

**VILLAGE OF LITTLE CHUTE**

**RESOLUTION NO. 2, SERIES OF 2021**

**A RESOLUTION APPROVING A CSM TO DIVIDE A PARCEL FOR SETZER PROPERTIES GRB LLC**

**WHEREAS**, Setzer Properties GRB LLC as owner of Parcel #260017400 have presented a Certified Survey Map to the Village of Little Chute Board of Trustees as prepared by Gary A. Zahringer a registered land surveyor; and

**WHEREAS**, the Village of Little Chute Planning Commission has recommended in favor of adoption of said Certified Survey Map; and

**WHEREAS**, a majority of the Village Board find that the attached Certified Survey Map is found to be in the public interest.

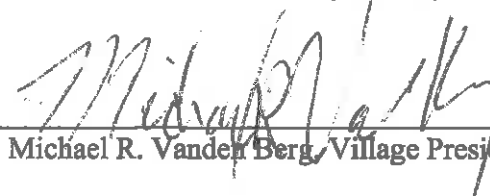
**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of Trustees as follows:

1. That the Certified Survey Map attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President, Village Clerk, and Finance Director, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Little Chute upon the Certified Survey Map documents as required.

Date introduced, approved and adopted: February 17, 2021

**VILLAGE OF LITTLE CHUTE:**

By:

  
Michael R. Vander Berg, Village President

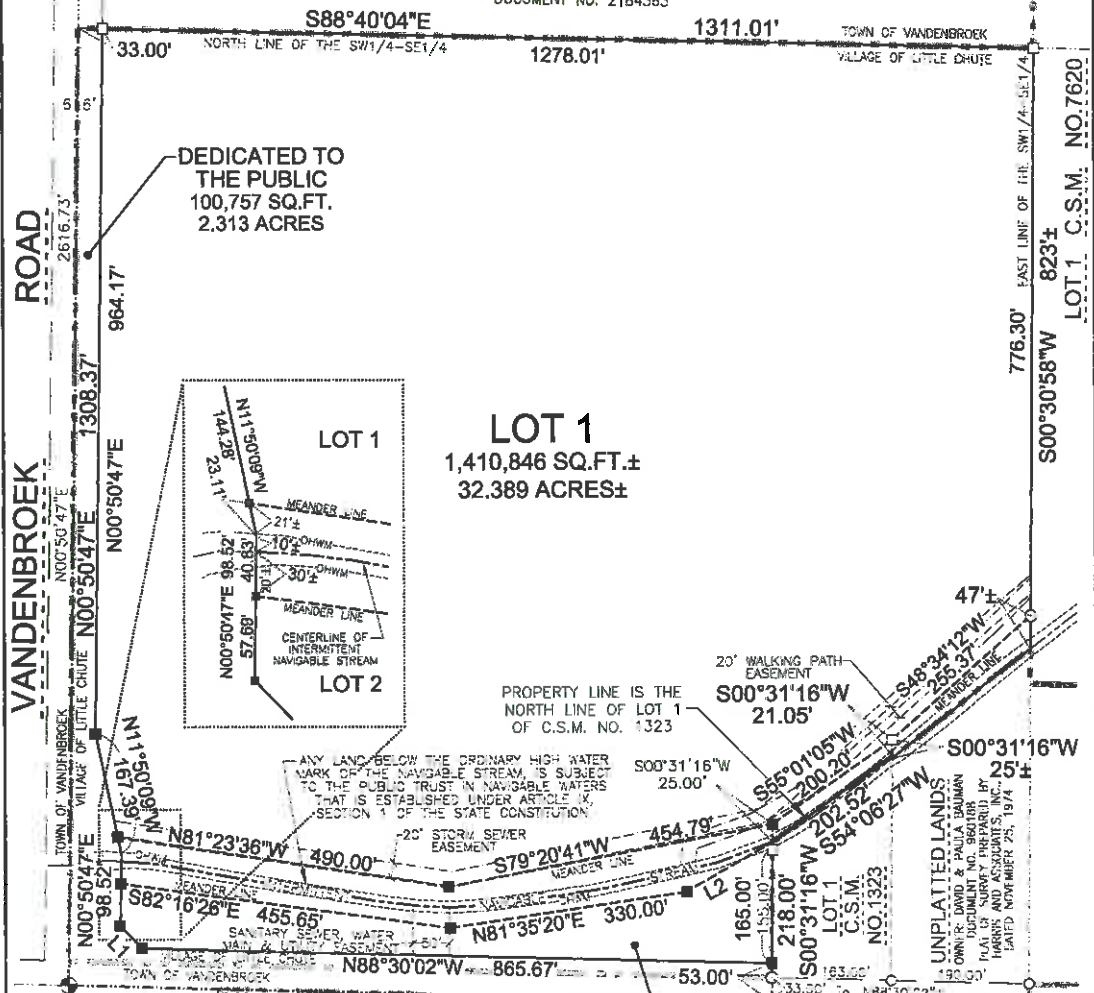
Attest:

  
Laurie Decker, Village Clerk

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,  
 SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
 VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

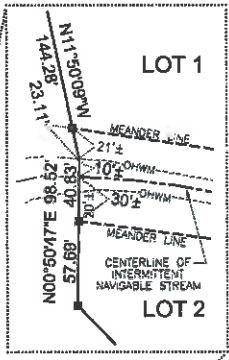
CENTER OF SECTION 9  
 T21N-R18E  
 MAG NAIL WITH  
 WASHER FOUND

UNPLATTED LANDS  
 OWNER: NATHAN GILLIS & SHAWN LLOYD ETAL  
 DOCUMENT NO. 2184363



DEDICATED TO  
 THE PUBLIC  
 100,757 SQ.FT.  
 2.313 ACRES

**LOT 1**  
 1,410,846 SQ.FT. ±  
 32.389 ACRES ±



PROPERTY LINE IS THE  
 NORTH LINE OF LOT 1  
 OF C.S.M. NO. 1323

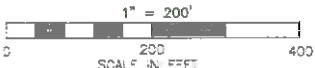
ANY LAND BELOW THE ORDINARY HIGH WATER  
 MARK OF THE NAVIGABLE STREAM, IS SUBJECT  
 TO THE PUBLIC TRUST IN NAVIGABLE WATERS  
 THAT IS ESTABLISHED UNDER ARTICLE IV,  
 SECTION 4 OF THE STATE CONSTITUTION

SOUTH 1/4 CORNER  
 SECTION 9  
 T21N-R18E  
 MAG NAIL WITH  
 WASHER FOUND

**LINE TABLE**  
 L1 = N43°49'37"W, 42.50'  
 L2 = N66°18'56"E, 135.24'

**NOTE:**  
 SEE SHEET 2 FOR  
 DETAIL OF EASEMENTS

BEARINGS ARE REFERENCED TO THE OUTAGAMIE  
 COUNTY COORDINATE SYSTEM NAD83(1991) IN  
 WHICH THE SOUTH LINE OF THE SOUTHEAST 1/4  
 OF SECTION 9, BEARS N 88°30'02" W



**LEGEND**

■	1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130LBS. PER LIN. FOOT	○	3/4" O.D. REBAR FOUND
□	1" O.D. IRON PIPE FOUND	⊕	GOVERNMENT CORNER
—	CHWM	—	APPROXIMATE ORDINARY HIGH WATER MARK FOR REFERENCE ONLY

**Martenson & Eisele, Inc.**



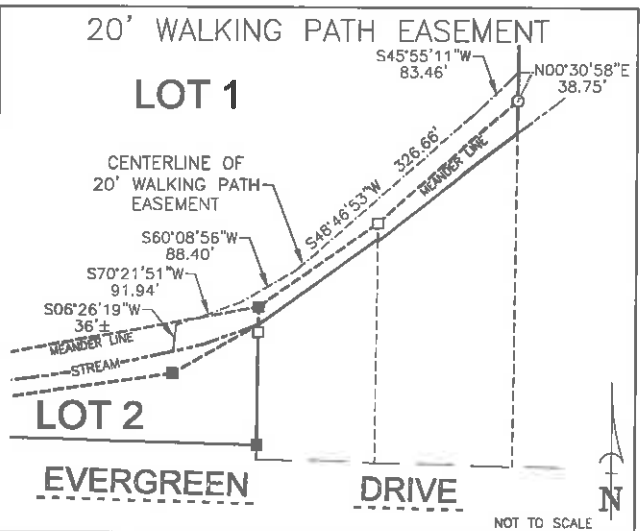
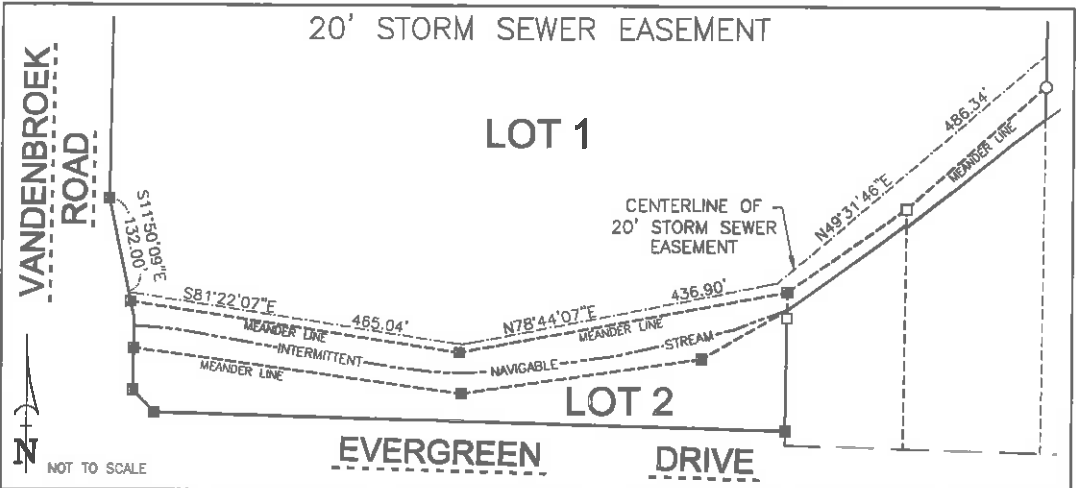
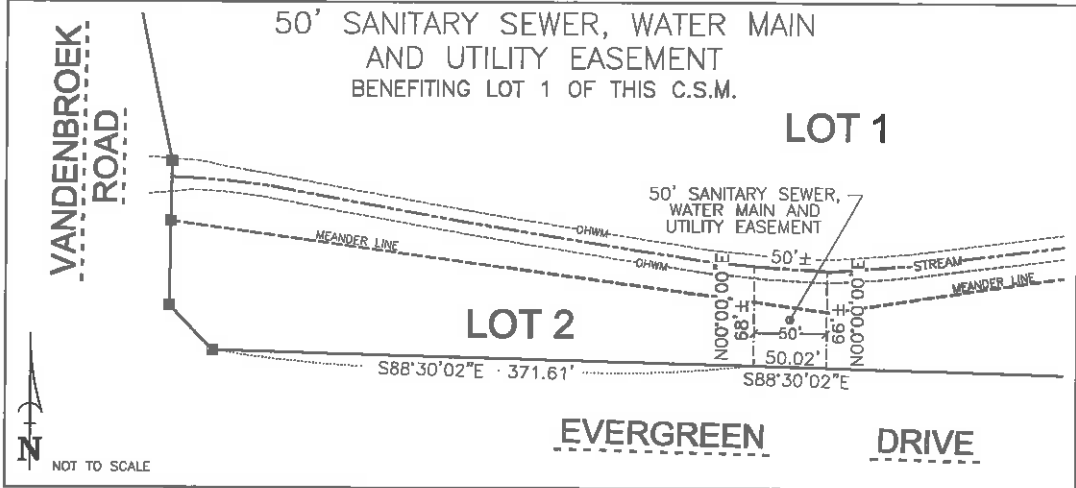
1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.238.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

SURVEY FOR:  
 SETZER PROPERTIES  
 354 WALLER AVENUE,  
 SUITE 200  
 LEXINGTON, KY 40504

PROJECT NO. 1-1342-002  
 FILE 1-1342-002csr.dwg SHEET 1 OF 4  
 THIS INSTRUMENT WAS DRAFTED BY: A.Sedor

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 NORTH,  
 RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 NORTH,  
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:  
THAT I HAVE SURVEYED, DIVIDED AND MAPPED AT THE DIRECTION OF SETZER PROPERTIES GRB, LLC,  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE NORTH 00 DEGREES 50 MINUTES 47  
SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1308.37  
FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF THE  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1311.01 FEET; THENCE SOUTH  
00 DEGREES 30 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 776.30 FEET TO A MEANDER CORNER, SAID CORNER  
BEING NORTH 00 DEGREES 30 MINUTES 58 SECONDS EAST, 45 FEET MORE OR LESS FROM THE CENTERLINE  
OF AN INTERMITTENT NAVIGABLE STREAM; THENCE SOUTH 48 DEGREES 34 MINUTES 12 SECONDS WEST,  
ALONG A MEANDER LINE, A DISTANCE OF 255.37 FEET TO A MEANDER CORNER, SAID CORNER BEING NORTH  
00 DEGREES 31 MINUTES 16 SECONDS EAST, 25 FEET MORE OR LESS FROM THE CENTERLINE OF SAID  
INTERMITTENT NAVIGABLE STREAM; THENCE SOUTH 00 DEGREES 31 MINUTES 16 SECONDS WEST, 21.05 FEET  
TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1323; THENCE SOUTH 54 DEGREES 06  
MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 202.52 FEET;  
THENCE SOUTH 00 DEGREES 31 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A  
DISTANCE OF 218.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 02 SECONDS WEST, ALONG THE SOUTH  
LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 965.61 FEET TO THE POINT OF  
BEGINNING. CONTAINING 1,598,478 SQ. FT. MORE OR LESS [36.696 ACRES±], INCLUDING ALL LANDS  
LYING BETWEEN MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF THE INTERMITTENT NAVIGABLE  
STREAM. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND  
WITH THE VILLAGE OF LITTLE CHUTE SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE  
SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL  
THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND  
THE DIVISION THEREOF MADE.

GIVEN UNDER MY HAND THIS 15TH DAY OF JANUARY, 2021.

\_\_\_\_\_  
GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR S-2098

**THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING  
RECORDED INSTRUMENTS**

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
SETZER PROPERTIES GRB, LLC	DOCUMENT NO. 2218693	26-0-0174-00

**VILLAGE BOARD APPROVAL:**

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL VANDEN BERG, VILLAGE PRESIDENT

\_\_\_\_\_  
LAURIE DECKER, VILLAGE CLERK

**TREASURER'S CERTIFICATE:**

WE, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURERS' OF THE VILLAGE OF LITTLE CHUTE AND  
OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN OUR OFFICE, THERE  
ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
VILLAGE FINANCE DIRECTOR

\_\_\_\_\_  
DATE

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 21 NORTH,  
RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE:**

SETZER PROPERTIES GRB, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

SETZER PROPERTIES GRB, LLC, ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF LITTLE CHUTE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME AND TITLE

\_\_\_\_\_  
PRINT NAME AND TITLE

STATE OF \_\_\_\_\_ )  
                                  ) SS  
                                  ) COUNTY)

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2021, THE ABOVE NAMED TO  
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

**STORM SEWER EASEMENT PROVISION**

AN EASEMENT FOR STORM SEWER IS HEREBY GRANTED BY SETZER PROPERTIES GRB, LLC, GRANTOR, TO  
VILLAGE OF LITTLE CHUTE, GRANTEE,

THE GRANTOR, THEIR RESPECTIVE LESSEES, SUCCESSORS, HEIRS OR ASSIGNS, SHALL HAVE FULL USE AND ENJOYMENT OF THE PROPERTY REFERENCED ABOVE PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH GRANTEE'S RIGHT TO INSTALL, REPLACE, OPERATE, MAINTAIN AND REPAIR SAID STORM SEWER AND ASSOCIATED APPURTENANCES. IT IS FURTHER AGREED THAT AFTER MAINTAINING, REPAIRING, REPLACING OR RELOCATING OF SAID STORM SEWER AND ASSOCIATED APPURTENANCES GRANTEE SHALL RESTORE UNIMPROVED SURFACES SUCH AS GRASS, GRAVEL AND DIRT ON SAID PROPERTY, AS CLOSELY AS POSSIBLE, TO THE CONDITION PREVIOUSLY EXISTING. GRANTEE SHALL NOT BE REQUIRED TO RESTORE OR COMPENSATE FOR ANY IMPROVEMENTS OR IMPROVED SURFACES SUCH AS, BUT NOT LIMITED TO, CURB AND GUTTER, HARD PAVEMENTS, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN. GRANTEE DOES HEREBY AGREE TO COMPENSATE FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID STORM SEWER AND ASSOCIATED APPURTENANCES, THAT OCCUR OUTSIDE OF THE ABOVE DESCRIBED EASEMENT AREA. BUILDINGS OR ANY OTHER TYPE OF STRUCTURE SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "STORM SEWER EASEMENT" GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK.

THE GRANT OF EASEMENTS SHALL BE BINDING UPON AND INURE TO  
THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF  
ALL PARTIES HERETO.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE

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PRINT NAME AND TITLE

