

**VILLAGE OF LITTLE CHUTE**

**RESOLUTION NO. 16, SERIES OF 2020**

**RESOLUTION APPROVING THE FINAL PLAT FOR  
MARIA ESTATES, IN THE VILLAGES EXTRATERRITORIAL JURISDICTION**

**WHEREAS**, MLS Futures Group LLC, as owners of a subdivision "Maria Estates" being off of Lot 2 of Certified Survey Map No. 7818 recorded as document No. 2174623 and all of lot 1 of certified survey map No. 5829 recorded as document No. 1803006 and part of the northwest  $\frac{1}{4}$  of the fractional northwest  $\frac{1}{4}$ , all located in the northeast  $\frac{1}{4}$  of the fractional northwest  $\frac{1}{4}$ , southeast  $\frac{1}{4}$  of the fractional northwest  $\frac{1}{4}$ , southwest  $\frac{1}{4}$  of the fractional northwest  $\frac{1}{4}$  and the northwest  $\frac{1}{4}$  of the fractional northwest  $\frac{1}{4}$ , Section 3, Township 21 north, Range 18 east, Town of Vandenbroek, Outagamie County, Wisconsin. Have presented a final plat to the Village of Little Chute Board of Trustees as prepared by Robert F. Reider, a registered land surveyor of Carow Land Surveying Co., Inc.; and

**WHEREAS**, the Village of Little Chute has Extraterritorial Plat Review authority within one-and one-half miles of its corporate boundaries; and

**WHEREAS**, the above described Final Plat for Maria Estates is located within such Extraterritorial jurisdiction; and

**WHEREAS**, Outagamie County Zoning Committee has reviewed and approved the Final Plat for Maria Estates; and

**WHEREAS**, the Village of Little Chute Plan Commission has recommended in favor of adoption of said subdivision plat; and

**WHEREAS**, the Village of Little Chute Board of Trustees finds the plat to be in the public interest; and

**WHEREAS**, the Village of Little Chute Board of Trustees finds the plat conforms to the adopted Preliminary Plat.

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

1. That the subdivision plat for MARIA ESTATES, a copy of which is attached, is hereby approved.
2. Recorded Vote. 7 For 0 Against

Date introduced, approved, and adopted: May 20, 2020

**VILLAGE OF LITTLE CHUTE**

By:

Michael R. Vanden Berg

Michael R. Vanden Berg, Village President

Attest: Laurie Decker  
Laurie Decker, Village Clerk

# "MARIA ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 RECORDED AS DOCUMENT NO. 2174623 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5829 RECORDED AS DOCUMENT NO. 1803006 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL IN SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN,

#### SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR NO. 1251, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "MARIA ESTATES", LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL IN SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF MLS FUTURES GROUP, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, OWNER OF SAID LAND, CONTAINING 3.990.000 SQUARE FEET (91.598) ACRES OF LAND MORE OR LESS AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 RECORDED AS DOCUMENT NO. 2174623 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5829 RECORDED AS DOCUMENT NO. 1803006 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3; THENCE S00°14'16"W, 1042.63 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3 TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°14'16"W, 1042.30 FEET ALONG SAID EAST LINE TO THE CENTER OF SECTION 3; THENCE S89°27'39"W, 2430.44 FEET ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3 TO THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5829; THENCE N00°09'30"E, 152.10 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE S89°27'39"W, 166.00 FEET ALONG SAID NORTH LINE TO AN EAST RIGHT-OF-WAY LINE OF C.T.H. "N"; THENCE N00°09'30"E, 285.85 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S89°50'30"E, 12.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N00°09'30"E, 141.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S89°50'30"E, 12.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N00°43'27"E, 506.43 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S03°01'15"E, 200.25 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S04°07'51"W, 400.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S04°07'51"W, 11.30 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S00°14'16"E, 356.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S00°14'16"E, 178.75 FEET TO AN EAST RIGHT-OF-WAY LINE OF C.T.H. "N"; THENCE N00°09'30"E, 188.14 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S89°50'30"E, 8.75 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N00°09'30"E, 52.23 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3; THENCE N89°44'22"E, 1272.09 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3; THENCE S00°11'53"W, 992.22 FEET ALONG SAID EAST LINE TO THE STARTING POINT OF A MEANDER LINE OF THE CENTERLINE OF APPLE CREEK, SAID POINT BEARS S00°11'53"W A DISTANCE OF 54 FEET MORE OR LESS FROM SAID CENTERLINE; THENCE S88°37'15"E, 223.87 FEET ALONG SAID MEANDER LINE; THENCE N59°58'00"E, 305.75 FEET ALONG SAID MEANDER LINE TO AN EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS S06°50'48"E A DISTANCE OF 55 FEET MORE OR LESS FROM THE CENTERLINE OF APPLE CREEK; THENCE S06°50'48"E, 161.02 FEET ALONG SAID EAST LINE; THENCE S88°37'15"E, 0.55 FEET ALONG SAID EAST LINE; THENCE S00°13'58"E, 37.00 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2; THENCE N89°36'05"E, 397.48 FEET ALONG SAID NORTH LINE; THENCE N00°13'58"E, 18.50 FEET ALONG SAID NORTH LINE; THENCE S87°43'43"E, 415.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, INCLUDING ALL THAT LAND LYING WITHIN THE ABOVE DESCRIBED MEANDER LINE THE CENTERLINE OF APPLE CREEK, BOUNDED BY THE EXTENSION OF THE RESPECTIVE LINES OF THE ABOVE DESCRIBED PARCEL TO SAID CREEK CENTERLINE, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VANDENBROEK AND OUTAGAMIE COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. ROBERT F. REIDER, PLS-1251

#### COMPANY OWNER'S CERTIFICATE OF DEDICATION:

MLS FUTURES GROUP, 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 COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

MLS FUTURES GROUP, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION  
TOWN OF VANDENBROEK  
VILLAGE OF LITTLE CHUTE  
OUTAGAMIE COUNTY

IN WITNESS WHEREOF, THE SAID MLS FUTURES GROUP, LLC, A WISCONSIN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH M. GONNERING, ITS PRESIDENT AND COUNTERSIGNED BY CINDY A. GONNERING, ITS SECRETARY, AT LITTLE CHUTE, WISCONSIN, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:

MLS FUTURES GROUP, LLC, A WISCONSIN LIMITED LIABILITY COMPANY

SIGNED: KEITH M. GONNERING, PRESIDENT DATED

COUNTERSIGNED: CINDY A. GONNERING, SECRETARY DATED

STATE OF WISCONSIN  
\_\_\_\_\_  
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PRESIDENT, AND SECRETARY OF THE ABOVE NAMED WISCONSIN LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC,  
OUTAGAMIE COUNTY, WI.  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF "MARIA ESTATES" IN THE TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF VANDENBROEK.

APPROVED: JASON WEGAND, CHAIRPERSON, DATED

SIGNED: JASON WEGAND, CHAIRPERSON, DATED

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF VANDENBROEK.

CORY SWEDBERG, TOWN CLERK, DATED

#### CERTIFICATE OF TOWN TREASURER:

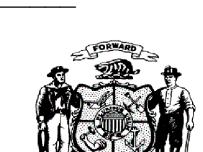
STATE OF WISCONSIN  
\_\_\_\_\_  
OUTAGAMIE COUNTY)

I, TAMARA MATTIOLI, BEING THE DULY ELECTED QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF VANDENBROEK, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ ON ANY OF THE LAND INCLUDED IN THE PLAT OF "MARIA ESTATES".

TAMARA MATTIOLI, TOWN TREASURER, DATED

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\_\_\_\_

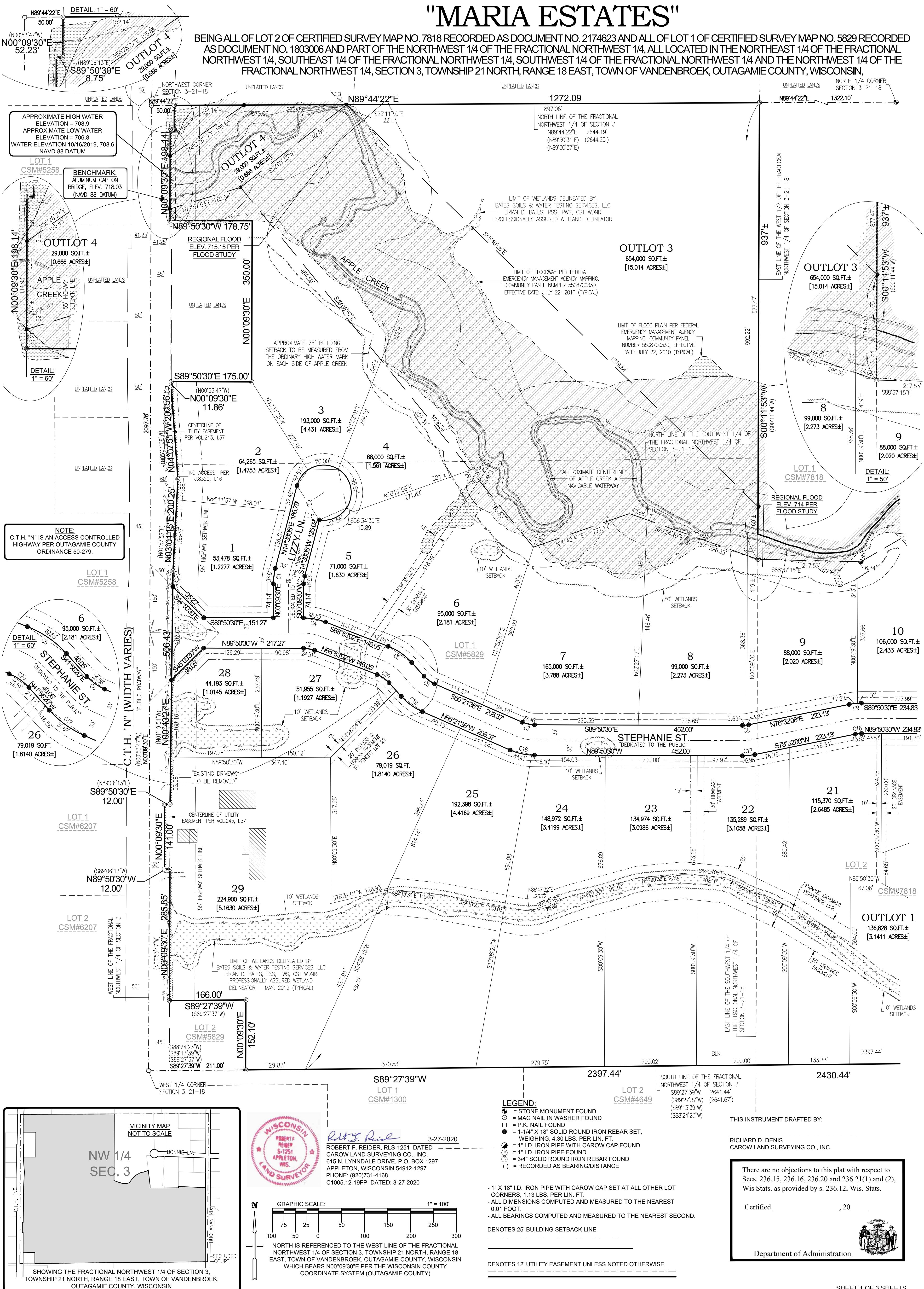


Department of Administration

SHEET 3 OF 3 SHEETS

# "MARIA ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 RECORDED AS DOCUMENT NO. 2174623 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5829 RECORDED AS DOCUMENT NO. 1803006 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN,



SHOWING THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3,  
TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROE  
OUTAGAMIE COUNTY, WISCONSIN



*Robert F. Reider* 3-27-2021  
ROBERT F. REIDER, RLS-1251 DATED —  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
G1005 10 1055 DATED 3-27-2021

LOT 2  
CSM#46

THIS INSTRUMENT DRAFTED BY

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RICHARD D. DENIS  
CAROW LAND SURVEYING CO., INC.

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

SHEET 1 OF 3 SHEETS

# "MARIA ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 RECORDED AS DOCUMENT NO. 2174623 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5829 RECORDED AS DOCUMENT NO. 1803006 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN,

## UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, SPURTRUM, GRANTEE, AND

WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, AND OTHER UTILITY PROVIDERS, 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, NATURAL GAS, AND COMMUNICATIONS SERVICE WHICH PURPOSES ARE HEREBY ISOLATED AND SEPARATE FROM THE PROPERTY OWNED BY THE UNDERSIGNED, ALONG AND UPON THE PROPERTY OWNED BY THE UNDERSIGNED AS THE 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 BESEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREIN, 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.

- NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A PROPERTY CORNER MONUMENT.

- NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT LINE CORNER MONUMENT.

**NOTES:**  
1) COUNTY TRUNK HIGHWAY "N" IS A CONTROLLED ACCESS HIGHWAY AS ESTABLISHED BY THE COUNTY BOARD OF OUTAGAMIE COUNTY AS PER JACKET 8320, IMAGE 16 AS DOCUMENT NUMBER 933501  
2) THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHOULD BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON, ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.  
3) 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.  
4) 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.  
5) ANY AGRICULTURAL DRAINPIPE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAINPIPE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAINPIPE MUST BE BORN BY THE PARTY DAMAGING THE DRAINPIPE.  
6) FUTURE DEVELOPMENT OF OUTLOT 3 SHALL NOT INCLUDE, AS A PRINCIPAL USE, SINGLE-FAMILY DETACHED DWELLING AND/OR MOBILE HOMES UNRELATED TO ANY FARM OPERATION, UNTIL SUCH TIME OUTLOT 3 IS REZONED TO A RESIDENTIAL DISTRICT OR AS OTHERWISE APPROVED BY OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.  
7) OUTLOT 1 DESIGNED TO FUNCTION AS STORM WATER FEATURE AND BE OWNED BY THE OWNERS OF LOTS 1-29 WITHIN THE PLAT, EACH LOT WILL EACH HAVE AN 1/120 SHARE.  
8) LOTS 3-15, MAY REQUIRE A SHORELAND CONDITIONAL USE ZONING PERMIT FROM THE OUTAGAMIE COUNTY PLANNING OFFICE DUE TO BEING WITHIN 300 FEET OF A NAVIGABLE STREAM.  
9) LOTS 21-25 WILL REQUIRE PERMITS TO CROSS THE WETLANDS WITH A DRIVEWAY.

CURVE TABLE:						
CURVE	LOT	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1		133.00	14°28'36"	33.61	N07°23'48"E	33.52
C2	2	60.00	264°15'38"	276.73	S33°14'05"E	88.99
3	60.00	66°50'04"	70.00	N88°39'15"E	66.10	
4	60.00	91°20'44"	95.66	S12°15'02"E	85.84	
5	60.00	65°26'24"	68.56	S66°09'32"W	64.89	
C6	67.00	14°28'36"	16.93	S07°23'48"W	16.88	
C7	67.00	20°57'28"	46.30	S77°54'46"E	46.30	
C8	67.00	111°37'22"	62.55	S07°23'41"E	61.97	
C9	9	67.00	23°44'28"	28.56	S84°20'49"E	28.34
10	133.00	03°52'54"	9.01	N88°13'03"E	9.01	
C10	11	133.00	90°00'00"	208.92	S44°50'30"E	188.09
12	133.00	44°26'26"	103.16	S67°37'17"E	100.59	
C11	67.00	66°50'04"	77.00	S29°55'57"E	73.16	
C12	67.00	23°49'10"	27.85	S77°55'59"E	27.65	
C13	133.00	111°37'22"	55.29	N77°55'59"W	54.90	
C14	133.00	66°10'50"	153.63	N32°55'59"W	145.23	
18	133.00	23°50'36"	55.35	N54°06'02"W	54.95	
19	133.00	42°20'14"	98.28	N21°00'37"W	96.06	
C15	67.00	90°00'00"	105.24	N44°50'30"W	94.75	
C16	67.00	111°37'22"	13.59	S84°20'49"W	13.57	
C17	133.00	23°28'54"	54.51	S78°32'08"W	54.00	
C18	24	133.00	02°37'40"	6.10	N78°06'03"W	6.10
25	133.00	20°51'14"	48.14	N87°12'50"W	48.14	
C19	133.00	24°23'56"	56.69	N52°10'59"W	56.26	
C20	67.00	26°56'42"	31.51	N85°24'41"W	31.22	
C21	67.00	20°57'28"	24.51	N79°21'46"W	24.37	

**LEGEND:**  
• = STONE MONUMENT FOUND  
○ = MAG NAIL IN WASHER FOUND  
□ = P.K. NAIL FOUND  
● = 1-1/2" ID. IRON PIPE ROUND IRON REBAR SET, WEIGHING 4.40 LBS. PER LIN. FT.  
○ = 1-1/2" ID. IRON PIPE WITH CAROW CAP FOUND  
○ = 1-1/2" ID. IRON PIPE FOUND  
○ = 3/4" SOLID ROUND IRON REBAR FOUND  
( ) = RECORDED AS BEARING/DISTANCE

- 1" X 18" ID. IRON PIPE WITH CAROW CAP SET AT ALL OTHER LOT CORNERS, 1.13 LBS. PER LIN. FT.  
- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.  
- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

DENOTES 25' BUILDING SETBACK LINE

DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE

GRAPHIC SCALE:  
1" = 100'  
100 50 0 50 100 150 200 250 300

NORTH IS REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS N00°09'30"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

APPROXIMATE HIGH WATER ELEVATION = 704.9

APPROXIMATE LOW WATER ELEVATION = 702.4

WATER ELEVATION 10/16/2019, 704.5 NAVD 88 DATUM

LOT 1 CSM#5912

LOT 1 CSM#5912

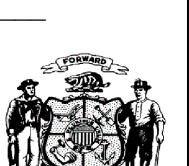
LOT 1 CSM#2507

SECLUDED CT. (66')

LOT 1 CSM#4529

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\_\_\_\_



ROBERT F. REIDER, RLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
C1005.12-19FP DATED: 3-27-2020

RICHARD D. DENIS  
CAROW LAND SURVEYING CO., INC.

THIS INSTRUMENT DRAFTED BY:

ROBERT F. REIDER, RLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
C1005.12-19FP DATED: 3-27-2020

ROBERT F. REIDER, RLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
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