along the west right-of-way of 145<sup>th</sup> Street to the point of intersection with the north right-of-way of 47<sup>th</sup> Avenue (Colome Street); Thence S.  $89^{\circ} 50'$  W. along the north right-of-way of 47<sup>th</sup> Avenue to the point of intersection with the east right-of-way of Joseph Street; Thence S.  $0^{\circ} 59'$  W. 33 feet to a point on the south line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17; Thence N.  $89^{\circ} 50'$  E. 3.71 feet along said south line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17; Thence S.  $0^{\circ} 59' 20''$  W. 406.88 feet; Thence N.  $80^{\circ} 51' 22''$  W. 36.36 feet; Thence S.  $89^{\circ} 50'$  W. 263.12 feet; Thence N.  $0^{\circ} 30' 30''$  E. 12.47 feet; Thence S.  $89^{\circ} 50'$  W. 400.00 feet to a point on the east right-of-way of Marjorie Street; Thence N.  $0^{\circ} 30'$  W. 388.47 feet along the east right-of-way of Marjorie Street to the intersection with the south right-of-way of Colome Street; Thence N.  $89^{\circ} 50'$  E. 632.57 feet along the south right-of-way of Colome Street; Thence N.  $0^{\circ} 50'$  E. 168.0 feet; Thence S.  $89^{\circ} 50'$  W. 666.99 feet to a point on the west line of the NE  $\frac{1}{4}$ -NW  $\frac{1}{4}$ , Section 17, Township 28 North, Range 8 West;

Thence S.  $0^{\circ} 30' 00''$  W. on the west line of the NE  $\frac{1}{4}$ -NW  $\frac{1}{4}$  102.0 feet to a point on the north line of Colome Street; Thence S.  $89^{\circ} 50' 15''$  W. 989.07 feet along the north line of Colome Street; Thence S.  $76^{\circ} 50'$  W. 146.64 feet along the north line of Colome Street; Thence S.  $89^{\circ} 50' 15''$  W. 187.12 feet along the north line of Colome Street to the east line of Woodward Avenue; Thence continuing S.  $89^{\circ} 50' 15''$  W. 66.00';

Thence N. 00° 00' 00" W. along the west line of Woodward Avenue 33.00 feet to the southeast corner of Lot 6, Block 1 of Loffler's Third Addition, as platted;

Thence N. 89° 13' 12" W. 132 feet along the south line of Lot 6, Block 1, Loffler's Third Addition as platted, also being the north right-of-way line of Colome Street; Thence N. 0° 00' 00" W. 231 feet along the west lot line of Lots 6, 5, and 4, Block 1, Loffler's Third Addition to the northwest corner of said Lot 4; Thence N. 89° 13' 12" W. 198 feet along the north lot line of Lot 9, Block 1, Loffler's Third Addition, and its westerly extension, to a point on the westerly right-of-way line of Dennis Street and the southwest corner of Lot 3, Block 2, Loffler's Third Addition; Thence N. 0° 01' 23" E. 154 feet along the westerly right-of-way line of Dennis Street to the southwest corner of Lot 1, Block 2, Loffler's Third Addition; Thence West 132 feet to the northeast corner of Lot 11, Block 2, Loffler's Third Addition; Thence South 77 feet to the southeast corner of Lot 11, Block 2, Loffler's Third Addition; Thence West along the south line of Lot 11 and an extension thereof to the west right-of-way line of Gerald Street; Thence South on said west line of Gerald Street to a point 200 feet north of the south line of the NE ¼-NE ¼ of Section 18 (said south line also being the center line of Colome Street in the Village of Lake Hallie);

Thence West parallel with the south line of the NE ¼-NE ¼ of Section 18 to point on the east line of the NW ¼ of the NE ¼ of Section 18; Thence S. 00° 05' 49" W. 167.00 feet along the east line of the NW ¼ of the NE ¼ of Section 18-29-8 to a point on the north right-of-way line of Colome Street (47th Avenue); Thence S. 0° 12' 33" E. 66.00 feet to a point on the southerly right-of-way line of Colome Street; Thence S. 89° 47' 27" W. 173.78 feet along the southerly right-of-way line of Colome Street to the intersection with the easterly right-of-way line of Sunset Street; Thence S. 0° 04' 55" E. 217.26 feet along the easterly right-of-way line of Sunset Street; Thence S. 89° 55' 05" W. 1,386.00 feet along the southerly right-of-way line of Terrace Drive and its extension to the east; Thence continuing Westerly along the southerly right-of-way line of Terrace Drive, along an arc concaved southeasterly 137 feet; Thence N. 54° 05' 43" W. 67.51 feet to a point on the northwesterly right-of-way line of Terrace Drive, said point also being the easterly corner of Lot 10, Block 1, Stafford's Addition; Thence continuing N. 54° 05' 43" W. along the northeasterly lot line of said Lot 10 84.05' to a point on the southerly right-of-way line of State Trunk Highway #124; Thence Northeasterly 786 feet along the southerly right-of-way line of State Trunk Highway #124; Thence N. 00° 04' 45" E. 213.50 feet along the southerly extension of the west line of Frenette Drive to the point of intersection of the northerly right-of-way line of State Trunk Highway #124;

Thence continuing N. 00° 04' 45" E. 106.34 feet; Thence S. 89° 45' 45" W. 220.02 feet; Thence S. 00° 03' 45" W. 191.72 feet; Thence S. 67° 15' 15" W. along the North right-of-way of S.T.H. #124, 184.38 feet;

Thence N. 00° 03' 45" E. 51.95 feet to a point on the north line of Grandview Drive; Thence Southerly along the north right-of-way of Grandview Drive on a curve whose long chord bears S. 65° 24' 55" W. 203.73 feet; Thence S. 89° 45' 45" W. 93.28 feet; Thence N. 30° 00' 15" E. 146.75 feet; Thence N. 68° 58' 30" W. 120.00' to a point on the east right-of-way of CTH "J"; Thence Northerly along a curve whose long chord bears N. 31° 21' 00" E. 142.96 feet;

Thence N. 29° 17' 00" E. along the east right-of-way line of C.T.H. "J" 147.17 feet; Thence N. 25° 23' 00" E. along the east line of C.T.H. "J" 263.01 feet; Thence N. 25° 16' 30" E. along the east line of C.T.H. "J" 12.45 feet; Thence N. 89° 23' 30" E. along the south line of Loiselle's Addition 619.15 feet to the SE corner of Loiselle's Addition; Thence S. 00° 31' 30" E. 14.99 feet; Thence N. 89° 44' 30" E. 88.45 feet; Thence N. 00° 11' 00" W. 117.44 feet; Thence N. 89° 49' 00" E. 396.68 feet;

Thence N. 00° 05' 45" E. 378.50 feet to the north line of Section 18 and the centerline of South Avenue;

Thence S. 89° 49' 00" W. along the north line of Section 18, and the centerline of South Avenue to the N ¼ corner of Section 18, 902.76 feet;

Thence continuing West along the north line of Section 18, T28N, R8W, and the north line of Section 13 (also the south line of Section 12, T28N, R9W) to a point that is 990 feet west of the NE corner of the NW ¼ of Section 13;

Thence South parallel to the east line of the NW¼ of the NW ¼ of said Section 13, a distance of 1,320 feet, more or less;

Thence East along the north line of the SE ¼ of the NW ¼ of Section 13, a distance of 990 feet to the northeast corner of the SE ¼ of the NW ¼ of said Section 13;

Thence South along the east line of the NW ¼, 1,320 feet to the south line of the NW ¼ of Section 13;

Thence West 2,660 feet, more or less, to the southwest corner of the NW ¼ of said Section 13 and the east ¼ corner of Section 14, T28N R9W;

Thence continuing N. 89° 18' 08" W. along the south line of the NE ¼ of said Section 14, a distance of 659.97 feet to a point;

Thence N. 0° 02' 03" W. 2,632.37 feet to a point on the north line of Section 14 that is 659.29 feet west of the NE corner of Section 14, T29N, R9W;

Thence West along the north line of Section 14 (also the south line of Section 11) to the southwest corner of said Section 11, T29N, R9W;

Thence North along the west line of Section 11, T28N, R9W, to the centerline of the Chippewa River;

Thence Easterly along the centerline of the Chippewa River to the east line of Government Lot 2 in Section 11;

Thence North along said east line of Government Lot 2, Section 11, a distance of 1,200 feet, more or less, to a property corner;

Thence West 145.0 feet to a property corner;

Thence South 82.0 feet to the northeast corner of Frank and Van's Addition to the Town of Wheaton;

Thence Westerly along said north line of Frank and Van's Addition, 705.0 feet;

Thence North parallel to said west line of Government Lot 2, a distance of 610.0 feet, more or less, to the south line of the Wisconsin Central Ltd. Railroad Company right-of-way, said right-of-way changing in width at this point;

Thence Easterly along said Wisconsin Central Ltd, right-of-way, a distance of 1,990.00 feet, more or less, to a point on the west right-of-way line of relocated Highway #53;

Thence Northerly along said right-of-way line of relocated Highway #53 a distance of 1,120.00 feet, more or less, to a point on the north line of Section 11;

Thence East along the north line of said Section 11, a distance of 260.0 feet, more or less, to the northeast corner of Section 11;

Thence East along the north line of Section 12, T28N, R9W, and the south line of Section 1, T28N, R9W, to the SW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 1;

Thence North along the west line of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 1, 660 feet, more or less, to the north line of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  - SW  $\frac{1}{4}$  of said Section 1;

Thence East along the north line of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 1, 904 feet, more or less;

Thence N. 52° 32' 00" W. 360.08 feet;

Thence N. 24° 30' 00" W. 480 feet to the south line of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 1, T29N, R8W;

Thence S. 89° 45' 00" W. along the south line of said NE $\frac{1}{4}$  - SW $\frac{1}{4}$ , a distance of 409.14 feet to the SW corner of said NE $\frac{1}{4}$  -SW $\frac{1}{4}$ ;

Thence continuing S. 89° 45' 00" W. along the south line of the NW¼ - SW¼ of said Section 1, a distance of 214.50 feet; Thence N. 0° 19' 30" E., 198.00 feet;

Thence N. 89° 45' 00" E. 214.50 feet;

Thence N. 0° 19' 30" E. along the west line of the NE¼ - SW¼ of said Section 1, a distance of 1,094.00 feet to the intersection with the south right-of-way line of Mansfield Street, which is 24.75' south of the NW corner of the NE¼ - SW¼ of said Section 1;

Thence S. 89° 52' 34" W. 445.34 feet along the south right-of-way line of Mansfield Street to the angle point of the south right-of-way line of Mansfield Street; Thence S 0° 13' 10" E. 8.25 feet to the angle point of the south right-of-way line of Mansfield Street; Thence S 89° 52' 34" W. 195.11 feet, more or less, along the south right-of-way line of Mansfield Street; Thence S. 29° 51' 13" W. 118.50 feet; Thence S. 05° 21' 07" W. 127.97 feet; Thence S. 27° 57' 32" E. 127.54 feet; Thence S. 86° 43' 45" E. 135.32 feet; Thence S. 30° 01' 40" E. 170.71 feet; Thence S. 52° 06' 56" E. 147.09 feet; Thence N. 24° 55' 35" W. 185.33 feet; Thence N. 89° 37' 11" E. 197.92 feet; Thence S. 11° 54' 29" E. 249.08 feet; Thence S. 87° 11' 22" W. 482.89 feet; Thence S. 00° 03' 52" W. 35.59 feet; Thence Southerly 132.56 feet along the arc of a curve concaved right, with a radius of 166.00 feet, whose long chord bears S. 14° 20' 29" W. 131.20 feet; Thence S. 00° 07' 58" W. 735.00 feet; Thence N. 89° 56' 08" W. 494.15 feet; Thence N. 05° 06' 45" E. along the easterly right-of-way line of US Highway 53, 144.75 feet; Thence N. 02° 45' 13" E. along the easterly right-of-way line of US Highway 53, 393.00 feet; Thence N. 01° 06' 54" W. along the easterly right-of-way line of US Highway 53, 498.73 feet; Thence N. 04° 53' 53" E. along the easterly right-of-way line of US Highway 53, 580.58 feet to a point on the north line of the SW ¼ of Section 1, T28N, R9W ; Thence N. 5° 37' 00" E. 1,230.79 feet along the east right-of-way line of U.S. #53 to the intersection with the south right-of-way line of CTH "N"; Thence S. 89° 18' 00" E. 158.05 feet along the south right-of-way line of CTH "N"; Thence N. 82° 10' 09" E. 202.24 feet; Thence S. 89° 18' 00" E. 462.22 feet along the south right-of-way line of CTH "N"; Thence S. 89° 40' 00" E. 433.90 feet along the south right-of-way line of CTH "N" to the intersection with the west right-of-way line of Tropicana Boulevard; Thence S. 0° 14' 00" W. 295.83 feet along the west right-of-way line of Tropicana Boulevard; Thence N. 89° 46' 00" W. 153.00 feet; Thence S. 0° 14' 00" W. 141.50 feet; Thence S. 89° 46' 00" E. 153.00 feet to a point on the westerly right-of-way line of Tropicana Boulevard; Thence N. 89° 50' E. 66.00 feet to a point on the easterly right-of-way line of Tropicana Boulevard and the northwest corner of Lot 12, Block 2, Tropicana City Subdivision; Thence continuing N. 89° 50' W. 507.00 feet to the northeast corner of Lot 17, Block 2, Tropicana City Subdivision; Thence S. 0° 14' W. 141.50 feet along the easterly lot line of said Lot 17 to a point on the

northerly right-of-way line of Spruce Street; Thence N. 89° 50' E. 68.00 feet along the northerly right-of-way line of Spruce Street; thence S. 0° 14' W. 66.00 feet to the northeast corner of Lot 5, Block 3, Tropicana City Subdivision; Thence continuing S. 0° 14' W. 127.00 feet to the southeast corner of said Lot 5; Thence S. 89° 50' W. 165.00 feet along the south lot line of Lots 5 & 6, Block 3, Tropicana City Subdivision to the southwest corner of said Lot 6; Thence N. 0° 14' E. 127.00 feet along the west lot line of said Lot 6 to a point on the southerly right-of-way line of Spruce Street; Thence S. 89° 50' W. 164.00 feet along the southerly right-of-way line of Spruce Street to the northeast corner of Lot 9, Block 3, Tropicana City Subdivision; Thence S. 0° 14' W. 127.00 feet to the southeast corner of said Lot 9; Thence S. 89° 50' W. 82.00 feet to the southwest corner of said Lot 9; Thence N. 0° 14' E. 127.00 feet to the northwest corner of said Lot 9; Thence S. 89° 50' W. 164.00 feet along the southerly right-of-way line of Spruce Street to its intersection with the easterly right-of-way line of Tropicana Boulevard; Thence N. 89° 46' W. 66.00' to the point of intersection of the westerly right-of-way line of Tropicana Boulevard with the southerly right-of-way line of Spruce Street; Thence N. 89° 46' 00" W. 220.00 feet along the southerly right-of-way line of Spruce Street; Thence Southwesterly 90.09 feet along an arc whose long chord bears S. 59° 18' 20" W. 85.78 feet; Thence S. 28° 22' 40" W. 118.74 feet; Thence Southwesterly 97.92 feet along the easterly right-of-way line of Bluff View Lane along an arc whose long chord bears S. 14° 16' 20" W. 96.91 feet; Thence S. 0° 10' 00" E. 20.00 feet along the easterly right-of-way line of Bluff View Lane;

Thence N. 89° 50' 00" E. 117.23 feet; Thence S. 1° 26' 00" W. 60.00 feet; Thence N. 89° 50' 00" E. 83.45 feet; Thence S. 0° 14' 00" W. 130 feet; Thence N. 89° 50' 00" E. 167 feet to a point on the westerly right-of-way line of Tropicana Boulevard; Thence N. 0° 14' 00" E. 3 feet along the westerly right-of-way line of Tropicana Boulevard; Thence N. 89° 50' E. a distance of 419.0 feet to the NE corner of Lot 15, Block 4, Tropicana City Subdivision;

Thence S. 0° 14' W. along the east line of Lot 15, a distance of 128.0 feet to the north right-of-way line of Mansfield Street;

Thence N. 89° 50' 00" E. along the north right-of-way line of Mansfield Street, a distance of 176 feet to the SW corner of Lot 18 Block 4, Tropicana City Subdivision;

Thence N. 0° 14' E. along the west line of Lot 18, Block 4, 128.0 feet to the NW corner of Lot 18;

Thence continuing N. 0° 14' E. along the west line of Lot 5, Block 4, 127.0 feet to the NW corner of Lot 5, being on the south right of way line of Stanley Street; Thence N. 89° 50' 00" E. 88.0

feet to the NE corner of Lot 5, Block 4, Tropicana City Subdivision; Thence S. 0° 14' W. along the east lot line of Lot 5, Block 4, 127.0 feet to the SE corner of said Lot 5;

Thence N. 89° 50' 00" E. a distance of 264.0 feet to the northeast corner of Lot 21, Block 4, Tropicana City Subdivision;

Thence S. 0° 14' W. a distance of 128.0 feet to the north right-of-way line of Mansfield Street;

Thence N. 89° 50' 00" E. along the north right-of-way line of Mansfield Street to the west line of the NE ¼ of Section 1;

Thence North along the west line of NE¼ of Section 1, T28N, R9W, to a point on the east line of Hilary Street that is on the north line of Stanley Street extended to the west line of the NE¼ of Section 1:

Thence West 60 feet to the southeast corner of Lot 22, Block 3, Tropicana City Subdivision;

Thence continuing West along the north line of Stanley Street a distance of 83 feet to the southwest corner of Lot 22;

Thence North along the west line of said Lot 22, a distance of 127 feet;

Thence West along the south lines of Lots 2 & 3, Block 3, Tropicana Subdivision 166 feet to the southwest corner of Lot 3, Block 3;

Thence North along the west line of Lot 3, Block 3 and its extension 193 feet to the north line of Spruce Street;

Thence East along the north line of Spruce Street 19 feet to the southwest corner of Lot 20, Block 2, Tropicana City;

Thence North along the west line of said Lot 20, 141.50 feet to the northwest corner of said Lot 20, Block 2;

Thence East along the north line of Lots 20 and 21 of Block 2, Tropicana Subdivision to the southwest corner of Lot 1, Block 2, Tropicana Subdivision;

Thence North along the west line of Lot 1, Block 2 of Tropicana City Subdivision and a northerly extension thereof to the centerline of Cedar Street;

Thence West 6.00 feet along the centerline of Cedar Street; Thence N. 0° 14' 00" E. 297 feet to a point on the south right-of-way line of Elm Street;

Thence North 87° 53' W. 338.00 feet along the South right-of-way line of Elm Street; Thence South 00° 14' W. 297.00 feet to the centerline of Cedar Street; Thence South 89° 50' W. 252 feet along the centerline of Cedar Street; Thence North 0° 14' E. 297.00 feet to a point on the south right-of-way line of Elm Street; Thence North 2° 30' 00" E. 66 feet to a point on the north right-of-way line

of Elm Street; Thence North  $87^{\circ} 53' W$ . 317.8 feet along the north right-of-way line of Elm Street; Thence North  $2^{\circ} 30' 00''$  east 40 feet, more or less, along the right-of-way of Elm Street; Thence North  $87^{\circ} 51'$  west 433.55 feet along the north right-of-way line of Elm Street; Thence North  $87^{\circ} 20'$  west 362 feet along the north right-of-way line of Elm Street; Thence North  $78^{\circ} 57'$  west 202.2 feet along the north right-of-way line of Elm Street; Thence North  $87^{\circ} 29'$  west 241 feet along the north right-of-way line of Elm Street to the point of intersection with the easterly right-of-way line of U.S. Highway #53; Thence N.  $4^{\circ} 55' 04''$  East 1269.65 feet along the easterly right-of-way of U.S. Highway #53 to the point of intersection with the south right-of-way line of Bridgewater Avenue; Thence N.  $89^{\circ} 25' 46''$  East 255.69 feet along the southerly right of way line of Bridgewater Avenue; Thence N.  $0^{\circ} 48' 22''$  West 147.77 feet to the point of intersection of the easterly right-of-way line of U.S. Highway #53 with the north right-of-way line of Bridgewater Avenue; Thence S.  $86^{\circ} 16'$  east 199.1 feet along the north right-of-way line of Bridgewater Avenue; Thence S.  $73^{\circ} 54'$  east 202.1 feet along the north right-of-way line of Bridgewater Avenue; Thence E. 884.2 feet along the north right-of-way line of Bridgewater Avenue to a point 627 feet west of east line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36, T29N, R8W; Thence N. parallel with the east line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36 to a point on the north line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36; Thence West along the north line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36 142.12 feet; Thence N.  $21^{\circ} 04' 56''$  E. 339.52 feet ; Thence N.  $38^{\circ} 54' 56''$  E. 642.29 feet; Thence N.  $59^{\circ} 28' 37''$  W. 168.48 feet; Thence N.  $32^{\circ} 29' 50''$  E. 154.10 feet; Thence N.  $7^{\circ} 12' 16''$  E. 287.37 feet; Thence N.  $88^{\circ} 36' 52''$  E. 270.07 feet to the SW corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36; Thence North along the west line of said SW  $\frac{1}{4}$  to the NW corner of said SW  $\frac{1}{4}$ ; Thence East along the north line of said SW  $\frac{1}{4}$  to the NE corner of said SW  $\frac{1}{4}$ ; Thence South along the east line of said SW  $\frac{1}{4}$  655.44 feet; Thence N.  $89^{\circ} 46' 41''$  E. 547.72 feet; Thence S  $47^{\circ} 13' 19''$  E. 954.14 feet to a point on the west right-of-way line of Wheaton Street; Thence S.  $0^{\circ} 05' 25''$  E. 7.29 feet along the west right-of-way line of Wheaton Street to a point of intersection with the north line of the SE  $\frac{1}{4}$  of Section 36; Thence East along the north line of the SE  $\frac{1}{4}$  of Section 36, to the northeast corner of said SE  $\frac{1}{4}$  and the centerline of Wheaton Street;

Thence continuing East along the south line of the NW  $\frac{1}{4}$  of Section 31, T29N, R8W, to the SW corner of the east  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 31;

Thence North along the west line of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 31 to the north line of Section 31;

Thence West along the north line of Section 31 and the south line of Section 30 to the east right-of-way line of CTH "Q";

Thence North along the east right-of-way line of CTH "Q" to the south right-of-way line of CTH "S";

Thence East along the south right-of-way line of CTH "S" and the centerline of Section 30 a distance of 1,894 feet, more or less, to a property corner;

Thence S. 57° 32' 50" E. 131.89 feet to a property corner; Thence N. 70° 19' E. 155.62 feet to a property corner; Thence N. 20° 19' E. 19.62 feet to the north line of the SW¼ of Section 30;

Thence East 135.02 feet along the north line of the SW¼ of Section 30. T29N, R8W, to the center of said Section 30;

Thence South along the east line of the SW¼ of Section 30 to a point that is approximately 150 feet north of the north line of Section 31, T29N, R8W;

Thence in a Southwesterly direction to an intersection of the east-west quarter line through Sections 31 and 30;

Thence continuing Southeasterly to an intersection with the north-south quarter line through Section 31;

Thence North 28 feet, more or less, to the NW corner of the NW¼ - NE¼ of said Section 31; Thence East 320 feet along the north line of Section 31; Thence North 116 feet; Thence East 181.2 feet; Thence North 80 feet; Thence East 201.6 feet to a point on the easterly right-of-way line of Ojibwa Road; Thence Southeasterly 197 feet, more or less, along the easterly right-of-way line of Ojibwa Road and its southeasterly extension, to a point of intersection with the north line of Section 31; Thence East along the north line of Section 31 to the east line of the NW¼ of the NE¼ of said Section 31;

Thence South along the east line of said NW¼-NE¼ to the northwest corner of the SE¼-NE¼ of Section 31;

Thence East along the north line of the SE¼ - NE¼ of Section 31, T29N, R9W, to the NE corner of said SE¼-NE¼, and the centerline of State Street;

Thence South, along the east line of Section 31 and the centerline of State Street to the southeast corner of the SE¼-NE¼ of Section 31, which is also the intersection of the centerline of State Street and First Avenue;

Thence East along the south line of the NW ¼ of Section 32, T29N, R8W, and the centerline of First Avenue, a distance of 296.06 feet; Thence N. 0° 25' 00" E. along the west line of Sumac Drive and its' extension, 213.00 feet; Thence S. 89° 36' 36" E. along the north lot line of Lot 13, Block 2,

Pine Acres Addition, and it's extension, 198.00 feet to the northeast corner of said Lot 13; Thence North a distance of 90 feet to the southeast corner of Lot 11, Block 2, Pine Acres Addition;

Thence West along the south line of Lot 11, a distance of 132.0 feet to the SW corner of said Lot 11;

Thence North along the west lines of Lots 10 and 11, Block 2, a distance of 180 feet to the NW corner of Lot 10;

Thence East along the north line of Lot 10, a distance of 132.0 feet to the NE corner of said Lot 10;

Thence North a distance of 630 feet to the southeast corner of Lot 2, Block 2, Pine Acres Addition;

Thence West along the south line of Lot 2, a distance of 132.0 feet to the SW corner of said Lot 2;

Thence North along the west lines of Lots 1 and 2, Block 2, a distance of 187.81 feet to the NW corner of Lot 1;

Thence East along the north line of Lot 1, a distance of 132.0 feet to the NE corner of said Lot 1;

Thence North a distance of 66.0 feet to the north right-of-way line of Pine Acre Lane;

Thence S. 89° 58' east along said north right-of-way line a distance of 198.0 feet to the east right-of-way line of Pine Needle Lane extended;

Thence S. 0° 11' 30" W. along the east right-of-way line of Pine Needle Lane a distance of 214.50 feet to the Northwest corner of Lot 1, Block 6, 1st Addition to Korger's Addition;

Thence S. 89° 59' E. 289.83 feet to the northeast corner of Lot 1, Block 6;

Thence S. 0° 09' 30" W. 299.77 feet to the north line of Lot 6, Block 6, 1st Addition to Korger Heights Addition;

Thence N. 89° 59' E. 355.81 feet to the west right-of-way line of Whispering Pine Drive and the northeast corner of Lot 9, Block 6, 1st Addition to Korger Heights;

Thence S. 0° 11' W. 145.00 feet to the north right-of-way line of Pine Cone Lane and the southeast corner of Lot 9, Block 6, 1st Addition to Korger Heights;

Thence S. 89° 59' 30" E. along the north right-of-way line of Pine Cone Lane a distance of 356.0 feet; Thence N. 0° 11' E. 363.00 feet; Thence S. 89° 58' E. 426.00 feet; Thence N. 0° 11' E. 230.00 feet to a point on the south right-of-way line of Pine Acre Lane; Thence continuing N. 0° 11' E. 66.00 feet to a point on the north right-of-way line of Pine Acre Lane;

Thence S. 89° 58' E. along said right-of-way line, a distance of 530.87 feet to the west line of the NE ¼ of Section 32, T29N, R8W.

Thence N. 0° 34' 40" E. 1,331.56 feet along the west line of the NE¼ of Section 32, T29N, R8W; Thence N. 0° 29' 12" E. 2,634.80 feet along the west line of the SE¼ of Section 29, T29N, R8W to the NW ¼ corner of the SE¼ of said Section 29; Thence N. 0° 29' 11" E. 31.56 feet along the west line of the NE¼ of Section 29, T29N, R8W, to a point on the north right-of-way line of C.T.H. "S"; Thence S. 89° 20' 08" E. 548.98 feet along the north right-of-way line of C.T.H. "S"; Thence S. 01° 51' 36" E. 447.35 feet; Thence S 89° 10' 57" E. 388.02 feet to a point on the easterly right-of-way line of the Union Pacific Railroad; Thence S. 14° 14' 27" E. 2,175.15 feet along the easterly railroad right-of-way line. Thence Southeasterly 138.64 feet along the arc of a curve whose long chord bears S. 24° 27' 32" E. 138.32 feet, along the easterly railroad right-of-way line; Thence N. 89° 00' 49" W. 129.36 feet to a point on the westerly right-of-way line of the Union Pacific Railroad;

Thence Southeasterly along said westerly railroad right-of-way, a distance of 903 feet, more or less.

Thence N. 75° 21' 45" E. 321.11 feet;

Thence N. 25° 12' 30" E. 270.71 feet;

Thence S. 59° 36' 15" E. 150.19 feet to the easterly right-of-way of the Union Pacific Railroad;

Thence Northeasterly along said railroad right-of-way, on a curve to the right, a distance of 855.71 feet, more or less, to the intersection with the south line of the SW ¼ - SW ¼ , Section 28, T29N, R8W; Thence S. 89° 50' 49" W. 95.26 feet along the south line of the SW¼ - SW¼ of Section 28, T29N, R8W, to a point on the west line of Section 28, T29N, R8W; Thence N. 0° 44' 46" E. 2,559.59 feet along the west line of Section 28, T29W, R8W, to a point 83 feet south of the north line of the SW¼ , Section 28, T29N, R8W; Thence N. 89° 18' 59" E. 2,019.85 feet parallel to the north line of the SW¼ ; Thence S 0° 30' 31" W. 659.31 feet; Thence N. 47° 38' 44" E. 692.05 feet; Thence N. 0° 30' 31" E. 199.10 feet to a point 83 feet south of the north line of the SW ¼ , Section 28, T29N, R8W; Thence N 89° 18' 59" E. 99.83 feet to a point on the west line of the SE ¼ , Section 28, T29N, R8W;

Thence S. 0° 30' 31" W. 1,250.38 feet along the west line of the SE ¼ , Section 28, T29N, R8W, to the northeast corner of the SW ¼ - SE ¼ , Section 28, T29N, R8W; Thence N. 89° 35' 03" E. 2,153.16 feet along the north lines of SW ¼ - SE ¼ and the SE ¼ - SE ¼ of Section 28, T29N, R8W; Thence S. 1° 1' 40" W. 750.00 feet; Thence N. 89 °35' 03" E. 472.33 feet to a point on the East line of the SE ¼ of said Section 28: Thence continuing N. 89 ° 35' 03" E. 33 feet; Thence S. 1 ° 08'

25" W. 596 feet , more or less, parallel to the East line of the SE ¼ of said Section 28; Thence S. 0°39' 50" W. 429.87 feet parallel to the East line of the SE ¼ of Section 33, T29N, R8W; Thence S. 89° 20' 10" E. 50.00 feet; Thence N. 85° 57' 47" E. 78.40 feet; Thence S. 85° 36' 09" E. 27.40 feet; Thence S. 23° 48' 57" E. 86.76 feet; Thence S. 55° 05' 45" E. 98.26 feet; Thence S 9° 59' 48" E. 66.13 feet; Thence S 7° 58' 10" E. 116.83 feet; Thence S 49° 18' 40" E 101.41 feet; Thence S. 0° 39' 50" W. 204.37 feet; Thence N. 87° 22' 20" E. 20.01 feet; Thence S. 0° 39' 50" W. 187.66 feet; Thence N. 89° 20' 10" W. 47.92 feet; Thence S. 24° 03' 50" W. 88.92 feet; Thence N. 89° 20' 17" W. 317.55 feet; Thence S. 0° 39' 50" W. 1,420 feet more or less, parallel to the East line of the NE ¼ of Section 33, T29N, R8W; Thence S 0° 39' 20" W. 56 feet, more or less, parallel to the East line of the SE ¼ of Section 33; Thence N. 89°58'30" W. 33.00 feet to a point on the East line of the SE ¼ of said Section 33; Thence S. 00°39'20" W. along said East line 1269.73 feet ; Thence S. 89°53'10"W. along the South line of the NE ¼ of the SE ¼ of said Section 33 1067.88 feet to a point on the easterly right of way line of State Highway 178; Thence Northeasterly along said easterly right of way line of State Highway 178 1.47 feet, along the arc of a curve to the left, having a radius of 4396.32 feet, whose long chord bears N. 12°40'13"E. 1.47 feet; Thence Northeasterly 1,052.22 feet along the arc of a curve, along the easterly right-of-way line of S.T.H. #178; Thence N. 01° 02' 48" W. 188.86 feet; Thence N. 17 ° 14' 19" E. 39 feet, more or less; Thence N. 89 ° 58' 30" W. 323.73 feet, more or less; Thence S 01° 03' 11: E. 232.33 feet; Thence Southwesterly along the westerly right of way line of State Highway 178 537.55, feet along the arc of a curve with a radius of 4084.64 feet, whose long chord bears S. 02° 43' 02" W., 537.16 feet; Thence S. 13° 46' 55" W. along the westerly right of way line of State Highway 178 563.79 feet; Thence S. 12° 21' 05" W. along the westerly right of way line of State Highway 178 55.32 feet; Thence S 12° 21' 27" W. along the westerly right of way line of State Highway 178 393.57 feet to a point of curvature; Thence Southerly 74.18 feet along the arc of a curve concaved westerly with a radius of 4101.04 feet, whose long chord bears S.21°59'28"W 74.18 feet; Thence N.82°33'29" W. 70.00 feet; Thence N.32°52'07"W. 344.71 feet; Thence S.36°33'08"W. 67.31 feet; Thence Southeasterly 88.24 feet along the arc of a curve with a radius of 60.00 feet, whose long chord bears S. 05° 36' 56" E. 80.50 feet; Thence S. 36° 30' 54" W. 142.27 feet; Thence S. 89° 53' 53" W. 111.75 feet; Thence S. 67° 02' 36" W. 395.05 feet; Thence N. 82° 23' 49" W. 210.73 feet to the west line of Government Lot 2;

Thence N. 00° 37' 29" E. 191.20 feet; Thence N. 0° 40' 22" E. 200.02 feet; Thence N. 89° 55' 15" E. 370.08 feet; Thence N. 02° 24' 30" E. 250.97 feet; Thence N. 16° 13' 40" E. 113.47' feet; Thence N. 34° 36' 05" E. 118.08 feet; Thence S.89° 45' 52" W. 32.57 feet; Thence S. 34° 34' 21" W.

103.90 feet; Thence S. 16° 11' 53" W. 237.57 feet; Thence S. 89° 55' 03" W. 281.62 feet; Thence S. 89° 55' 03" W. 200.54;

Thence South 00° 49' 54" W. 791.87 feet; Thence North 59° 40' 19" W. 280.00 feet; Thence North 30° 49' 35" W. 220.00 feet; Thence South 57° 10' 35" W. 120.00 feet; Thence North 57° 49' 25" W. 205.00 feet; Thence North 71° 49' 25" W. 37.00 feet; Thence North 04° 00' 31" E. 199.70 feet; Thence North 85° 49' 35" W. 139.00 feet; Thence South 18° 10' 35" W. 160.00 feet; Thence North 71° 49' 25" W. 23.00 feet; Thence North 62° 03' 20" W. 213.63 feet; Thence North 75° 21' 30" W. 100.21 feet to a point on the east line of Government Lot 4;

Thence South along the east line of Government Lot 4 to the North shore of the Chippewa River; Thence southwesterly along the northerly shore of the Chippewa River to the west line of Section 4; Thence South along the west line of Section 4 to the south shore of the Chippewa River; Thence Easterly along the south shore of the Chippewa River to the northwest corner of Government Lot 6 in Section 3, T28N, R8W;

Thence Southeasterly along the north line of Government Lot 6 in Section 3 and the south bank of the Chippewa River to the NE corner of Government Lot 6, Section 3;

Thence South along the east line of Government Lot 6, Section 3 and the east line of the NW ¼ of the SW ¼ of said Section 3 to the SE corner of the NW ¼ of the SW ¼ of said Section 3;

Thence West along the south line of said NW ¼ - SW ¼ to a point which is 348.5 feet east of the west line of Section 3, T28N, R8W;

Thence South parallel to the west line of said Section 3, a distance of 700 feet to a point; Thence west 200 feet to a point; Thence south parallel with the west line of Section 3, to the south line of Section 3;

Thence West along the south line of Section 3 and the north line of Section 9, a distance of 181.5 feet to a point which is 33 feet west of the NE corner of Section 9, T28N, R8W, said point also being on the northerly extension of the west right-of-way line of a public highway;

Thence South along said west highway right-of-way line to a point on the south line of the NE ¼ of Section 9;

Thence West along the south line of the NE ¼ of Section 9 to the center of Section 9;

Thence South along the east line of the SW ¼ of Section 9, T28N, R8W, to the north right-of-way line of S.T.H. #29;

Thence West along the north right-of-way of S.T.H. #29 to the east line of Section 8, T28N, R8W; 1576 feet more or less; Thence South 00° 15' 50" West 92.29 feet; Thence South 72° 45' 43"

West 419.83 feet; Thence North  $64^{\circ} 07' 53''$  West 550.10 feet; Thence West along the north right-of-way of S.T.H. #29 to the east line of Section 8, T28N, R8W; 170.47 feet more or less;

Thence South along the east line of Section 8 to the southeast corner of Section 8 and the point of beginning;

#### ADDITION 1

A parcel of land in the NE  $\frac{1}{4}$  - NE  $\frac{1}{4}$ , Section 2, T28N, R9W, the SE  $\frac{1}{4}$  - SE  $\frac{1}{4}$ , Section 35, T29N, R9W and part of the SW  $\frac{1}{4}$  - SW  $\frac{1}{4}$ , Section 36, T29N, R9W, and the part of the NW $\frac{1}{4}$  - NW $\frac{1}{4}$ , Section 1, T28N, R9W, in the City of Chippewa Falls.

Beginning at the west right-of-way line of U.S. Hwy. #53 with the north right-of-way line of C.T.H. "N", said point also being 6.82 feet east of the east line of the NE  $\frac{1}{4}$  - NE  $\frac{1}{4}$ , Section 2, T28N, R9W;

Thence N.  $89^{\circ} 48' 02''$  W. along the north right-of-way line of C.T.H. "N" 197.05 feet;

Thence S.  $87^{\circ} 02' 13''$  W. along the north right-of-way of C.T.H. "N" 801.00 feet;

Thence S.  $79^{\circ} 09' 54.8''$  W. along the north right-of-way line of C.T.H. "N" 203.77 feet;

Thence N.  $00^{\circ} 11' 58''$  E. along the north right-of-way of C.T.H. "N" 2.00 feet;

Thence N.  $89^{\circ} 24' 49''$  W. along the north right-of-way of C.T.H. "N" 123.95 feet to the west line of the NE $\frac{1}{4}$  - NE $\frac{1}{4}$  of said Section 2;

Thence N.  $00^{\circ} 00' 40.1''$  E. along the west line of the NE $\frac{1}{4}$  - NE $\frac{1}{4}$  of Section 2, 1,447.12 feet to the north right-of-way of Bridgewater Ave;

Thence N.  $89^{\circ} 07' 22''$  E. along the north right-of-way of Bridgewater Avenue 66.0 feet, to an intersection with the east right-of-way of a proposed town road;

Thence N.  $01^{\circ} 10' 38''$  E. along the east line of said proposed town road 1,239.31 feet, to the north line of the SE $\frac{1}{4}$  - SE $\frac{1}{4}$  of said Section 35, T29N, R9W;

Thence S.  $89^{\circ} 30' 49''$  E. along the north line of the SE  $\frac{1}{4}$  -SE  $\frac{1}{4}$ , Section 35, 1,241.14 feet to the NE corner of said SE $\frac{1}{4}$  - SE $\frac{1}{4}$ , Section 35;

Thence continuing N.  $89^{\circ} 45' 15''$  E. along the north line of the SW $\frac{1}{4}$  -SW $\frac{1}{4}$  of Section 36, T29N, R9W, 251.79 feet to the west right-of-way line of U.S. Hwy #53;

Thence S.  $05^{\circ} 06' 58.1''$  W. along the west right-of-way line of U.S. Hwy. #53, 110.56 feet;

Thence continuing S.  $10^{\circ} 49' 36''$  W. along the west right-of-way line of U.S. Hwy #53, 301.50 feet;

Thence continuing S.  $24^{\circ} 07' 44.6''$  W. along the west right-of-way of U.S. Hwy. #53, 843.82 feet to an intersection with the north right-of-way line of Bridgewater Avenue;

Thence Southerly 260 feet, more or less, to the point of intersection of the south right-of-way line of Bridgewater Avenue with the west right-of-way line of U.S. Hwy. #53;

Thence S. 12° 55' 39.9" E. along the west right-of-way of U.S. Hwy. #53, 675.48 feet;

Thence S. 00° 13' 54.9" E. 511.26 feet to the point of beginning;

Except the following described parcels of land:

#### EXCEPTION 1

A parcel of land in the NW ¼ of the NW ¼ of Section 9, T28N, R8W, which is in the Village of Lake Hallie, said parcel of land described as follows: Commencing at the NW corner of said Section 9;

Thence South along the west line of said Section 9, 80 rods;

Thence East 17.38 rods;

Thence North parallel with the west line of Section 9, 80 rods; Thence West along the north line of Section 9 and the centerline of Summit Avenue, to the point of beginning.

#### EXCEPTION 2

A parcel of land located in the W. ½ of the SW ¼ of Section 4, in the Town of Lafayette, more particularly described as follows:

Commencing at the West Corner of Section 4 and the point of beginning; Thence South along the west line of Section 4 and the east right-of-way line of Peterson Lane, to a point 236.10 feet north of the north right-of-way line of Park Avenue; Thence S. 85° 08' 30" E. 180.46 feet; Thence S. 1° 19' 30" E. 215.51 feet to a point on the north right-of-way line of Park Avenue; Thence N. 88° 02' 32" E. 207.00 feet along the north right-of-way line of Park Avenue; Thence N. 01° 43' 48" W. 199.47 feet; Thence S. 85° 55' 55" E. 206.00 feet; Thence N. 01° 43' 48" W. 91.08 feet; Thence N. 23° 59' 17" W. 625.22 feet to a point on the south right-of-way of the Wisconsin Central Limited Railroad; Thence Northeasterly 723.91 feet along the arc of a curve concaved southeasterly with a radius of 2192.00 feet, whose long chord bears N. 78° 29' 02" E. 720.62 feet; Thence N. 87° 56' 42" W. 231.58 feet to a point of intersection with the east line of the W ½ of the SW ¼ of Section 4; Thence Northerly, along the east line of the W ½ of the SW ¼ of Section 4, to the NE corner of the NW ¼ of the SW ¼ of Section 4; Thence West, along the north line of the SW ¼ of Section 4 to the west corner of Section 4 to the point of beginning.

EXCEPTION 3

A parcel of land located in the West ½ of the SW ¼ of Section 4, in the Town of Lafayette, more particularly described as follows:

Commencing at the SW ¼ of Section 4; Thence N. 89° 38' 55" E. along the south line of Section 4 1,311.30 feet; Thence N. 01° 40' 58" W. 33.00 feet to a point on the north right-of-way of Summit Avenue and the point of beginning; Thence continuing N. 01° 40' 58" W. 165 feet; Thence S 89° 38' 55" W. 207.00 feet to a point on the east right-of-way at Oak Hollow Drive; Thence S. 01° 40' 58" E. 165.00 feet along the east right-of-way of Oak Hollow Drive, to the intersection with the north right-of-way of Summit Avenue; Thence N. 89° 38' 55" E. 207.00 feet along the north right-of-way to the point of beginning.

The above-described parcel being in the City of Chippewa Falls.

Dated: December 1, 2025

Bridget Quiens  
Signature

City Clerk  
Title