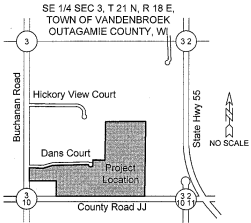


**LOCATION MAP**



# Van Handel Homestead

Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatted land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 18 East, Town of Vandenberg, Outagamie County, Wisconsin

**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.
- CTH JJ is a restricted access highway. No ingress/egress will be allowed to CTH JJ without an approved driveway permit from the Outagamie County Highway Department.
- The existing field entrance located South of Lots 10/11 must be removed.
- Outlet 1 is reserved for Storm Water management and Ownership and maintenance will be shared by Lots 3-24, each having a 1/22 share of said Outlet 1. A maintenance agreement of the Storm Water ponds and drainage easements will be recorded in a separate document.
- Outlet 2 will be deeded to land described in Doc 972547. Outlet 2 is deeded restricted to soil lands.
- Lot 17 access is through a wetland setback. The driveway thought the setback area must be made of pervious materials.
- Road area dedicated on map: 163,097 Square Feet (3.7442 Acres)



Bearings are referenced to the South line of the Southeast 1/4, Section 03, T21N, R18E, assumed to bear N89°28'01"E, base on the Outagamie County Coordinate System.

**LEGEND**

- 3/2" Rebar Found
- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- ▨ No Access area
- ( ) Recorded As

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.

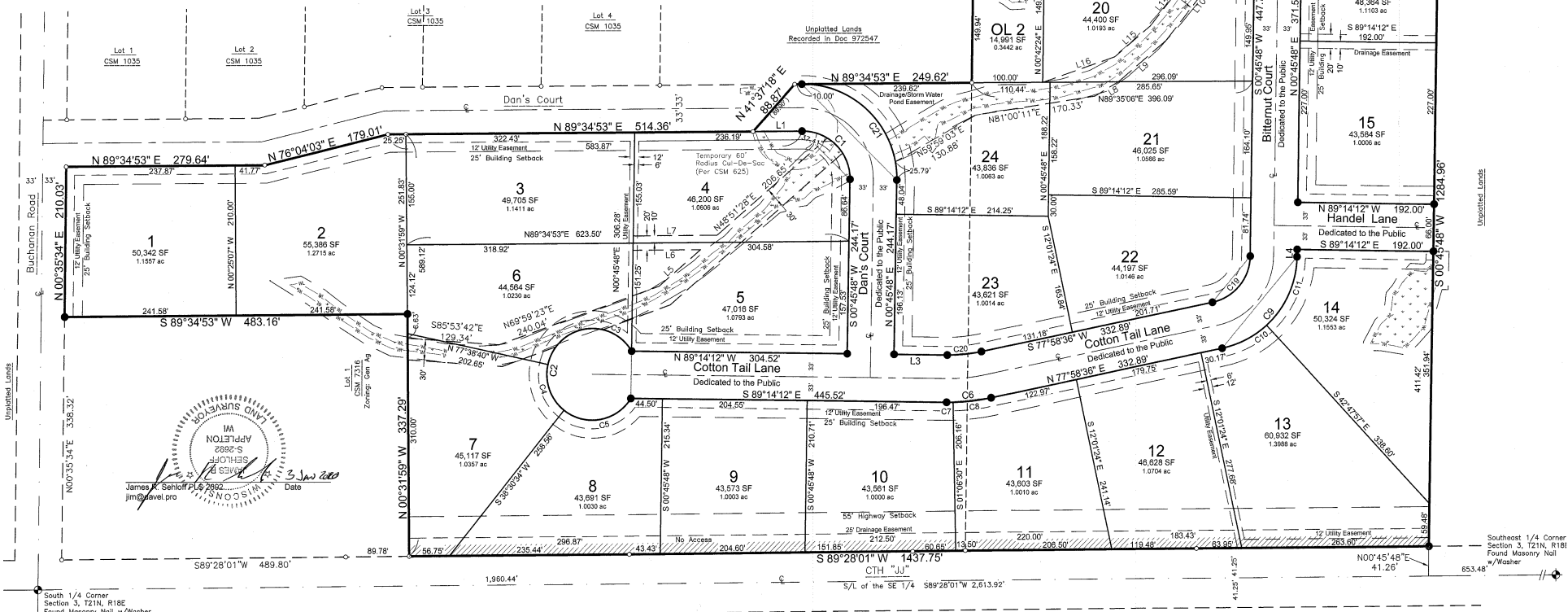
Certified January 15, 2020

*Benji A. Dorn*  
Department of Administration

Document #: 2182594  
Date: 01-27-2020 Time: 01:38 PM  
Page: 2 of: 50.00  
County: OUTAGAMIE COUNTY State: WI

*James K. Sanoff*  
JAMES K. SANOFF, REGISTERED PROFESSIONAL ENGINEER  
Returned to: FILE

Cabinet N Pages 34+35



Professional Engineer Seal for James K. Sanoff, State of Wisconsin, License No. 7892, dated 3 Jan 2020.

File: 5486Final.dwg  
Date: 01/03/2020  
Drafted By: jim  
Sheet: 1 of 2  
Revision Date: Jan 03, 2020

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street Menasha, WI 54952  
Ph: 920-801-1886 Fax: 920-830-9508  
www.davel.pro

# Van Handel Homestead

Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatted land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 16 East, Town of Vandenberg, Outagamie County, Wisconsin

### Surveyor's Certificate

I, James R. Sehoff, 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 Town of Vandenberg and Outagamie County, and under the direction of Van Handel Homestead, LLC, and Vanessa A. Mills, owner, of said land, I have surveyed divided and mapped Van Handel Homestead; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatted land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 16 East, Town of Vandenberg, Outagamie County, Wisconsin, containing 1,430,680 Square Feet (32,830.2 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 03; thence, along the South line of the Southeast 1/4 of said Section 03, N89°28'01"E, 1980.44 feet; thence, N00°45'48"E, 41.28 feet to the Northerly right of way of CTH JJ; said point also being the point of beginning; thence, along said Right of way, S89°28'01"W, 1437.75 feet to the Southeast corner of Lot 1 CSM 7316; thence, along the East line of said Lot 1 CSM 7316, N00°31'59"W, 337.29 feet; thence S89°34'53"W, 483.16 feet to East right of way line of Buchanan Road; thence, along said East right of way line, N00°35'34"E, 210.03 feet to the South right of way of Dan's Court; thence, along said South right of way line, N89°54'53"E, 279.84 feet; thence, continuing along said South Right of Way Line, N76°04'03"E, 179.01 feet; thence, continuing along said South Right of Way Line, N89°34'53"E, 514.36 feet; thence, continuing along said South Right of Way Line, N41°37'18"E, 88.87 feet; thence, N89°34'53"E, 249.62 feet to the West line of Southeast 1/4 of the Southeast 1/4 of said Section 3; thence, along said West line, N00°22'24"E, 632.67 feet to the North line of said Southeast 1/4 of the Southeast 1/4; thence along said North line, N89°35'28"E 654.77 feet; thence S00°45'48"W, 1264.98 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 3 day of January, 2020

*James R. Sehoff*  
James R. Sehoff, Wisconsin Professional Land Surveyor No. S-2662  
WI

### Utility Easement Provisions

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

Van Handel Homestead, LLC, and Vanessa A. Mills, Grantors, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee,  
and  
Time Warner Cable, Grantee

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, 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 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 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.

Van Handel Homestead, LLC, and Vanessa A. Mills,

*Vanessa A. Mills*  
Vanessa A. Mills  
Date 1-15-20

*Vanessa A. Mills*  
Vanessa A. Mills  
Date 1/15/20

Print Name

### Owner's Certificate of Dedication

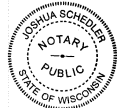
As the property owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat; I also certify that this plat is required by s.236.10 of s.236.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee  
Town of Vandenberg  
Village of Little Chute  
Department of Administration

IN WITNESS WHEREOF the hand and seal of said owner this 15<sup>th</sup> day of January, 2020

In the Presence of

*Vanessa A. Mills*  
Vanessa A. Mills, the property owner



State of Wisconsin  
Colomet (County)

Personally came before me on the 15<sup>th</sup> day of January, 2020, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

*Joshua Schedler*  
My Commission Expires 3/14/2023

### Owner's Certificate

Van Handel Homestead, 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.

Van Handel Homestead, 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:

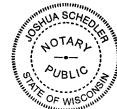
Outagamie County Planning and Zoning Committee  
Town of Vandenberg  
Village of Little Chute  
Department of Administration

Dated this 15<sup>th</sup> day of January, 2020

In the presence of: Van Handel Homestead, LLC,

*Vanessa A. Mills*  
Managing Member

*Vanessa A. Mills*  
Print Name



State of Wisconsin  
Colomet (County)

Personally came before me this 15<sup>th</sup> day of January, 2020 the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

*Joshua Schedler*  
My Commission Expires 3/14/2023

### Town Board Approval Certificate

Resolved, that the plat of Van Handel Homestead in the Town of Vandenberg, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills, owner, is hereby approved by the Town Board of the Town of Vandenberg.

*James R. Sehoff*  
Chairman  
Date 1-21-2020

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Vandenberg.

*James R. Sehoff*  
Clerk  
Date 1/21/2020

### Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Vandenberg 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 on and of the land included in this plat.

*Amara Matthews*  
Town Treasurer  
Date 1-21-2020

*Rachelle Olson*  
County Treasurer  
Date 1/27/2020

### Village of Little Chute Approval (Extraterritorial)

Resolved, that the plat of Van Handel Homestead in the Town of Vandenberg, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills owner, is hereby approved by the Village Board of the Village of Little Chute.

*Michael Vandenberg*  
Village President  
Date 1/16/2020

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the Village of Little Chute.

*Janice Decker*  
Clerk  
Date 1/16/2020

### Development & Land Services Approval Certificate

Resolved, that the plat of Van Handel Homestead in the Town of Vandenberg, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills owners, is hereby approved by Outagamie County.

*David E.*  
Authorized Representative  
Date 1-24-2020

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

Property owners of record:	Recording Information:	Parcel Number(s):
Van Handel Homestead, LLC	Doc No. 21520099	200-0087-00 200-0083-08
Vanessa A. Mills	Doc No. 2100251 Doc No. 2100252	200-0083-07

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	67.00	S 44°49'40" E	66.72	106.83	91°10'55"	N 89°34'53" E	S 00°45'48" W
C2	84.00	N 00°49'48" E	86.00	332.78	29°25'17"	S 31°46'09" W	S 30°18'33" E
C3	64.00	N 81°02'23" E	119.24	153.44	13°22'07"	N 12°21'20" E	S 30°18'33" E
C4	64.00	N 19°34'03" W	67.88	71.32	63°50'45"	N 81°29'28" W	N 12°21'20" E
C5	64.00	S 80°09'22" W	65.89	108.02	86°42'25"	S 31°46'09" W	N 61°29'28" W
C6	283.00	N 84°22'12" E	63.03	63.16	12°47'13"	S 89°14'12" E	N 77°58'38" E
C7	283.00	N 89°49'39" E	9.24	9.24	1°52'18"	S 89°14'12" E	N 88°53'30" E
C8	283.00	N 83°26'03" E	53.83	53.91	10°54'55"	N 88°53'30" E	N 77°58'38" E
C9	133.00	N 39°22'12" E	165.98	179.23	77°12'47"	N 77°58'38" E	N 00°45'48" E
C10	133.00	N 62°35'19" E	70.58	71.44	30°48'33"	N 77°58'38" E	N 47°12'03" E
C11	133.00	N 23°58'55" E	104.87	107.79	48°28'16"	N 47°12'03" E	N 00°45'48" E
C12	67.00	N 08°39'08" E	15.39	16.45	15°46'40"	N 00°45'48" E	N 16°32'23" E
C13	64.00	S 38°43'53" E	92.49	268.77	28°7'38"08"	N 07°32'02" E	N 84°58'49" W
C14	64.00	S 33°12'09" W	112.87	138.08	123°30'04"	S 38°39'53" E	N 84°58'49" W
C15	64.00	S 69°48'42" E	84.34	92.07	82°23'36"	N 88°58'29" E	S 28°36'53" E
C16	64.00	N 46°38'08" E	48.89	49.91	44°40'42"	N 24°17'47" E	N 88°58'29" E
C17	64.00	N 15°54'55" E	18.66	18.72	16°45'45"	N 07°32'02" E	N 24°17'47" E
C18	133.00	N 04°08'55" E	15.71	15.72	6°46'14"	N 00°45'48" E	N 07°32'02" E
C19	67.00	S 39°22'12" W	83.61	90.29	77°12'47"	S 00°45'48" W	S 77°58'38" W
C20	217.00	S 84°22'12" W	48.33	48.43	12°47'13"	S 77°58'38" W	N 89°14'12" W
C21	133.00	S 44°48'40" E	190.02	211.68	91°10'55"	N 89°34'53" E	S 00°45'48" W

Line	Bearing	Length
L1	N 89°34'53" E	89.51
L2	N 07°32'02" E	74.43
L3	N 89°14'12" W	75.00
L4	N 00°45'48" E	10.22
L5	N 48°51'28" E	77.39
L6	N 89°34'53" E	66.24
L7	N 89°34'53" E	118.06
L8	N 58°22'47" E	38.60
L9	N 48°52'31" E	88.59
L10	N 37°47'24" E	117.33
L11	N 29°08'29" E	119.33
L12	N 07°29'12" W	156.93
L13	N 25°08'28" E	130.38
L14	N 37°47'24" E	111.09
L15	N 48°52'31" E	86.37
L16	N 70°25'43" E	107.87

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 January 15<sup>th</sup> 2020  
*Rebecca J. Down*  
Department of Administration



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CIVIL ENGINEERING CONSULTANTS  
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File: 5486Final.dwg  
Date: 01/03/2020  
Drafted by: jrn  
Sheet: 2 of 2  
Revision Date: Jan 03, 2020