

# Blue Stem Meadows

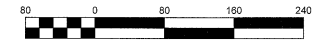
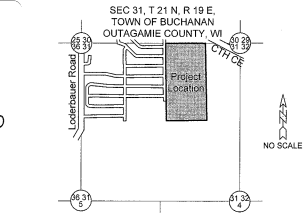
All of Lot 1, Lot 2 and part of Lot 3 of Certified Survey Map 7779, being part of the Northwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Document #: 2171844  
 Date: 09-25-2019 Time: 03:26 PM  
 Page: 3 of 550.00  
 County: OUTAGAMIE COUNTY State: WI

*Geek & Van Camp*  
 SARAH & VAN CAMP, REGISTERED GEODETS  
 Returned to FILE

Cabinet N Pages 19+20

## LOCATION MAP



Bearings are referenced to the West line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N00°54'17"E, based on the Outagamie County Coordinate System.

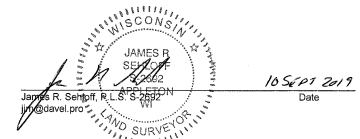
## NOTES

All linear measurements have been made to the nearest one hundredth of a foot.

All angular measurements have been made to the nearest 10 seconds and computed to the nearest half seconds.

## LEGEND

- ▲ 1/2" Rebar Found
- 3/4" Rebar Found
- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- ½" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet



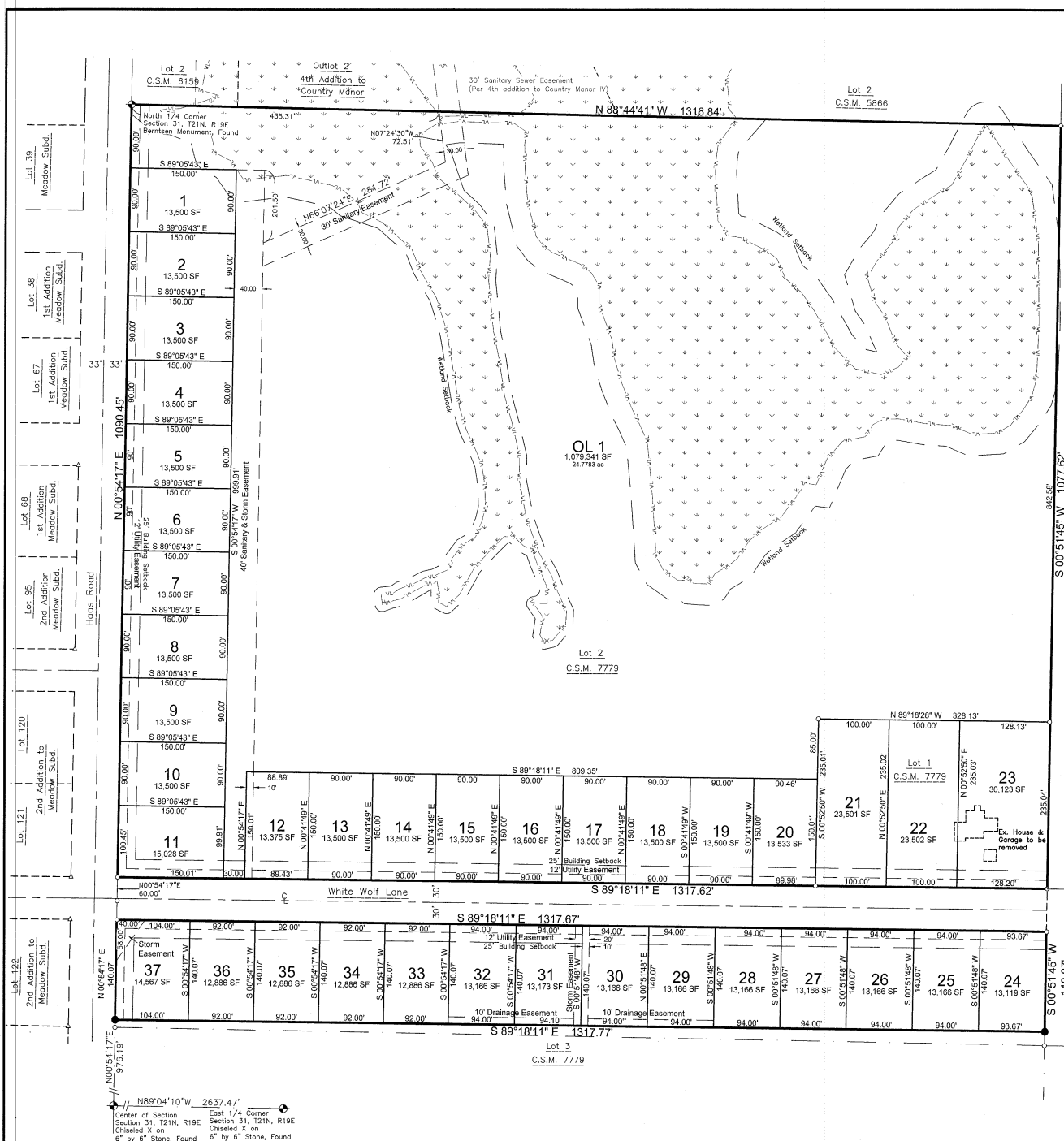
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 10, 2019

*Renée M. Down*  
 Department of Administration

File: 4188Final1.dwg  
 Date: 09/09/2019  
 Drafted By: jim  
 Sheet: 1 of 2  
 Revision Date: Sep 06, 2019

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 1811 Racine Street, Menasha, WI 54952  
 Ph: 920-991-1868 Fax: 920-630-6595  
 www.davel.com



Lot 1  
 C.S.M. 4767

Lot 1  
 C.S.M. 7779

Temporary Easement by  
 Separate Documents.

Lot 2  
 C.S.M. 7779

Lot 3  
 C.S.M. 7779

N89°04'10"W 2637.47'  
 Center of Section  
 Section 31, T21N, R19E  
 Chiseled X on  
 6" by 6" Stone, Found

N89°04'10"W 2637.47'  
 East 1/4 Corner  
 Section 31, T21N, R19E  
 Chiseled X on  
 6" by 6" Stone, Found

# Blue Stem Meadows

All of Lot 1, Lot 2 and part of Lot 3 of Certified Survey Map 7779 , being part of the Northwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

### Surveyor's Certificate

I, James R. Sehnoff, 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 City of Kaukauna, and under the direction of Dercks Dewitt, LLC, and Patricia Jonen, owners of said land, I have surveyed and mapped Blue Stem Meadows, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is all of Lot 1, Lot 2 and part of Lot 3 of Certified Survey Map 7779, being part of the Northwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 1,612,481 Square Feet (37.0175 Ac) of land described as follows:

Beginning at the North 1/4 corner of Section 31; thence, along the North line of the Northeast 1/4 of said Section 31, S88°44'41"E, 1316.84 feet; thence, along the West line of CSM 4767, S00°51'45"W, 1077.62 feet to the North Right of way line of White Wolf Lane; thence, along said North right of way line, N89°18'11"W, 1317.62 feet to said West line of the Northeast 1/4; thence, along said West line, S00°54'17"W, 60.00 feet to the South line right of way line of White Wolf Lane; thence, along said South right of way line, S89°18'11"E, 1317.67 feet to said West line of CSM 4767; thence, along said West line, S00°51'45"W, 140.07 feet; thence N89°18'11"W, 1317.77 feet to said West line of the Northeast 1/4; thence, along said West line, N00°54'17"E, 1290.49 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 10 day of September, 2019

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



### Owner's Certificate of Dedication

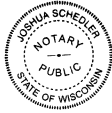
Dercks Dewitt, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

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

City of Kaukauna  
Department of Administration

Dated this 19 day of September, 2019

In the presence of Dercks Dewitt, LLC  
Tom Dercks, Managing Member



State of Wisconsin  
Winnebago County) ss

Personally came before me this 19 day of September, 2019, 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 3/14/2023

### Owners' Certificate

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

I do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna  
Department of Administration

Dated this 19 day of 9, 2019

Patricia A. Jonen  
Patricia Jonen, Owner



State of Wisconsin )  
) ss  
Winnebago County)

Personally came before me on the 19 day of September, 2019, 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 3/14/2023

### Utility Easement Provisions

An easement for electric and communications service is hereby granted by Dercks Dewitt, LLC, and Patricia Jonen to:

Kaukauna Utilities  
AT&T  
and  
Time Warner Cable

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 for such purposes as the same is now and may hereafter be used and for sounds and signals, 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 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 electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the 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.

Tom Dercks  
Tom Dercks, Managing Member  
Date 9/19/19

Patricia A. Jonen  
Patricia Jonen, Owner  
Date 9/19/19

### Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers of the City of Kaukauna 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 not and of the land included in this plat.

Christina J. Hartig  
City Treasurer (Deput)  
Date 9/23/19

Rochelle Esling  
County Treasurer (Deput)  
Date 9/25/19

### City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Blue Stem Meadows in the City of Kaukauna, Dercks Dewitt, LLC and Patricia Jonen, owners, is hereby approved by the Common Council.

Mayor  
Date Sept. 19<sup>th</sup> 2019

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

Christina J. Hartig  
City Clerk (Deput)  
Date 9/23/19

### City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Blue Stem Meadows: filling, grading, and excavating except for construction of drainage ways and drainage facilities, the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles, equipment, materials or personal property of any kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

### City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Blue Stem Meadows are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

### Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

### Sidewalks

All parts of a lot fronting a street, within the Blue Stem Meadows, will have sidewalk.

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

Property owner of record:	Recording Information:	Parcel Number(s):
Dercks Dewitt, LLC	Doc No. 2162521	Part of 325-1190-00
Patricia Jonen*	Doc No. 2005408	Part of 325-1170-00 All of 325-1170-00

\* Patricia Jonen Ownership is wholly contained with in Lot 1 of CSM 7779 . Said lands are Lots 21-23 of this map.

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 September 10<sup>th</sup> 2019

Patricia A. Jonen  
Department of Administration

File: 4198Final.dwg  
Date: 09/06/2019  
Drafted By: jim  
Sheet: 2 of 2  
Revision Date: Sep 06, 2019

