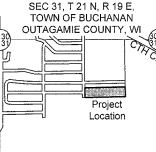
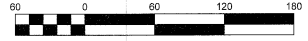


LOCATION MAP

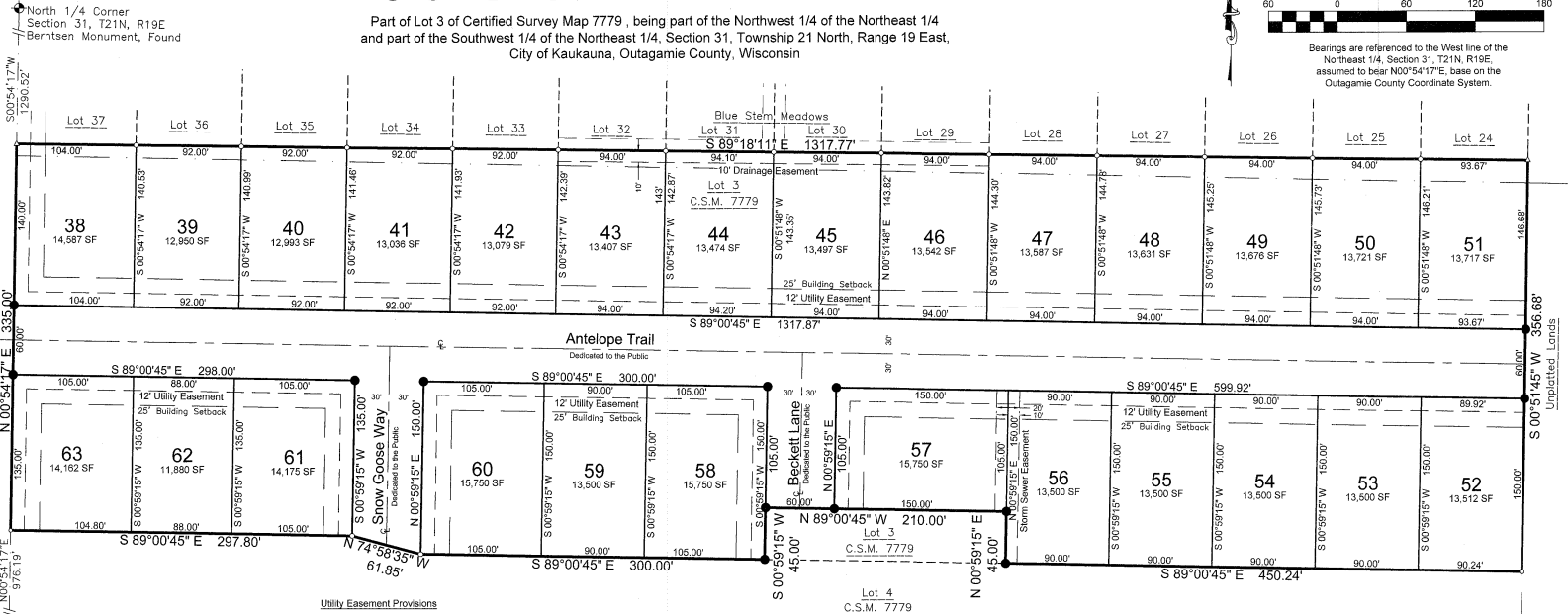


# Blue Stem Meadows 2

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



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



- NOTES**
- All linear measurements have been made to the nearest one hundredth of a foot.
  - All bearings are computed and measured to the nearest second.

- LEGEND**
- △ 1/4" Rebar Found
  - 3/4" Rebar Found
  - 1/2" 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

Center of Section, Section 31, T21N, R19E  
Chiseled X in 6" by 6" Stone, Found

East 1/4 Corner, Section 31, T21N, R19E  
Chiseled X in 6" by 6" Stone, Found

**Utility Easement Provisions**

An easement for electric and communications service is hereby granted by Dercks Dewitt, LLC.

Kaukauna Utilities, *WE SERVICES (WISCONSIN) LLC*  
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: 10/9/2020

**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:

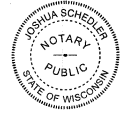
City of Kaukauna  
Department of Administration  
Dated this 5<sup>th</sup> day of October, 20 20

In the presence of: Dercks Dewitt, LLC  
*Thomas W. Dercks*  
Tom Dercks, Managing Member

State of Wisconsin  
Calumet County) ss

Personally came before me this 5<sup>th</sup> day of October, 20 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 3/14/2023



Document #: 2219765  
Date: 01-07-2021 Time: 2:29 PM  
Pages: 1 Fee: \$50.00  
County: OUTAGAMIE COUNTY State: WI

*Grant A. Van Camp*  
GRANT A. VAN CAMP, REGISTERED DEEDS  
RETURN BY REGISTER TO FILE  
FILE

Cabinet N - Page 72

**City of Kaukauna Common Council Approval Certificate**

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

Mayor: *Anthony J. Dercks* Date: 10-9-2020

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

City Clerk: *Debbie A. Kenney* Date: 10-9-2020

**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 2; 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 2 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, abate 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 2, will have sidewalk.

Revision Date: Sep 24, 2020

File: 4198Final2.dwg  
Date: 09/24/2020  
Created By: jim  
Sheet: 1 of 1

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

Certified September 29, 2020  
*Renee M. Power*  
Department of Administration

