

VILLAGE OF LITTLE CHUTE
RESOLUTION NO. 34, SERIES OF 2019

WHEREAS, Van Handel Homestead, LLC as owners of Part of Lot 1 and all of CSM 7316 being part of the Southwest 1/4 of Southwest 1/4 and unplatte land located in the part of Southeast 1/4 of the Southwest 1/4 of Section 03, Township 21 North, Range 18 East, Town of Vandenbroek, Outagamie County presented a Final Plat to the Village of Little Chute Board of Trustees as prepared by James R. Sehloff, a registered land surveyor; and

WHEREAS, the Village of Little Chute Planning Commission has recommended in favor of adoption of said Final Plat; and

WHEREAS, a majority of the full Village Board find that the attached Final Plat is found to be in the public interest.

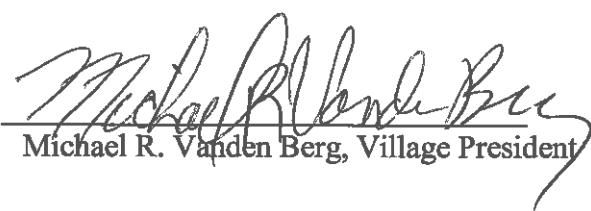
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees as follows:

1. That the Final Plat 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 Preliminary Plat documents as required.

Date introduced, approved and adopted: December 18, 2019

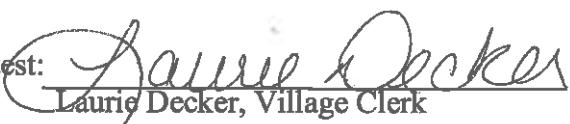
VILLAGE OF LITTLE CHUTE:

By:



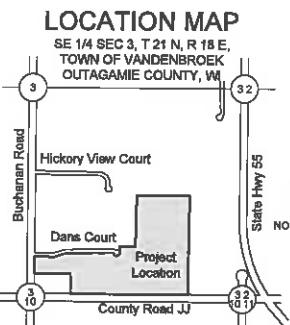
Michael R. Vanden Berg, Village President

Attest:



Laurie Decker, Village Clerk

Van Handel Homestead



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 .20

Department of Administration

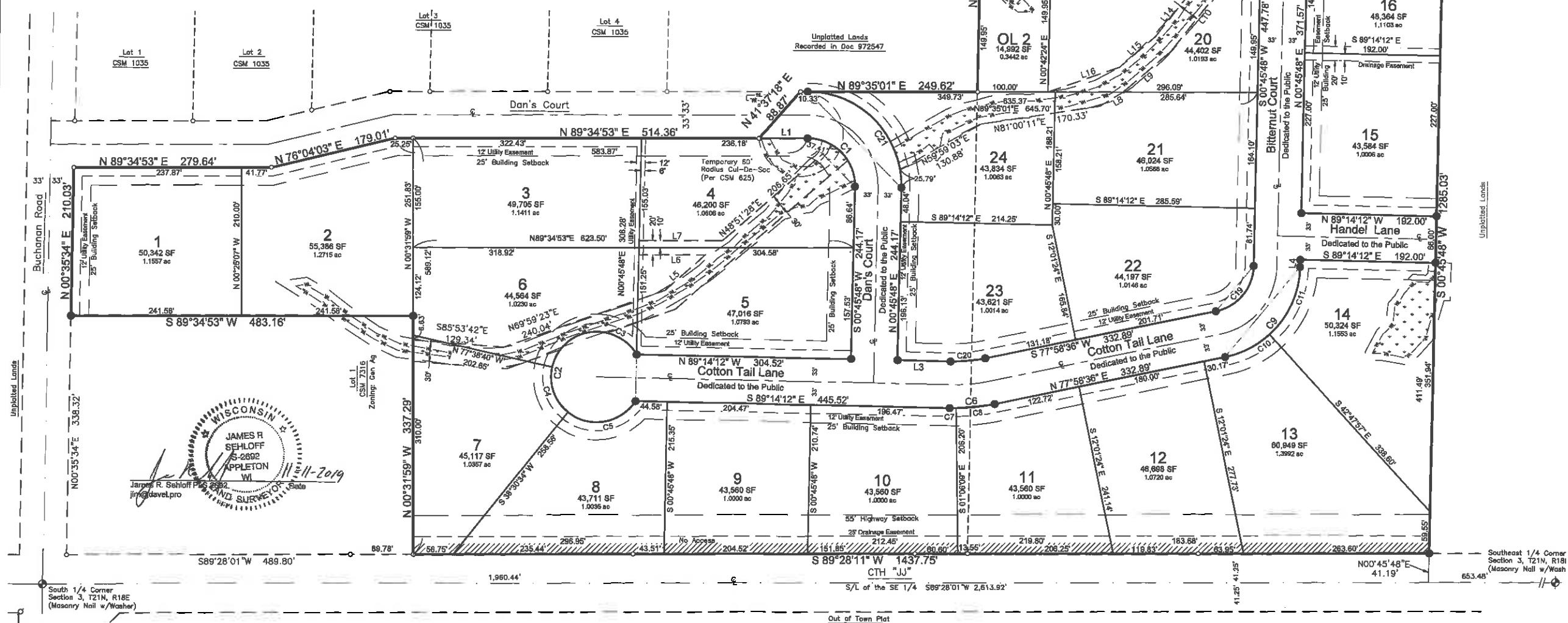
Bearings are referenced to the South line of the Southeast 1/4, Section 03, T21N, R18E, assumed to bear N89°28'01"E, base on the Outagamie County Coordinate System.

LEGEND

- 3/4" Rebar Found
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- ▨ No Access area

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. CTH JJ is a restricted access highway. No ingress/egress will be allowed to CTH JJ without an approve driveway permit from the Outagamie County Highway Department.
4. Outlot 1 is reserved for Storm Water management and Ownership and maintenance will be shared by Lots 3-24, each having a 1/22 share of said Outlot 1. A maintenance agreement of the Storm Water pond will be recorded in a separate document.
5. Outlot 2 will be deeded to land described in Doc 972547. Outlot 2 is deed restricted to said lands.
6. Lot 17 access is though a wetland setback. The driveway thought the setback area must be made of pervious materials.



Van Handel Homestead

Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatte
land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03,
Township 21 North, Range 18 East, Town of Vandenbrook, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Schloff, 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 Town of Vandenbrook and Outagamie County, and under the direction of Van Handel Homestead, LLC, and Vanessa A. Mills, owner, of said land, I have surveyed, divided and mapped Van Handel Homestead; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatte land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 18 East, Town of Vandenbrook, Outagamie County, Wisconsin, containing 1,430.129 Square Feet (32.8312 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 03; thence, along the South line of the Southeast 1/4 of said Section 03, N89°28'01"E, 1980.44 feet; thence, N00°45'48"E, 41.19 feet to the Northerly right of way of CTH JJ, said point also being the point of beginning; thence, along said Right of way, S89°28'11"W, 1437.75 feet to the Southeast corner of Lot 1 CSM 7316; thence, along the East line of said Southeast 1/4, N00°31'59"W, 337.29 feet; thence S89°34'53"E, 483.16 feet to East right of way line of Buchanan Road; thence, along said East right of way line, N00°35'34"E, 210.03 feet to the South right of way of Dan's Court; thence, along said South right of way line, N89°34'53"E, 279.84 feet; thence, continuing along said South Right of Way Line, N76°04'03"E, 179.01 feet; thence, continuing along said South Right of Way Line, N89°34'53"E, 249.62 feet to the West line of Southeast 1/4 of the Southeast 1/4 of Section 03; thence, along said West line, N00°42'24"E, 632.88 feet to the North line of said Southeast 1/4 of the Southeast 1/4; thence, along said North line, N89°36'28"E, 654.77 feet; thence S00°45'48"W, 1265.03 feet to the point of beginning, subject to all covenants, and restrictions of record.

Given under my hand this 11 day of JANUARY, 2011.

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

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Van Handel Homestead, LLC, and Vanessa A. Mills, Grantors, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Cable, Grantee

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, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, 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 electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures 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 Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without 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.

Van Handel Homestead, LLC, and Vanessa A. Mills,

Managing Member Date Vanessa A. Mills Date

Print Name _____

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-In	Tangent Bearing-Out
C1	87.00'	S 44°49'40"E	95.72'	106.63'	91°10'55"	N 89°34'53"E	S 00°45'48"W
C2	84.00'	N 00°45'48"E	88.00'	93.27'	89°59'17"	S 31°46'09"E	S 30°16'33"E
C3	84.00'	N 81°02'23"E	119.24'	153.44'	137°22'07"	N 12°21'20"E	S 30°16'33"E
C4	84.00'	N 16°34'02"W	87.08'	71.32'	63°50'45"	N 51°29'26"W	N 12°21'20"E
C5	84.00'	S 89°09'22"W	95.65'	106.00'	96°42'25"	S 31°46'09"W	N 51°29'26"W
C6	84.00'	N 84°22'12"E	63.03'	63.16'	12°47'13"	S 89°14'12"E	N 77°58'36"E
C7	283.00'	N 89°49'50"E	9.22'	9.22'	1°31'57"	S 89°14'12"E	N 88°53'51"E
C8	283.00'	N 89°26'13"E	53.86'	53.84'	10°55'16"	N 88°53'51"E	N 77°58'36"E
C9	133.00'	N 39°22'12"E	165.88'	179.22'	77°12'47"	N 77°58'36"E	N 00°45'48"E
C10	133.00'	N 62°36'19"E	70.58'	71.44'	30°46'33"	N 77°58'36"E	N 47°12'03"E
C11	133.00'	N 23°58'55"E	104.87'	107.79'	48°26'15"	N 47°12'03"E	N 00°45'48"E
C12	67.00'	N 08°39'08"E	18.39'	18.45'	15°46'40"	N 00°45'48"E	N 16°32'29"E
C13	64.00'	S 38°45'53"E	92.49'	256.77'	267°28'06"	N 07°32'02"E	N 84°59'49"W
C14	64.00'	S 33°12'09"W	112.81'	136.06'	123°36'04"	S 28°35'53"E	N 64°59'49"W
C15	64.00'	S 89°49'42"E	84.34'	82.07'	82°25'38"	N 68°58'28"E	S 28°36'33"E
C16	64.00'	N 46°38'08"E	48.65'	49.81'	44°40'42"	N 24°17'47"E	N 68°58'29"E
C17	64.00'	N 16°54'59"E	18.98'	18.72'	16°46'45"	N 07°32'02"E	N 24°17'47"E
C18	133.00'	N 04°05'55"E	15.71'	15.72'	6°46'14"	N 00°45'48"E	N 07°32'02"E
C19	67.00'	S 39°22'12"W	83.61'	80.29'	77°12'47"	S 00°45'48"W	S 77°58'36"W
C20	217.00'	S 84°22'12"W	49.33'	48.43'	12°47'13"	S 77°58'36"W	N 89°14'12"W
C21	133.00'	S 44°46'24"E	189.79'	211.33'	91°02'25"	N 89°43'23"E	S 00°45'48"W

Printed by: jim
J:\Projects\3D\5B08\5B08\Civil\3D\5B08Final.dwg
Nov 08 2019 - 1:30pm

Owner's Certificate of Dedication

As the property owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I 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:

Outagamie County Planning and Zoning Committee
Town of Vandenbrook
Village of Little Chute
Department of Administration

In witness whereof the hand and seal of said owner this _____ day of _____, 20____.

In the presence of:

Vanessa A. Mills, the property owner

State of Wisconsin _____)

County) ss

Personally came before me on the _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin _____ My Commission Expires _____

Town Board Approval Certificate

Resolved, that the plat of Van Handel Homestead in the Town of Vandenbrook, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills, owner, is hereby approved by the Town Board of the Town of Vandenbrook.

Chairman _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Vandenbrook.

Clerk _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Vandenbrook 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.

Town Treasurer _____ Date _____

County Treasurer _____ Date _____

Village of Little Chute Approval (Extraterritorial)

Resolved, that the plat of Van Handel Homestead in the Town of Vandenbrook, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills owner, is hereby approved by the Village Board of the Village of Little Chute.

Village President _____ Date _____

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

Clerk _____ Date _____

Development & Land Services Approval Certificate

Resolved, that the plat of Van Handel Homestead in the Town of Vandenbrook, Outagamie County, Van Handel Homestead, LLC, and Vanesa A. Mills owners, is hereby approved by Outagamie County.

Authorized Representative _____ Date _____

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

Property owners of record: Van Handel Homestead, LLC
Recording Information: Doc No. 2152099
Parcel Number(s): 200-0087-00
200-0088-08

Vanessa A. Mills
Doc No. 2100251
Doc No. 2100252

File: 5486Final.dwg
Date: 11/08/2019
Drafted By: jm
Sheet: 2 of 2
Revision Date: Nov 08, 2019

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 _____, 20____



DAVEL ENGINEERING &
ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1611 Radin Street Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-830-9595
www.davelpro.com

Department of Administration