

SCHUMACHER BUSINESS PARK

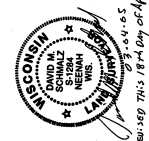
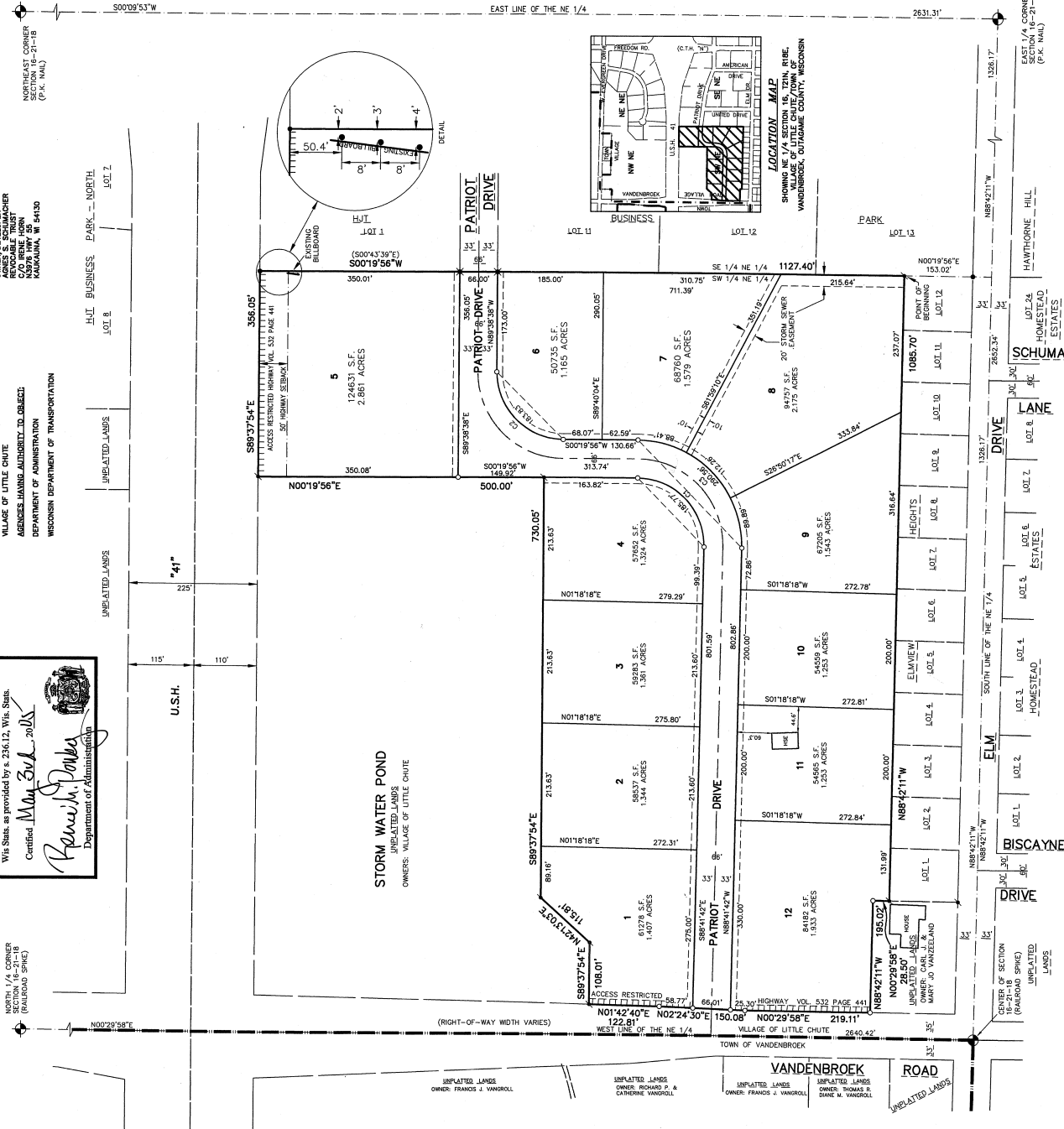
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

There are no objections to this plat with respect to See. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.
Certified *May 2nd 2005*
Benjamin Pankay
Department of Administration

ABRIDGING AGENCIES:
VILLAGE OF LITTLE CHUTE
AGENCIES HAVING AUTHORITY TO LOCATE
DEPARTMENT OF ADMINISTRATION
WISCONSIN DEPARTMENT OF TRANSPORTATION

OWNER/DEVELOPER:
SCHUMACHER BUSINESS PARK
C/O IRINE HOHN
MILWAUKEE, WI 53130

NORTHEAST CORNER
SECTION 16-21-18
(P.A. NAL)



Revised This plat by 05/04/05

- LEGEND**
- - 1/4" x 3/8" ROUND STEEL REBAR MEASURING 4.30 IN. FROM I.C. SET
 - ✕ - 1/4" ROUND STEEL REBAR FOUND
 - - 1 5/8" OUTSIDE DIAMETER PIPE FOUND
 - ✕ - 3/4" ROUND STEEL REBAR FOUND
 - ⬢ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - - UTILITY EASEMENT (O' UNLESS NOTED)
 - - VILLAGE OF LITTLE CHUTE/TOWN OF VANDENBROEK BOUNDARY
 - TTTTTT - ACCESS RESTRICTED HIGHWAY
 - ALL OTHER LOT OWNERS STAKED OR SURVEYED BY THE DEPARTMENT OF TRANSPORTATION, WISCONSIN DEPARTMENT OF TRANSPORTATION, WISCONSIN WHICH BEARS N88°42'11"W PER OUTAGAMIE COUNTY COORDINATES.

CURVE DATA:

CURVE	LOT	RADIUS	DELTA	CHORD	ARC BEARING	ARC LENGTH	TANGENT BEARING
C1	4	117.00'	90°58'22"	146.94'	146.94°E	185.77'	S88°41'42"E
C2	6	117.00'	90°01'28"	165.50'	165.50°E	183.83'	S89°35'38"E
C3	TOTAL	183.00'	90°58'22"	545.49'07"	280.89'	40.11'	S00°19'56"W
	7	183.00'	27°40'54"	514.10'23"	87.56'	88.41'	N88°41'42"W
	8	183.00'	35°08'54"	545.35'17"	110.51'	112.26'	N88°41'42"W
	9	183.00'	28°08'34"	577.14'01"	88.89'	89.89'	N88°41'42"W

HIGHWAY SETBACK RESTRICTION:
THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES.
ACCESS RESTRICTION:
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR TO ANY LOT OR BLOCK FROM ANY HIGHWAY OR ROAD EXCEPT AS INDICATED THAT THIS RESTRICTION CONSTITUTE RESTRICTION OF PUBLIC AS PROVIDED IN S. 236.293, STAT., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.

SHEET 1 OF 2
McMARTON ENGINEERS ARCHITECTS ASSOCIATES, INC. SURVEYS
1445 Mekebon Drive Neenah, WI 54956
P.O. Box 1025 Neenah, WI 54957-1025
TEL: 920-751-4200 FAX: 920-751-4284

THIS INSTRUMENT DRAFTED BY MARY ABRA

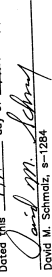
SCHUMACHER BUSINESS PARK
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE. The Plat of Schumacher Business Park, A part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 21,754 acres of land and described as follows:

Commencing at the East 1/4 corner of said Section 16; Thence N89°42'11"W, 1326.17 feet along the South line 1/4 of said 1/4 of said Section 16 to the Southeast 1/4 corner of the South line 1/4 of the Northeast 1/4; Thence N00°19'56"E 153.02 feet along the East line of the Southwest 1/4 of the Northeast 1/4 and the East line of Lot 12 Enview Heights to the Northeast corner of the North line of Lots 1 thru 12 Enview Heights; Thence N89°42'11"W, 1085.70 feet along the North line of Lots 1 thru 12 Enview Heights; Thence N1°55'02"E, 195.02 feet to the East right-of-way line of Vandenberg Road; Thence N02°29'58"E, 219.11 feet along said East right-of-way line of Vandenberg Road; Thence N02°24'30"E, 150.08 feet along said East right-of-way line; Thence N02°29'58"E, 150.08 feet along said East right-of-way line; Thence S89°57'54"E, 180.01 feet; Thence N42°3'03"E, 115.81 feet; Thence S89°37'54"E, 720.05 feet along the South line of the South right-of-way line of U.S.H. 41; Thence S89°37'54"E, 365.05 feet along the South line of the South right-of-way line to the Northwest corner of Lot 1; Thence S00°19'56"W (recorded as S00°19'56"E) 391.00 feet to the west line of Lots 1, 11, 12 & 13 of HJ Business Park to the point of Beginning. Subject to all easements and restrictions of record.

That I have made such survey, land division, and plat under the directions of the State of Wisconsin, and that such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof, and that I have fully complied with the provisions of the subdivision laws of the State of Wisconsin, and that I have filed the regulations of the Village of Little Chute, in surveying, dividing and mapping the same.

Dated this 7th day of March, 2025.


David M. Schmalz, s-1284



OWNER'S CERTIFICATE OF DEDICATION

Agnes S. Schumacher Revocable Trust, as owners. We hereby certify that we caused the land described herein to be surveyed, divided, mapped and dedicated as shown on the plat of this plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Approving Authority
Department of Administration
Wisconsin Department of Transportation

WITNESS the hand and seal of said Owners this 9th day of

March, 2025.

In the Presence of:

Cheryl Green 5/19/25 Date

Thomas Lebak 5/19/25 Date

Delaine Saco - Trustee 5/19/25 Date

Thomas Lebak 5/19/25 Date

Thomas Lebak 5/19/25 Date

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Thomas Lebak 5/19/25 Date

Thomas Lebak 5/19/25 Date

Notary Public, Outagamie County, Wisconsin
My Commission Expires 3/1/26



There are no objections to this plat with respect to Wisconsin Statutes s. 236.10 and (2), and Wisconsin Statutes s. 236.12, Wis. Stats.

Certified May 20, 2025


Rebecca J. Jankov

Department of Administration



CERTIFICATE OF VILLAGE TREASURER

I, Delaine Saco, being the duly elected qualified and acting Village Treasurer of the Village of Little Chute do hereby certify that in accordance with s. 236.12, no unpaid taxes or assessments are due and no unpaid taxes or assessments are included in Schumacher Business Park.

Date 5/16/25 Village Treasurer - Delaine Saco
Date Houg

COUNTY TREASURER'S CERTIFICATE

I, Dino Mumford, being the duly elected qualified and acting County Treasurer of the County of Outagamie do hereby certify that in accordance with s. 236.12, no unpaid taxes or assessments are due and no unpaid taxes or assessments are included in Schumacher Business Park.

Date 5/16/25 County Treasurer - Dino Mumford
Date 5/16/25

VILLAGE OF LITTLE CHUTE APPROVAL

We hereby certify that Schumacher Business Park in the Village of Little Chute, Outagamie County was approved and accepted by the Village of Little Chute on this 12th day of March.

Village President - John A. Roopeckers Date May 6, 2025

STATE OF WISCONSIN

County of Outagamie

I, Thomas Lebak, being the duly elected, qualified and acting clerk of the Village of Little Chute, Outagamie County, Wisconsin, do hereby certify that the Board of the Village of Little Chute passed Resolution Number 10-25-25 authorizing me to issue a certificate of completion of utility easements on March 12, 2025, in accordance with the conditions and to also hereby certify that all conditions were satisfied and the **APPROVAL WAS GRANTED AND EFFECTIVE ON THIS** 9th day of May, 2025.

Date 5/16/25 Clerk - Thomas Lebak

UTILITY EASEMENT PROVISIONS

An easement for electrical and communications service is hereby granted by Agnes S. Schumacher Revocable Trust, Grantor to Kaukauna Utilities, Time Warner Cable, and SBC-Ameritech, Grantees to their respective successors and assigns, to construct, install, maintain, operate, repair and replace overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used, and to use the property shown within these areas on the plat designated as "Utility Easement Areas and the property designated on the plat for streets and alleys, whether public or private, and to use the same for the purposes of easements upon, access 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, shrubs and vines and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or caused to have restored, the property, as nearly as is practicable, to its original condition after the removal of any lines or roots which may be removed at any time pursuant to the easements 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 Grantor. The Grantees shall not facilitate the growth of the subdivided property shall not be offered by more than four inches without the written consent of the Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto. No Utility Poles, Pedestals, Transformers or Buried Cables are to be placed within 2 feet of a survey stake of obstruct vision along any lot line or street line.

The disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes. Utility easements as herein set forth shall be subject to the Easement Books and Private Public Utilities having the right to serve the area.

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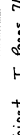
Received

MAY 19 2025 AT 04:14PM

OUTAGAMIE COUNTY

REGISTER OF DEEDS

Fee Received: \$58.00



Cabinet J Pages 71-72

