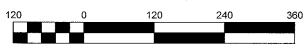
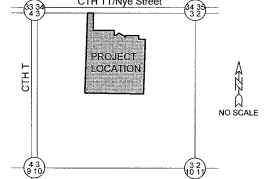


# Wildwind 2

All of Lot 2, of CSM 7373 being part of the Northwest 1/4 of the Fractional Northeast 1/4, all of the Southwest 1/4 of the Fractional Northeast 1/4, part of Northeast 1/4 of the Fractional Northwest 1/4, and part of the Southeast 1/4 of the Fractional Northwest 1/4, Section 03, Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

## LOCATION MAP

SEC 3, T21N, R15E  
VILLAGE OF HORTONVILLE  
OUTAGAMIE COUNTY, WI  
CTH TT/Nye Street



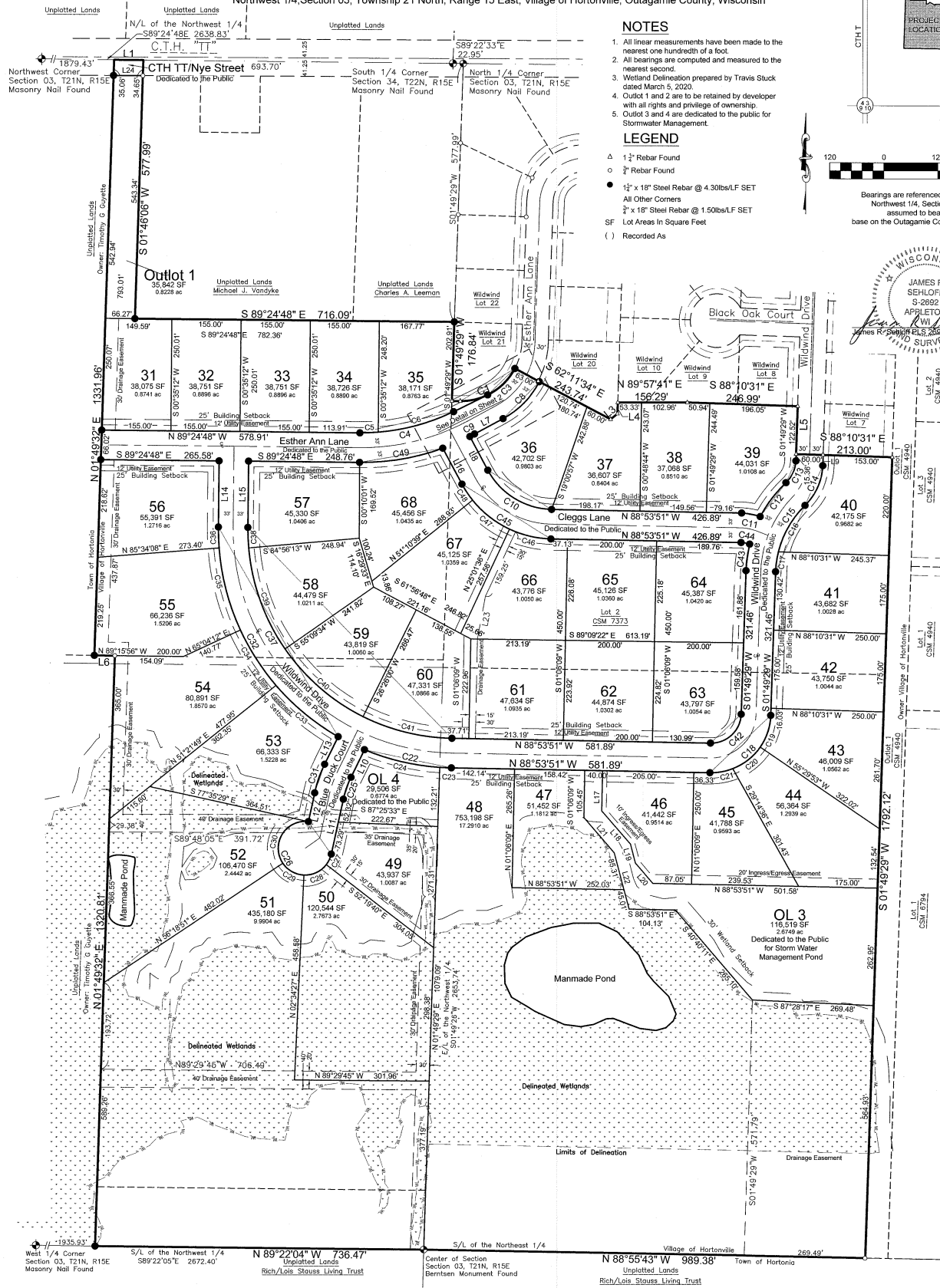
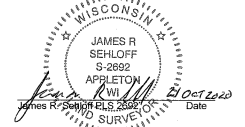
Bearings are referenced to the East line of the Northwest 1/4, Section 03, T21N, R15E, assumed to bear N01°49'26"E, base on the Outagamie County Coordinate System.

## 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.
- Wetland Delineation prepared by Travis Stuck dated March 5, 2020.
- Outlot 1 and 2 are to be retained by developer with all rights and privilege of ownership.
- Outlot 3 and 4 are dedicated to the public for Stormwater Management.

## LEGEND

- △ 1" Rebar Found
- 1/2" Rebar Found
- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 1/2" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- ( ) Recorded As



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 October 28, 2020  
*Bernie M. Poreg*  
Department of Administration

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street, Menasha, WI 54952  
Ph: 920-991-1888 Fax: 920-930-9595  
www.davel.pro

Revision Date: Oct 21, 2020  
File: 2734final2.dwg  
Date: 10/21/2020  
Drafted by: jim  
Sheet: 1 of 2

# Wildwind 2

All of Lot 2, of CSM 7373 being part of the Northwest 1/4 of the Fractional Northeast 1/4, all of the Southwest 1/4 of the Fractional Northeast 1/4, part of Northeast 1/4 of the Fractional Northeast 1/4, and part of the Southeast 1/4 of the Fractional Northwest 1/4, Section 03, Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

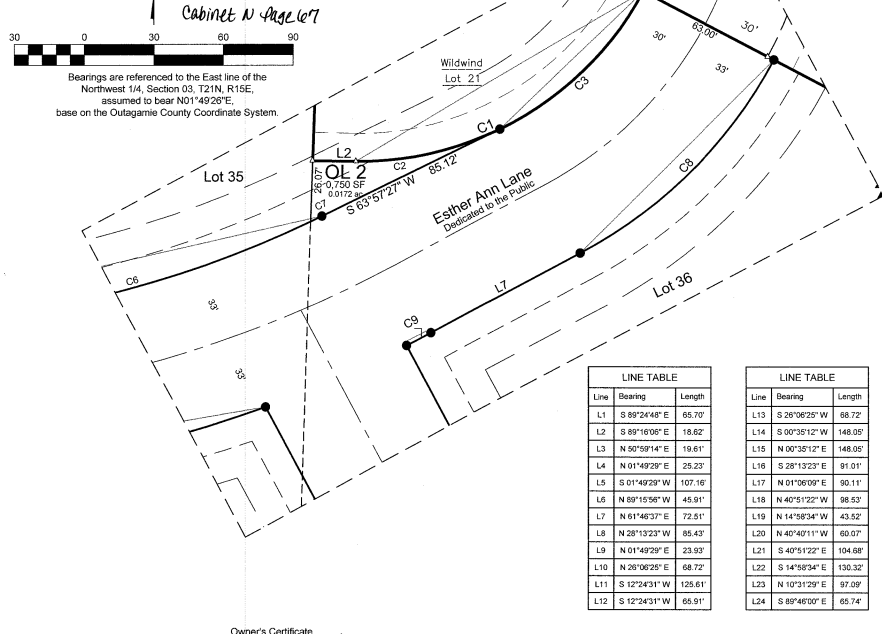
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-vn	Target Bearing-out
C1	137.00	N 59°16'00" E	143.01	150.46	62°52'28"	S 89°16'00" E	N 27°48'26" E
C2	137.00	N 77°20'41" E	63.44	64.02	28°46'27"	S 89°16'00" E	N 63°57'27" E
C3	137.00	N 45°25'57" E	85.61	86.44	38°09'11"	N 83°57'27" E	N 27°48'26" E
C4	467.00	S 77°16'20" W	216.10	217.05	26°37'45"	S 63°57'27" W	N 89°24'44" W
C5	467.00	S 88°03'47" W	41.13	41.14	5°02'51"	S 89°24'44" W	N 89°24'44" W
C6	467.00	S 75°04'48" W	169.59	170.50	20°55'07"	S 64°37'14" W	S 83°32'32" W
C7	467.00	S 64°17'21" W	5.40	5.40	0°39'47"	S 63°57'27" W	S 64°37'14" W
C8	200.00	N 44°47'51" E	116.85	118.56	33°58'11"	N 81°48'37" E	N 27°48'26" E
C9	533.00	N 62°24'42" E	11.81	11.81	1°16'10"	N 63°02'47" E	N 61°45'37" E
C10	167.00	N 58°33'37" W	168.70	176.65	60°40'28"	N 88°53'51" W	N 28°13'23" W
C11	133.00	N 79°48'09" W	42.05	42.23	16°11'27"	N 70°42'24" W	N 88°53'51" W
C12	283.00	S 37°03'44" W	95.10	95.55	19°20'43"	S 46°40'00" W	S 27°32'32" W
C13	78.00	S 24°16'47" W	53.47	54.87	44°54'36"	S 01°49'29" W	S 46°44'00" W
C14	130.00	N 23°46'42" E	97.20	99.62	43°54'27"	S 45°43'56" W	S 01°49'29" W
C15	217.00	S 23°46'42" W	162.25	166.29	43°54'27"	S 45°43'56" W	S 01°49'29" W
C16	217.00	N 29°42'19" E	119.62	121.40	32°03'13"	N 45°43'56" E	N 13°40'43" E
C17	217.00	N 07°45'08" E	44.81	44.89	11°51'14"	N 13°40'43" E	N 01°48'29" E
C18	133.00	N 46°27'49" E	186.90	207.24	89°16'40"	S 88°53'51" E	N 01°48'29" E
C19	133.00	N 18°09'48" E	74.83	75.85	32°40'38"	N 34°30'07" E	N 01°48'29" E
C20	133.00	N 81°32'53" E	77.98	79.14	34°05'32"	N 88°30'39" E	N 34°30'07" E
C21	133.00	N 79°50'54" E	51.91	52.25	22°30'31"	N 88°53'51" E	N 68°33'39" E
C22	533.00	N 18°10'12" W	198.42	199.59	21°27'17"	N 88°53'51" W	N 67°26'34" W
C23	533.00	S 87°29'34" E	26.13	26.13	2°48'33"	S 88°53'51" E	S 86°00'18" E
C24	533.00	S 76°45'58" E	172.69	173.45	18°38'44"	S 86°00'18" E	S 67°26'34" E
C25	217.00	N 19°15'28" E	51.76	51.88	13°41'54"	S 12°24'31" W	S 20°06'29" W
C26	60.00	N 35°27'39" W	88.99	276.73	264°15'39"	S 12°24'31" W	S 63°19'50" E
C27	60.00	N 25°02'29" E	26.24	26.48	25°15'49"	N 12°24'31" E	N 37°49'29" E
C28	60.00	N 65°07'24" E	55.32	57.49	54°54'08"	N 37°49'29" E	S 27°32'32" E
C29	60.00	S 00°33'21" E	54.24	56.28	53°44'24"	S 07°26'33" E	S 33°41'09" E
C30	60.00	S 31°29'31" W	108.91	136.51	130°21'19"	S 33°41'09" E	N 63°19'50" E
C31	283.00	S 19°15'38" W	67.50	67.69	13°41'54"	N 38°26'25" E	N 12°24'31" E
C32	533.00	N 29°52'42" W	540.47	568.81	60°55'48"	N 60°20'36" E	N 00°35'12" E
C33	533.00	S 50°54'59" E	186.74	181.61	19°31'23"	S 60°20'36" E	S 40°48'13" E
C34	533.00	S 32°52'31" E	147.39	147.82	15°53'25"	S 40°48'13" E	S 24°55'48" E
C35	533.00	S 14°40'50" E	189.88	190.69	20°29'57"	S 24°55'48" E	S 04°25'52" E
C36	533.00	S 01°59'20" E	46.66	46.68	5°01'04"	S 04°25'52" E	S 00°35'12" W
C37	467.00	N 44°09'18" W	957.46	729.36	89°29'03"	S 00°35'12" W	N 00°35'12" E
C38	467.00	N 02°14'18" W	46.03	46.05	5°38'59"	N 00°35'12" W	N 00°35'12" E
C39	467.00	N 19°57'30" W	239.99	242.71	29°46'39"	N 34°50'28" W	N 65°03'47" W
C40	467.00	N 49°12'13" W	231.69	234.14	28°43'34"	N 63°34'00" W	N 34°50'28" W
C41	467.00	N 76°13'56" W	204.79	206.46	25°19'51"	N 88°53'51" W	N 63°34'00" W
C42	67.00	S 46°27'49" W	94.15	104.42	89°16'40"	S 01°49'29" W	N 88°53'51" W
C43	283.00	S 07°54'25" W	59.97	60.08	12°09'51"	S 13°59'20" W	S 01°49'29" W
C44	67.00	S 80°29'24" E	19.59	19.66	16°48'54"	N 88°53'51" W	N 72°04'57" W
C45	233.00	N 58°33'37" W	235.37	246.74	60°40'28"	N 88°53'51" W	N 28°13'23" W
C46	233.00	S 76°46'07" E	96.58	97.29	23°55'27"	S 88°53'51" E	S 64°58'24" E
C47	233.00	S 11°53'03" E	105.42	106.35	28°09'07"	S 64°58'24" E	S 38°49'21" E
C48	233.00	S 33°31'22" E	43.04	43.10	10°35'58"	S 38°49'21" E	S 28°13'23" E
C49	533.00	N 80°22'44" E	188.92	189.92	20°24'56"	S 89°24'48" E	N 70°10'16" E

Document #: 2212600  
Date: 11-03-2020 Time: 12:44 PM  
Page: 2 Fee: \$50.00  
County: OUTAGAMIE COUNTY State: WI

Good A. San Corp.  
SARAH R VAN CAMP, REGISTER OF DEEDS  
Return this RETURN TO FILE  
DAVEL ENGINEERING, INC.

Cabinet N Page 6 of 7

## Detail



### 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 Village of Hortonville and under the direction of James Land Company, LLC, owner of said land, I have surveyed and mapped Wildwind 2, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2, of CSM 7373 being part of the Northwest 1/4 of the Fractional Northeast 1/4, all of the Southwest 1/4 of the Fractional Northeast 1/4, part of Northeast 1/4 of the Fractional Northeast 1/4, and part of the Southeast 1/4 of the Fractional Northwest 1/4, Section 03, Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin, containing 3,465,423 Square Feet (79.5552 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 3; thence, S01°49'29"W, 577.99 feet to the Northwest corner of Lot 21, Wildwind said point being the point of beginning; thence, along the West line of said Lot 21, S01°49'29"W, 178.18 feet to the Southwest corner of said Lot 21; thence, along the South line of said Lot 21, S89°16'00"E, 18.62 feet; thence, continuing along said South line, 150.46 feet along the arc of a curve to the left with a radius of 137.00 feet and a chord of 143.01 feet which bears N59°10'16" E to the South right of way line of Esther Ann Lane; thence, along said South right of way line and the South line of Lot 20 of said Wildwind, S82°11'34"E, 243.74 feet; thence, continuing along said South line of Lot 20, N65°59'14"E, 19.61 feet to the Southwest corner of said Lot 20; thence, along the East line of said Lot 20, N01°49'29"E, 25.23 feet to the Southwest corner of Lot 10 of said Wildwind; thence, along the South line of said Lot 10 and the South line of Lot 9 of said Wildwind, N89°57'41"E, 156.29 feet; thence, continuing along said South line of said Lot 9 and the South line of Lot 8 of said Wildwind, S88°10'31"E, 213.00 feet to the West line of Lot 1 of CSM 4940; thence, along said West line, S01°49'29"W, 1792.12 feet to the South line of the Northeast 1/4; thence, along said South line, N88°55'43"W, 989.38 feet to the Center of Section of said Section 3; thence, along the South line of the Northwest 1/4, N89°22'04"W, 736.45 feet; thence, N01°49'29"E, 1320.81 feet; thence, N89°15'56"W, 45.91 feet; thence, N01°49'29"E, 1331.96 feet to the North line of said Northwest 1/4; thence, along said North line, S89°24'48"E, 65.70 feet; thence, S01°49'29"W, 577.99 feet; thence, S89°24'48"E, 716.09 feet to the point of beginning, subject to all easements, and restrictions of record.

### Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by James Land Company, LLC, Grantor, 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 public ways, 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 Granteee 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 Granteee 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 Granteee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Granteee. 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 Granteee.

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

### Owner's Certificate

James Land Company, 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.

James Land Company, 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:

Village of Hortonville  
Department of Administration

IN WITNESS WHEREOF the hand and seal of said owner this 3<sup>rd</sup> day of November, 2020

In the Presence of:  
*James Clagg*  
James Clagg, Managing Member  
James Land Company, LLC

State of Wisconsin)  
Cabinet County) ss

Personally came before me this 3<sup>rd</sup> day of November, 2020 the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires 3/14/2023

Notary Public, Wisconsin.

### Village Board Approval Certificate

Resolved, that the plat of Wildwind in the Village of Hortonville, Outagamie County, James Land Company, LLC, owner, is hereby approved by the Village Board of the Village of Hortonville.

*Jane Borch* 11-3-2020  
President Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Hortonville.

*Jane Borch* 11-3-2020  
Clerk Date

Treasurer's Certificate

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

*Jane Borch* 11-3-2020  
Village Treasurer Date

*Rochelle Blug* 11/3/2020  
County Treasurer (Proxy) Date

Surface Water Drainage Covenant

Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines which convey storm water runoff as indicated on the Drainage Plan, and associated structures within the subdivision or serving the subdivision is the sole responsibility of the property owners of the subdivision, unless noted on the plan.

Upon failure of the property owners to perform maintenance of the drainage ways and associated structures, the village retains the right to perform maintenance and/or repairs and shall be equally assessed to the property owner(s) of the lot(s) upon which the maintenance and/or repairs are performed.

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

the property owner of record: James Land Company, LLC  
Recording Information: Doc No. 2205536  
Parcel Number(s): 240113302, 240111400, 240111500, 240111800, 240112000

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 October 28, 2020  
*Rebecca M. Power*  
Department of Administration



Line	Bearing	Length
L1	S 89°24'48" E	65.70
L2	S 89°16'00" E	18.62
L3	N 59°59'14" E	19.61
L4	N 01°49'29" E	25.23
L5	S 01°49'29" W	107.16
L6	N 89°15'56" W	45.91
L7	N 61°46'37" E	72.51
L8	N 28°13'23" W	85.43
L9	N 01°49'29" E	23.93
L10	N 20°06'29" E	68.72
L11	S 12°24'31" W	126.61
L12	S 12°24'31" W	66.91
L13	S 20°06'29" W	86.72
L14	S 00°35'12" W	146.95
L15	N 00°35'12" E	146.95
L16	S 28°13'23" E	81.01
L17	N 01°06'09" E	90.11
L18	N 40°51'22" W	98.83
L19	N 14°58'34" W	43.52
L20	N 40°50'11" W	60.07
L21	S 40°51'22" E	104.68
L22	S 14°58'34" E	130.32
L23	N 10°31'29" E	97.09
L24	S 89°46'00" E	65.74