

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. 18, SERIES OF 2021

**A RESOLUTION APPROVING A CSM TO DIVIDE A PARCEL FOR
SILVERLEAF, LLC**

WHEREAS, Silverleaf, LLC as owner of Parcel #260440500 and 260440504 have presented a Certified Survey Map to the Village of Little Chute Board of Trustees as prepared by Robert F. Reider 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: June 16, 2021

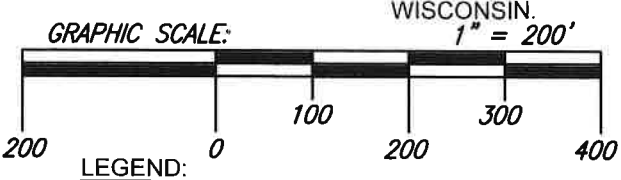
VILLAGE OF LITTLE CHUTE:

By: 
Michael R. Vanden Berg, Village President

Attest: 
Laurie Decker, Village Clerk

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5888 AS RECORDED IN DOCUMENT NUMBER 1812593, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

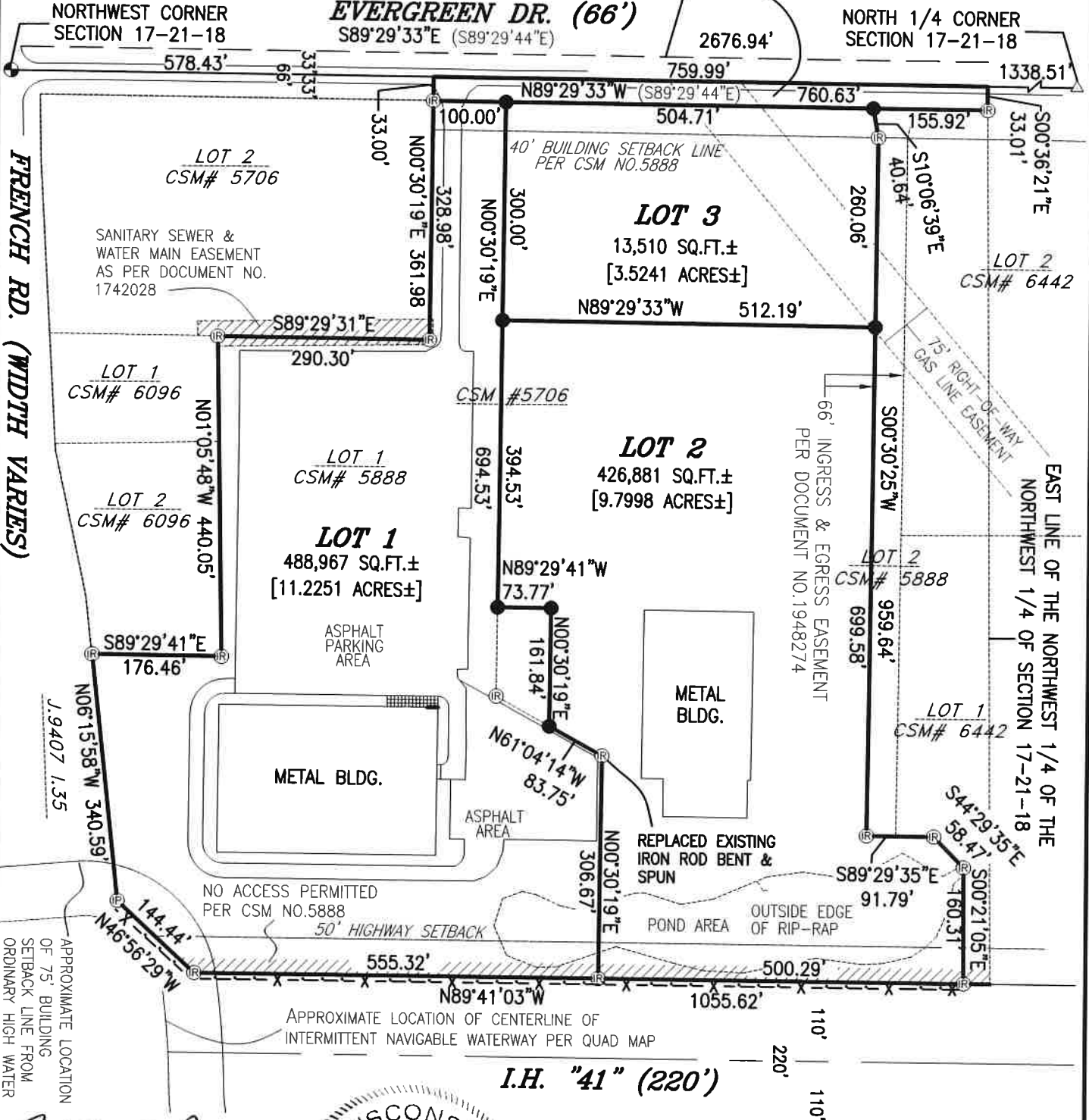


- LEGEND:**
- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
 - ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
 - ⊕ = 1" I.D. ROUND IRON PIPE FOUND
 - △ = RAILROAD SPIKE FOUND
 - ⊙ = BERNTSEN MONUMENT FOUND
 - () = RECORDED AS BEARING OR DISTANCE
 - x- = EXISTING FENCE

SEE SHEET 4 OF 4 SHEETS FOR NOTES:

DEDICATED TO THE PUBLIC
25,090 SQ.FT. ±
[0.5760 ACRES ±]

CSM #929
NORTH 1/4 CORNER SECTION 17-21-18



Robert F. Reider
ROBERT F. REIDER, PLS-1251 DATED 6-7-2021
CAROW LAND SURVEYING CO., INC. 3297
615 N. LYNNDALE DR., P.O. BOX 3297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A025.17-21 DATED: 6-7-2021
DRAFTED BY: adj-cwm MRH

ROBERT F. REIDER
S-1251
APPLETON WI
LAND SURVEYOR

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S89°29'33"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5888 AS RECORDED IN DOCUMENT NUMBER 1812593, LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5888 AS RECORDED IN DOCUMENT NUMBER 1812593, LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 17; THENCE S89°29'33"E, 578.43 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 17 TO A WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5888 AND THE POINT OF BEGINNING; THENCE CONTINUING S89°29'33"E, 759.99 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17; THENCE S00°36'21"E, 33.01 FEET ALONG SAID EAST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF EVERGREEN DRIVE; THENCE N89°29'33"W, 155.92 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A WEST LINE OF CERTIFIED SURVEY MAP NO. 6442; THENCE S10°06'39"E, 40.64 FEET ALONG SAID WEST LINE; THENCE S00°30'25"W, 959.64 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF CERTIFIED SURVEY MAP NO. 6442; THENCE S89°29'35"E, 91.79 FEET ALONG SAID SOUTH LINE; THENCE S44°29'35"E, 58.47 FEET ALONG SAID SOUTH LINE TO A WEST LINE OF CERTIFIED SURVEY MAP NO. 6442; THENCE S00°21'05"E, 160.31 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF I.H. "41"; THENCE N89°41'03"W, 1055.62 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N46°56'29"W, 144.44 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF FRENCH ROAD; THENCE N06°15'58"W, 340.59 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A NORTH LINE OF CERTIFIED SURVEY MAP NO. 5888; THENCE S89°29'41"E, 176.46 FEET ALONG SAID NORTH LINE TO A WEST LINE OF CERTIFIED SURVEY MAP NO. 5888; THENCE N01°05'48"W, 440.05 FEET ALONG SAID WEST LINE TO A NORTH LINE OF CERTIFIED SURVEY MAP NO. 5888; THENCE S89°29'31"E, 290.30 FEET ALONG SAID NORTH LINE TO A WEST LINE OF CERTIFIED SURVEY MAP NO. 5888; THENCE N00°30'19"E, 361.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF AMERICAN MANAGEMENT GROUP, 3305C BALLARD ROAD, APPLETON, WISCONSIN 54911.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



Robert F. Reider 6-10-21

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A025.17-21 (RFR) 6-8-2021

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE VILLAGE OF LITTLE CHUTE ON THIS _____ DAY OF _____, 20____.

PRESIDENT DATED CLERK DATED

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5888 AS RECORDED IN DOCUMENT NUMBER 1812593, LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

TREASURER’S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

VILLAGE TREASURER DATED COUNTY TREASURER DATED

LIMITED LIABILITY COMPANY OWNER’S CERTIFICATE:

SILVERLEAF, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

SILVERLEAF, LLC, DOES FURTHER CERTIFY THAT THIS 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.

BY _____

STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED _____, _____ OF SILVERLEAF, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____



Robert F. Reider 6-10-21

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NOTES:

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): SILVERLEAF, LLC.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.S: 260 440500 & 260 440504
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 2142599 AND 1982327.

ADDITIONAL NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE VILLAGE OF LITTLE CHUTE OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE VILLAGE OF LITTLE CHUTE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- NAVIGABLE WATERWAY SHOWN IS BASED ON AERIAL PHOTOGRAPHY NOT FIELD LOCATED.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



Robert F. Reider 6-10-21
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