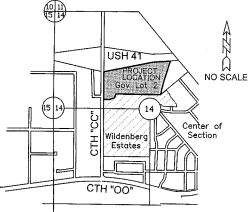


LOCATION MAP

Pl of W 1/2, SEC 14, T 21 N, R 18 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



Wildenberg North

Part of Government Lot 2, Section 14, Township 21 North, Range 18 East,
City of Kaukauna, Outagamie County, WI

2104145
Recorded

May 17, 2017 9:48 AM

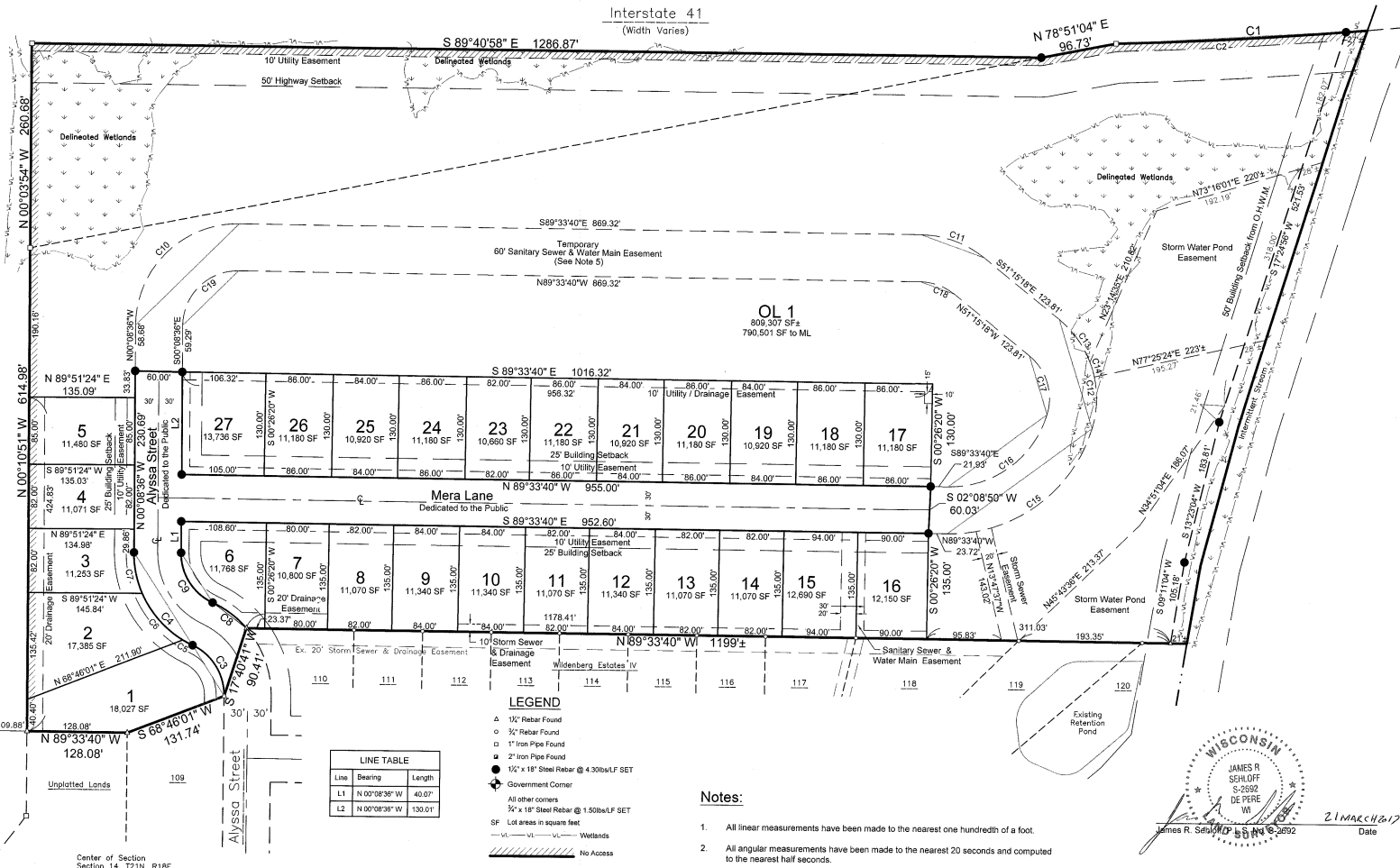
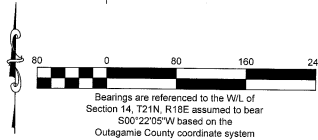
OUTAGAMIE COUNTY
SARAH B VAN CAMP
REGISTER OF DEEDS

Fee Amount: \$50.00
Total Pages: 2
CABINET N PAGE 53 & 54

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified April 20, 2017

James R. Schloff
Department of Administration



Line	Bearing	Length
L1	N 00°08'36\"/>	
L2	N 00°08'36\"/>	

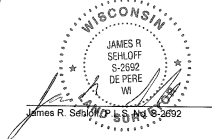
- LEGEND**
- ▲ 1/2" Rebar Found
 - 3/4" Rebar Found
 - 1" Iron Pipe Found
 - 2" Iron Pipe Found
 - 1/2" x 18" Steel Rebar @ 4.30bs/4F SET
 - ◆ Government Corner
 - All other corners
 - 3/4" x 18" Steel Rebar @ 1.50bs/4F SET
 - SF Lot areas in square feet
 - VA- Wetlands
 - /// No Access

Restrictions:

- As Owner I hereby restrict all lots and blocks that in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with I-41, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats. and shall be enforceable by the Wisconsin Department of Transportation.
- No improvements or structures are allowed between the right of way line and the Highway Setback line. It is being expressly intended that this restriction is for the benefit of the public according to s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

Notes:

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
- No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by any one is a violation of Section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Temporary 60' Sewer and Water Main easement is granted to the City of Kaukauna, for the maintenance and use of Sewer and Water Main to be installed in said easement. Said easement is to be released upon dedication of future right of way.



21 MAR 2017
Date

Revision Date: Mar 21, 2017
File: 4848Final.dwg
Date: 03/21/2017
Drafted By: Jim
Sheet 1 of 2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1886 Fax: 920-830-9595
www.davelinc.com

Plot: 21-0313-2-2017.dwg - A:\Projects\21-0313-2-2017.dwg - 3/20/2017 10:48:58 AM - Printed by: Jim

Wildenberg North

Part of Government Lot 2, Section 14, Township 21 North, Range 18 East,
City of Kaukauna, Outagamie County, WI

Surveyor's Certificate

I, James R. Seihoff, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna and Outagamie County, and under the direction of Dercks Builders & Masonry, Inc., owner of said land, I have surveyed and mapped Wildenberg North, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Government Lot 2, Section 14, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing 1,210,093 Square Feet (27.7799 Acres) of land more or less, including all lands between described meander line and the centerline of the intermittent stream, described as follows:

Commencing at the West 1/4 Corner of Section 14; thence, along the South line of Government Lot 2, S89°49'05"E 1346.73 feet to the reference line of CTH CC; thence, along said reference line, N00°03'35"W 406.94 feet; thence S89°33'40"E 109.88 feet to the Easterly right of way line of said CTH CC, said point also being the point of beginning; thence, along said Easterly right of way of said CTH CC, N00°10'51"W 614.98 feet; thence, continuing along said Easterly right of way line, N00°03'54"W 260.88 feet to the Southerly right of way line of Interstate 41; thence, along said Southerly right of way, S89°40'58"E 1286.87 feet; thence, continuing along said Southerly right of way, N78°51'04"E 96.73 feet to a point of curvature of a curve to the left having a radius of 5834.65 feet and a central angle of 02°52'43"; thence, Easterly 293.13 feet along said Southerly right of way line and the arc of a curve which has a chord that bears N86°41'55"E 293.10 feet to a meander corner being 27 feet more or less from the centerline of an intermittent stream; thence, along a meander line S17°24'58"W 521.53 feet to a meander corner; thence, along a meander line, S13°23'04"W 183.81 feet, to a meander corner; thence, along a meander line, S09°11'04"W 105.18 feet to a meander corner on the North line of Wildenberg Estates IV, said meander corner being N89°33'40"W 21 feet more or less from the centerline of an intermittent stream; thence, along said North line, N89°33'40"W 1178.41 feet to the Easterly right of way line of Alyssa Street; thence S17°40'41"W 90.41 feet to the Westerly right of way line of said Alyssa Street; thence, along North line of Lot 106 of Wildenberg Estates IV, S68°46'01"W 131.74 feet; thence, N89°33'40"W 128.08 feet to the point of beginning.

Given under my hand this 21ST day of MARCH, 20 17.


James R. Seihoff, Wisconsin Professional Land Surveyor No. S-2692

Mortgagee's Certificate

BANK OF KAUKAUNA, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of

the land described on this plat, and does hereby consent to the above certificate of DERCKS BUILDERS & MASONRY, INC., owner.

IN WITNESS WHEREOF, the said (corporate name) has caused these presents to be signed by

TIM HOFF, its President, and countersigned by MARY V. VERBEKEN, its Secretary or Cashier, at

KAUKAUNA, Wisconsin, and its corporate seal to be herunto affixed this 20TH day of APRIL, 20 17.

THE BANK OF KAUKAUNA (Corporate Seal)
Corporate Name

[Signature] 4/21/2017
President Date

[Signature] 4/27/2017
Secretary or Cashier Date

State of Wisconsin)

Outagamie County) ss

Personally came before me this 27 day of April, 20 17, Timothy A. Hoff, President,

and Mary V. Verbeken, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature] My Commission Expires August 28, 2017
Notary Public, Wisconsin

Corporate Owner's Certificate

Dercks Builders & Masonry, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks Builders & Masonry, Inc., does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna
Department of Administration
Department of Transportation

IN WITNESS WHEREOF, the said Dercks Builders & Masonry, Inc., has caused these presents to

be signed by its authorized representatives, located at Wildenberg, Wisconsin

this 26 day of April, 20 17.

In the Presence of: Dercks Builders & Masonry, Inc.,

[Signature]
Tom Dercks, President

State of Wisconsin)
) ss
Wildenberg County)

Personally came before me this 26 day of April, 20 17.

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature] My commission expires: 6-26-17
Notary Public, Wisconsin

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

[Signature] 5/3/17
City Treasurer Date

[Signature] 5/16/17
County Treasurer Date

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Wildenberg North in the City of Kaukauna, Dercks Builders & Masonry, Inc. owner, is hereby approved by the Common Council.

[Signature] 4/19/2017
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Kaukauna.

[Signature] 5/3/17
City Clerk Date

Utility Easement Provisions

An easement for electric and communications service is hereby granted by Dercks Builders & Masonry, Inc. grantor, to:

Kaukauna Utilities
AT&T
and
Time Warner Cable

Grantees, their respective successors and assigns, to construct, install operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now and may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

[Signature] 4-26-17
Tom Dercks, President, Dercks Builders & Masonry, Inc. Date

City of Kaukauna Drainage Easement Restrictions

The following uses are structures are prohibited within all Drainage Easements in the subdivision plat of Wildenberg North; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles, equipment, materials or personal property of any kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance

Maintenance of all drainage ways and associated drainage structures within the subdivision of Wildenberg North are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the city include, but is not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or ditch. Payment for above maintenance items shall be placed on the annual real estate tax bill as a special assessment (if not paid).

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

Sidewalks

All street frontages within the City of Kaukauna shall have sidewalks placed on them.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
Dercks Builders & Masonry, Inc.	Doc No. 2055841 Doc. No. 210915	299-0278-04 (Part of GL 2) 32 1111 001

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	5834.65'	N 86°33'58" E	320z	320z	3°08'38"	N 88°08'17" E / N 84°59'39" E
C2	5834.65'	N 86°41'55" E	293.10'	293.13'	2°52'43"	N 86°08'17" E / N 85°15'34" E
C3	70.00'	N 32°38'27" W	75.68'	79.96'	65°26'59"	N 00°05'02" E / N 65°21'57" W
C4	130.00'	N 32°45'17" W	140.12'	147.98'	65°13'20"	N 00°08'36" W / N 00°08'36" W
C5	130.00'	S 62°12'31" E	14.32'	14.33'	6°18'51"	S 65°21'57" E / S 69°03'06" E
C6	130.00'	S 41°29'15" E	78.75'	80.01'	35°15'43"	S 59°03'06" E / S 23°47'24" E
C7	130.00'	S 11°58'00" E	53.27'	53.85'	23°38'47"	S 23°47'24" E / S 00°08'36" E
C8	130.00'	S 53°24'10" E	53.89'	54.29'	23°55'33"	N 65°21'57" W / N 41°26'24" W
C9	70.00'	S 32°45'17" E	75.45'	79.68'	65°13'20"	N 00°08'36" W / N 65°21'57" W
C10	130.00'	S 45°08'52" W	184.78'	205.52'	90°34'56"	N 89°33'40" W / S 00°08'36" E
C11	130.00'	S 70°24'29" E	85.30'	86.91'	38°18'22"	S 51°15'18" E / S 89°33'40" W
C12	130.00'	S 17°18'20" E	145.20'	154.08'	67°53'58"	S 16°38'38" W / S 51°15'18" E
C13	130.00'	S 36°20'27" E	66.92'	67.68'	29°49'43"	S 21°25'35" E / S 51°15'18" E
C14	130.00'	S 17°00'05" E	20.06'	20.08'	6°51'00"	S 12°34'36" E / S 21°28'35" E
C15	190.00'	S 53°32'29" W	228.15'	244.71'	73°47'42"	N 89°33'40" W / S 16°38'38" E
C16	130.00'	N 53°32'29" E	156.10'	167.44'	73°47'42"	S 89°33'40" E / N 16°38'38" E
C17	70.00'	N 17°18'20" W	78.18'	82.95'	67°53'56"	N 16°38'38" E / N 51°15'18" W
C18	70.00'	N 70°24'29" W	45.93'	46.80'	38°18'22"	N 51°15'18" W / N 89°33'40" W
C19	70.00'	S 45°08'52" W	99.50'	110.67'	60°34'56"	N 89°33'40" W / S 00°08'36" E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified April 20th, 20 17
[Signature]
Department of Administration

Revision Date: Mar 21, 2017
File: 4648Final.dwg
Date: 03/21/2017
Drafted By: Jim
Sheet: 2 of 2

 **DAVEL ENGINEERING & ENVIRONMENTAL, INC.**
CIVIL ENGINEERING CONSULTANTS
1611 Racine Street, Menasha, WI 54952
Ph: 920-991-1600 Fax: 920-930-0565
www.davel.com