

Winding Creek Estates 3

Part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4,
Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin

LOCATION MAP

SE 1/4 SEC 6, T 20 N, R 17 E,
VILLAGE OF FOX CROSSING
WINNEBAGO COUNTY, IA.



Bearings are referenced to the East line of the Southeast 1/4 of Section 6, T20N, R17E, Assumed to Bear N00°26'55"W based on the Winnebago County Coordinate System

LEGEND

- △ 1/4" 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
 SF to ML Lot areas in square feet to Meander Line
 () Recorded As
 Delineated Wetlands

Notes

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
3. Total Area of Right of Way dedicated to the public: 115,299 Square Feet, (2.649 Acres)

Curve	Radius	Chord Distance	CURVE TABLE				Target Bearing in	Target Bearing out
			Chord Length	Central Angle	Chord Length	Central Angle		
C1	130.0	5.541746	68.17	70.22	30.91313	80.907228	S 53°30'55" W	S 53°30'55" W
C2	130.0	5.541746	68.17	70.22	30.91313	N 80°47'34" E	S 53°30'55" W	S 53°30'55" W
C3	130.0	5.542372	18.89	18.11	8.70958	S 64°54'11" E	S 53°30'55" W	S 53°30'55" W
C4	130.0	5.542372	18.89	18.11	8.70958	N 25°05'48" E	S 53°30'55" W	S 53°30'55" W
C5	78.0	N 10°30'13" E	36.80	38.30	33.02022	N 53°14'37" E	N 10°30'13" E	N 10°30'13" E
C6	130.0	N 21°51'12" E	115.52	119.10	62.94909	N 80°34'30" E	N 21°51'12" E	N 21°51'12" E
C7	130.0	N 21°51'12" E	57.22	57.71	28.24800	N 80°34'30" E	N 21°51'12" E	N 21°51'12" E
C8	130.0	N 21°51'12" E	56.83	56.82	28.24798	N 60°08'58" E	N 21°51'12" E	N 21°51'12" E
C9	130.0	N 60°08'58" E	56.83	56.82	28.24798	S 34°12'51" E	N 60°08'58" E	N 60°08'58" E
C10	470.0	N 60°08'58" E	457.68	62.96	234.73303	N 60°08'58" E	N 60°08'58" E	N 60°08'58" E
C11	470.0	N 60°08'58" E	45.05	45.02	23.34628	N 60°08'58" E	N 60°08'58" E	N 60°08'58" E
C12	470.0	N 60°08'58" E	103.79	110.02	73.74037	N 40°23'37" E	N 60°08'58" E	N 60°08'58" E
C13	470.0	N 72°04'21" E	103.30	108.89	57.11412	N 52°41'11" E	N 72°04'21" E	N 72°04'21" E
C14	470.0	N 72°04'21" E	108.89	108.89	57.11412	N 67°20'26" E	N 72°04'21" E	N 72°04'21" E
C15	500.0	N 67°20'26" E	510.35	53.37	388.1166	N 67°20'26" E	N 67°20'26" E	N 67°20'26" E
C16	500.0	N 67°20'26" E	510.35	53.37	388.1166	N 67°20'26" E	N 67°20'26" E	N 67°20'26" E
C17	500.0	N 53°10'30" E	300.48	300.48	160.40221	N 53°10'30" E	N 53°10'30" E	N 53°10'30" E
C18	500.0	N 53°10'30" E	30.89	30.89	15.02023	N 68°22'22" W	N 53°10'30" E	N 53°10'30" E
C19	500.0	N 53°10'30" E	67.38	68.08	33.2131	S 87°47'41" E	N 53°10'30" E	N 53°10'30" E
C20	530.0	S 72°10'55" W	514.8	51.42	374.591	S 78°18'56" W	S 72°10'55" W	S 72°10'55" W
C21	530.0	S 72°10'55" W	46.78	46.78	23.92444	S 78°18'56" W	S 72°10'55" W	S 72°10'55" W
C22	530.0	S 72°10'55" W	158.81	166.42	89.57059	S 54°56'11" W	S 72°10'55" W	S 72°10'55" W
C23	500.0	S 54°56'11" W	68.38	68.32	33.2022	S 42°42'28" W	S 54°56'11" W	S 54°56'11" W
C24	70.0	S 54°56'11" W	62.22	64.46	52.42722	S 32°42'28" W	S 54°56'11" W	S 54°56'11" W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified December 20th 2017

Department of Administration



James R. Sehlhoff, PLS 2692

11 DEC 2017
Date

DOC# 1771181
NATALIE STROHMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
07/23/2018 02:17 PM
RECORDING FEE: 50.00
PAGES: 2
File 4 of Plats Pg. 99

File: 3380Final3.dwg
Date: 10/11/2017
Drafted By: jim
Sheet: 1 of 2



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Winding Creek Estates 3

Part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin

Surveyor's Certificate

I, James R. Senhoff, 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 Village of Fox Crossing, and under the direction of Winding Creek Estates, LLC, owner of said land, I have surveyed, divided and mapped Winding Creek Estates 3, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that the land is part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, containing 565.181 Square Feet (12.974 Acres) of land more or less, subject to all easements and restrictions.

Commencing at the East 1/4 corner of Section 6, thence, along the East line of the Southeast 1/4 of said Section 6, S00°26'55"E, 1215.14 feet, thence S88°34'57"W 1999.87 feet to the Southwest corner of Lot 99 Winding Creek Estates 2, said point also being the point of beginning, thence, along the North line of Lots 90-97 of said Winding Creek Estates 2, S88°34'57"W 753.99 feet to the Northwest corner of said Lot 80, thence, along the West line of said Lot 80, S00°12'08"E, 23.59 feet, thence, continuing along the West line of said Lot 80, 70.02 feet along the arc of a curve to the left with a radius of 130.00 feet and a chord of 68.17 feet which bears S15°13'19"W to the Northern right of way of Big Bend Drive, thence, along said Northern right of way line, N69°27'55"W, 40.88 feet, thence 70.02 feet along the arc of a curve to the right with a radius of 130.00 feet and a chord of 69.17 feet which bears N74°46'41"W, thence S89°47'34"W 76.48 feet to the West line of said Southeast 1/4, thence, along said West line, N00°12'31"W 276.40 feet, thence N89°47'41"E 196.74 feet, thence N00°12'39"W 104.59 feet, thence N85°24'57"E 454.39 feet, thence N38°42'39"E 239.49 feet, thence N32°49'28"E 232.49 feet, thence S88°52'22"E 165.77 feet, thence, 160.42 feet along the arc of a curve to the right with a radius of 530.00 feet and a chord of 159.81 feet which bears N49°00'00"E, thence N01°07'38"E 222.81 feet to the South line of the North 1/4 of the Southeast 1/4, thence, along said South line, S88°52'22"E 522.60 feet to the Northwest corner of Lot 33 of Winding Creek Estates, thence, along the West line of said Lot 33, S01°07'38"W 135.00 feet to the Northern right of way of Minnosa Lane, thence S00°28'07"W 68.58 feet to the Northwest corner of Lot 32 of said Winding Creek Estates, thence, along the North line of said Lot 32, N88°52'22"W 113.75 feet to the Northwest corner of said Lot 32, thence, along the West line of said Lot 32, S01°07'38"W 128.87 feet to a point on the North line of Lot 31 of said Winding Creek Estates, thence along said North line of Lot 31 and the extension thereof, N89°34'16"W 62.72 feet to a point on the Northwest line of said Winding Estates 2, thence, along said Northwest line, S83°10'49"W 73.18 feet, thence, continuing along said Northwest line, S73°53'22"W 75.20 feet, thence, continuing along said Northwest line, S80°35'46"W 79.48 feet, thence, continuing along said Northwest line, S40°07'15"W 162.88 feet, thence, continuing along said Northwest line, S32°49'28"W 182.86 feet, thence, continuing along said Northwest line, S03°55'52"W 175.32 feet to the point of beginning.

Given under my hand this 11 day of February, 2018.

James R. Senhoff, Wisconsin Professional Land Surveyor No. 2092

Utility Easement Provisions

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

Winding Creek Estates, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as Wile Energies, Grantee,
and
Time Warner Cable, Grantee. The Grantee agrees to restore or cause to have restored, the property, as nearly as is

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, along 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 such 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 Grantee agrees 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 Grantee 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 Grantee's facilities or on, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. 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 Grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Winding Creek Estates, LLC

Print name James R. Senhoff

Title Professional Land Surveyor

Corporate Owner's Certificate

Winding Creek Estates, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Winding Creek Estates, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval of objection:

Village of Fox Crossing
Winnebago County Planning and Zoning Committee
Department of Administration

IN WITNESS WHEREOF, the said Winding Creek Estates, LLC, has caused these presents to

be signed by its authorized representatives, located at Menasha, Wisconsin

this 16 day of February, 2018.

In the Presence of: Winding Creek Estates, LLC

Print name ST. Hago

Title Representative

State of Wisconsin }
Winnebago County }

Personally came before me this 16 day of February, 2018

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as

the deed of said corporation by its authority

Notary Public, Wisconsin

State of Wisconsin

County as

Personally came before me this 16 day of February, 2018, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires 6-26-21

Notary Public, Wisconsin

Village Board Approval Certificate

Resolved, that the plat of Winding Creek Estates 3 in the Village of Fox Crossing, Winnebago County, Winding Creek Estates, LLC, and Ronald C. & Virginia F. Meyer, owners, is hereby approved by the Village Board of the Village of Fox Crossing.

Chairman David H. Meyer Date 7/16/18

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Fox Crossing

Clerk John J. Meyer Date 7/17/18

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer/s of the Village of Fox Crossing and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unclaimed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Village Treasurer Jeff Stangor Date 7-17-2018

County Treasurer Mark Hagen Date 7-19-18

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

the property owner of record:	Recording Information:	Parcel Number(s):
Winding Creek Estates, LLC	Document No. 1736204	121019801
		121019801(Part of)
		121019405

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 December 10, 2017

David H. Meyer
Department of Administration

File: 3380Final3.dwg
Date: 10/11/2017
Drafted By: jim
Sheet: 2 of 2

Revision Date: Oct 11, 2017



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