

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.

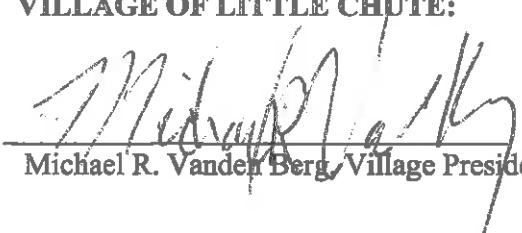
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees as follows:

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. Vanden Berg, Village President

Attest: 
Laurie Decker, Village Clerk

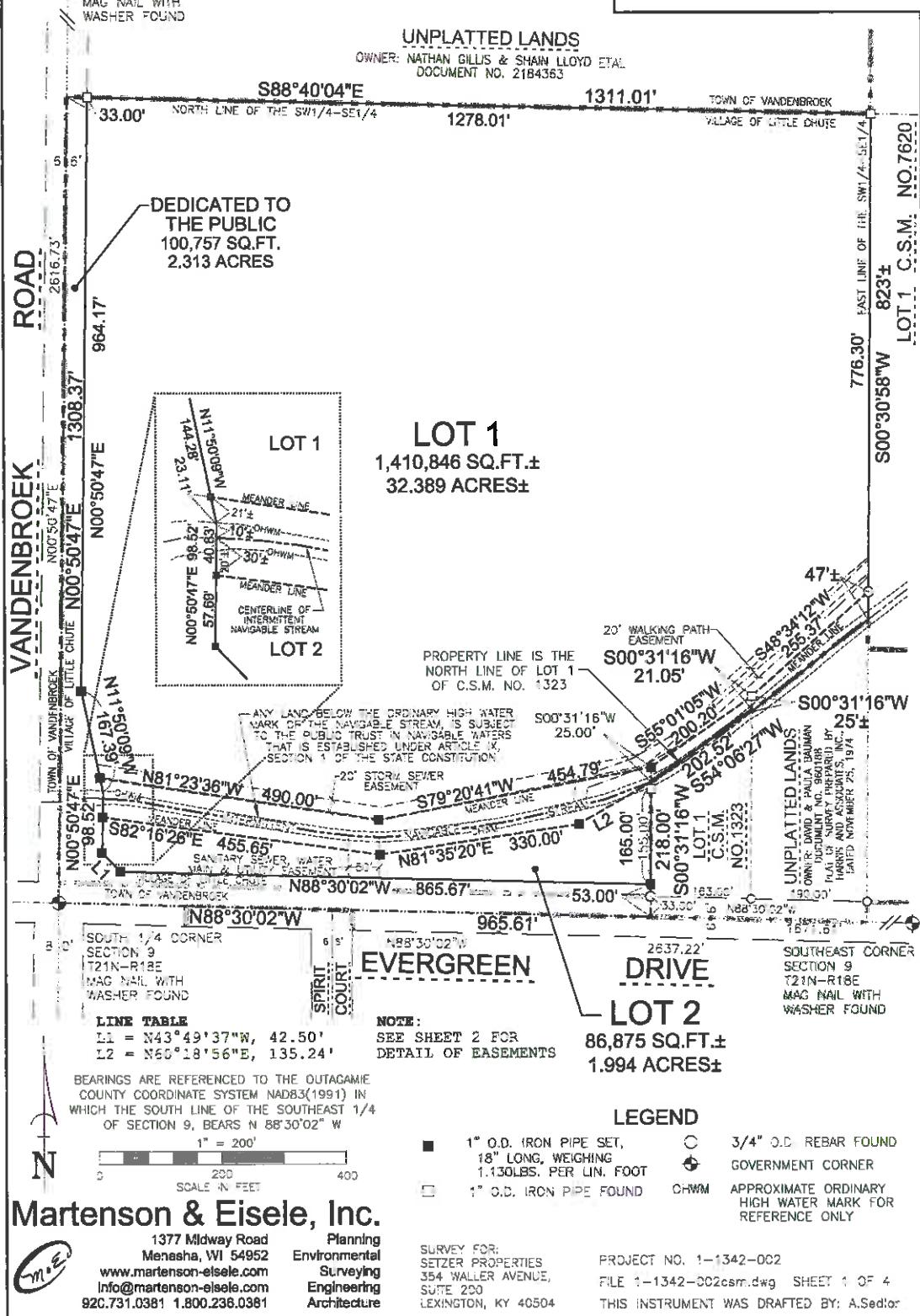
CERTIFIED SURVEY MAP NO. _____

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.

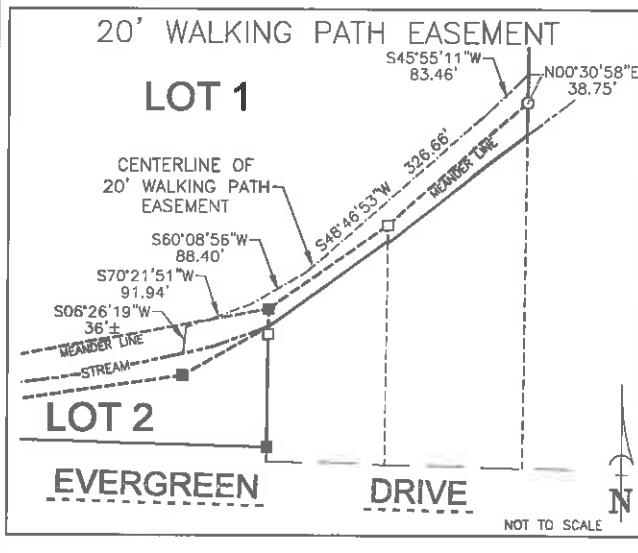
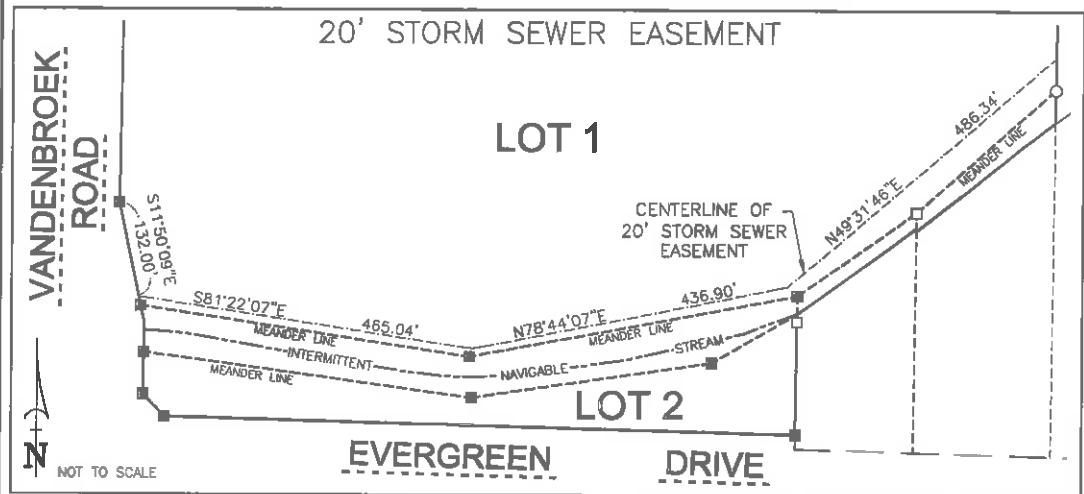
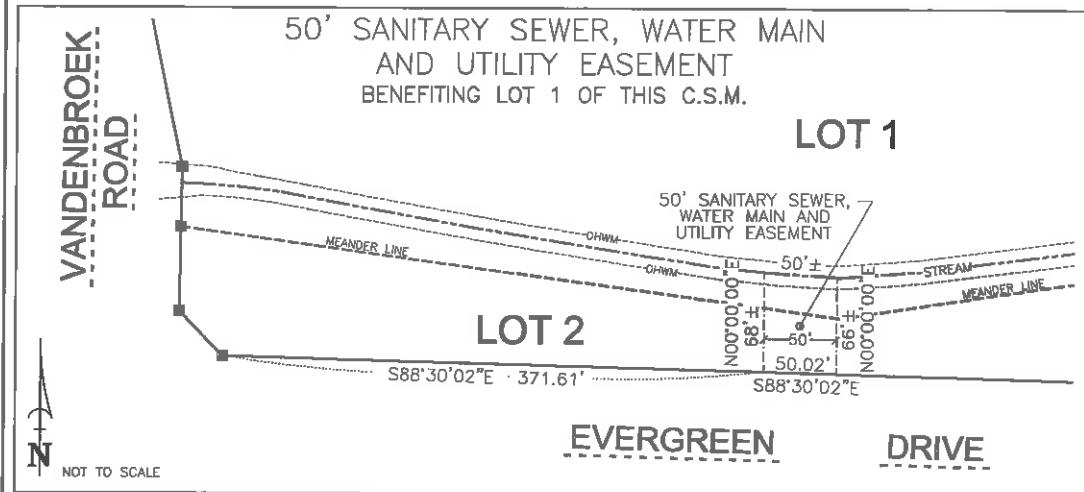
• CENTER OF SECTION 9
T21N-R18E
MAG NAIL WITH
WASHER FOUND

UNPLATTED LANDS

OWNER: NATHAN GILLIS & SHAN LLOYD ETAL
DOCUMENT NO. 2184353



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. ZAHRINGER, 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 30 MINUTES 47
SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1308.37
FEET; THENCE SOUTH 88 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. ZAHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

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

OWNERS OF RECORD:
SETZER PROPERTIES GRB, LLC

RECORDING INFORMATION:
DOCUMENT NO. 2218693

PARCEL NUMBER:
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 GRANTEES' 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

PRINT NAME AND TITLE

