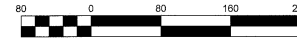
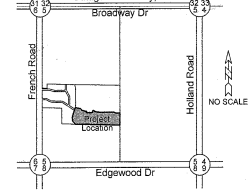


North Edgewood Estates 2

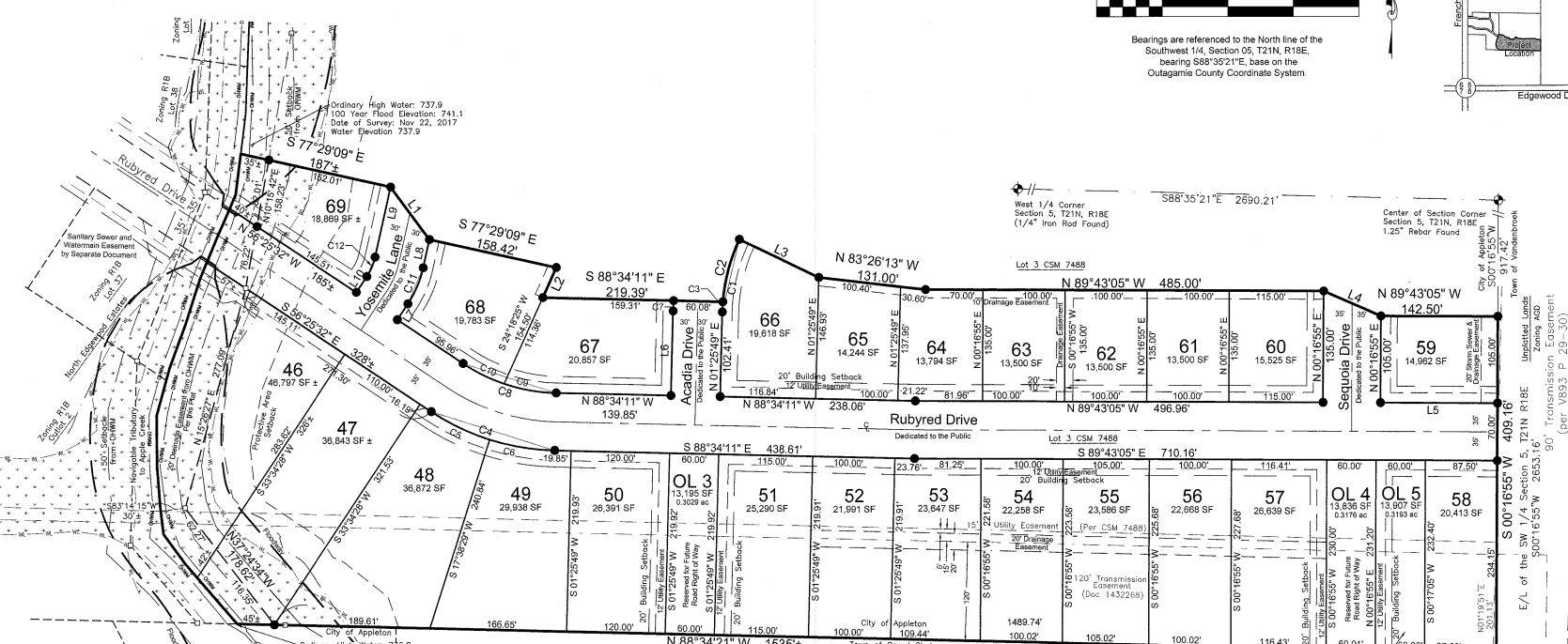
Part of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

LOCATION MAP

SEC 5, T 21 N, R 18 E
City of Appleton
Outagamie County, WI



Bearings are referenced to the North line of the Southwest 1/4, Section 05, T21N, R18E, bearing S88°35'21"E, base on the Outagamie County Coordinate System.

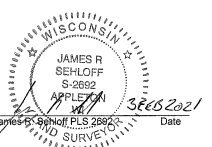


NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Outlot 3 & 4 are reserved for future road right of way. The Developer shall retain ownership of said Outlots, retaining all rights, privileges and restrictions of ownership of said Outlots until such time as they are granted to the City of Appleton.
- Lots 50, 51, 57 and Outlot 5 have a 20' Building Setback adjacent to Outlots 3 and 4 so they can have the appropriate setback to the future right of way grants.
- Outlot 5 is dedicated to the City of Appleton for placement and use of a Sanitary Lift Station.
- Lots 48-49 & 66 are subject to additional restrictions related to floodplain and wetlands. The wetland setback line as shown is the most restrictive setback. Impervious surfaces, including, but not limited to: buildings, patios, and sidewalks, are not allowed within the wetland protective setback area. Impervious surfaces may be allowed within the wetland protective setback area and outside the wetlands and floodway under the following conditions:
 - Runoff from the impervious surface is made to drain away from the wetland so that it enters the City storm sewer.
 - Written approval has been granted by Wisconsin Department of Natural Resources and submitted to the City of Appleton Department of Public works for concurrence, to allow a lesser specified setback to the wetland, according to Maximum Expedient Practicable (MEP) consideration.
- All elevation shown on map are per City of Appleton Datum based on NGVD 88.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Ordinary High Water Mark (OHWM) was determined at the time of the initial survey of the property by Steve Swanson of Outagamie County Development and Land Services Department.
- The 20' Drainage and Maintenance Easement along the Navigable Stream is granted to the City of Appleton.

LEGEND

- 1.3" O.D. Iron Pipe Found
- 1 1/2" x 24" Steel Rebar @ 4.30lbs/LF SET
- All other corners 3/4" x 24" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- Floodway Limits
- - - Floodplain Limits



Line	Bearing	Length
L1	S 36°28'44" E	79.51'
L2	S 2°18'22" W	40.14'
L3	N 64°20'18" W	197.85'
L4	S 66°31'11" E	76.16'
L5	N 89°43'05" W	142.50'
L6	N 01°25'49" E	102.41'
L7	N 33°34'28" E	23.14'
L8	N 12°30'51" E	35.32'
L9	S 12°30'51" W	87.49'
L10	S 33°34'28" W	23.14'

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	220.00'	N 13°19'09" E	90.65'	91.30'	23°46'41"	N 01°25'49" E	N 25°12'30" E
C2	220.00'	N 14°57'35" E	76.29'	78.70'	20°29'50"	N 04°42'39" E	N 25°12'30" E
C3	220.00'	N 03°04'14" E	12.60'	12.60'	3°19'51"	N 01°25'49" E	N 04°42'39" E
C4	285.00'	S 72°29'52" E	157.80'	159.89'	32°08'39"	S 56°25'32" E	S 88°34'11" E
C5	285.00'	S 64°23'31" E	79.00'	79.29'	19°55'58"	S 68°29'32" E	S 72°21'31" E
C6	285.00'	S 80°27'51" E	80.37'	80.64'	16°12'40"	S 72°21'31" E	S 88°34'11" E
C7	285.00'	N 02°43'08" E	12.59'	12.59'	2°34'38"	N 01°25'49" E	N 04°00'27" E
C8	215.00'	N 72°29'52" W	119.04'	120.62'	32°08'39"	N 88°34'11" W	N 58°25'32" W
C9	215.00'	N 79°57'42" W	84.36'	84.60'	17°12'58"	N 88°34'11" W	N 71°21'13" W
C10	215.00'	N 63°53'23" W	55.88'	56.02'	14°55'41"	N 71°21'13" W	N 58°25'32" W
C11	130.00'	N 23°02'39" E	47.52'	47.78'	2°10'33"	N 33°34'28" E	N 12°30'51" E
C12	70.00'	S 23°02'39" W	25.98'	25.73'	2°10'33"	S 12°30'51" W	S 33°34'28" W

Document #: 2224498
Date: 02-22-2021 Time: 1:40 PM
Pages: 3 File: 55010
County: OUTAGAMIE COUNTY State: WI

Steve A. Swanson
SARAH H VAN CAMP, REGISTER OF DEEDS
Returns via RETURN TO FILE FILE

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 February 3, 2021

Renée M. Poney
Department of Administration

File: 5641Final2.dwg
Date: 09/18/2020
Drafted by: jim
Sheet: 1 of 3

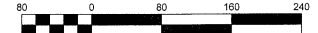


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Prevost Terrace, Menasha WI 54952
Ph: 920-991-1895 Fax: 920-441-0804
www.davel.pro

North Edgewood Estates 2

Part of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

These exhibits are a representation of current conditions and regulations, at the time of platting. Per the City's current interpretation of City of Appleton code 17.12(b)(2) dimensioned location of these lines is required. Due to changing nature of environmental conditions and regulatory nature of wetlands, flood plain and ordinary high water mark these dimensions should only act as a guide and actual field conditions and/or legislative regulations are held over dimensions shown on this map.



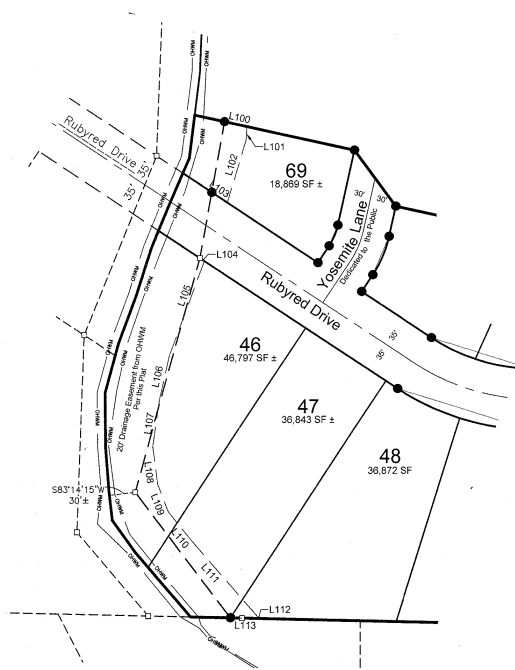
Bearings are referenced to the North line of the Southwest 1/4, Section 05, T21N, R18E, bearing S88°35'21"W, base on the Outagamie County Coordinate System.

Shoreland Zoning Setback Exhibit:

Construction or placement of structures is prohibited within the shoreland setback area.

The following requirements apply as excerpted from Appleton Municipal Cod Sec. 23-754:

- (a) There shall be established a shoreland setback area of at least fifty (50) feet from the ordinary high water mark.
- (c) A person who owns shoreland property that contains vegetation, shall maintain that vegetation in a vegetative buffer zone along the entire shoreline of the property and extending thirty-five (35) inland from the ordinary high water mark of a navigable water.
- (d) If the vegetation in a vegetative buffer zone contains invasive species or dead or diseased vegetation the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation in the vegetative buffer zone, the owner shall establish a vegetative buffer zone with new vegetation.
- (e) The person who is required to maintain or establish a vegetative buffer zone under paragraph (c) above, may remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no more than thirty (30) feet wide for every one hundred (100) feet of shoreland frontage and that extends no more than thirty-five (35) feet inland from the ordinary high water mark.



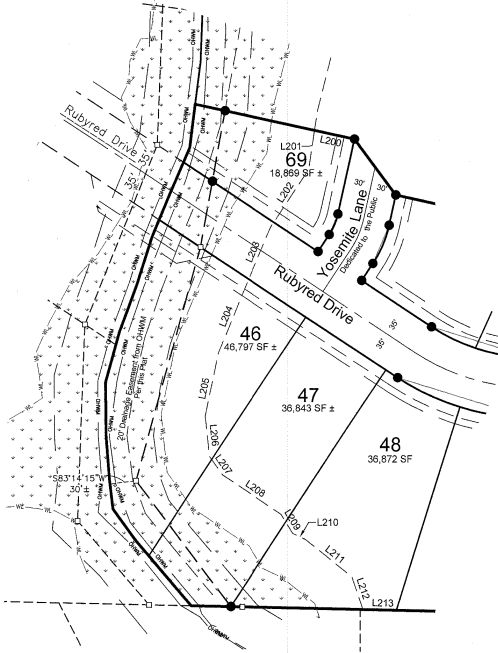
Wetland Protected Area Setback Exhibit:

Setback shown is per City of Appleton protective area in City of Appleton Code 20-312(f)

Wetland Protected Area Exhibit:

The following requirements apply as excerpted from City of Appleton Municipal Code 20-312(f):

- (3) The following requirements shall be met:
 - a. Impervious surfaces shall be kept out of the protective area entirely or (as may be approved by the City of Appleton) to the maximum extent practicable.
 - b. Where land disturbing construction activity occurs within a protective area, and where no impervious surface is present, adequate sod or self-sustaining native vegetative cover of seventy percent (70%) or greater shall be established and maintained. The self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat and filtering of pollutants from uplope overland flow areas under sheet flow conditions. [Subject to the issuance of all applicable permit], nonvegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion, such as on steep slopes or where high velocity flows occur.
 - c. Best management practices such as filter strips, treatment swales, or wet detention basins, that are designed to control pollutants from nonpoint sources may be located in the protective area.
 - (5) Protective areas do not apply to:
 - d. Post-construction sites from which runoff does not enter the surface water, including wetlands, without first being treated by a Stormwater Management Practice that has been approved by the City of Appleton, except to the extent that vegetative ground cover is necessary to maintain bank stability.



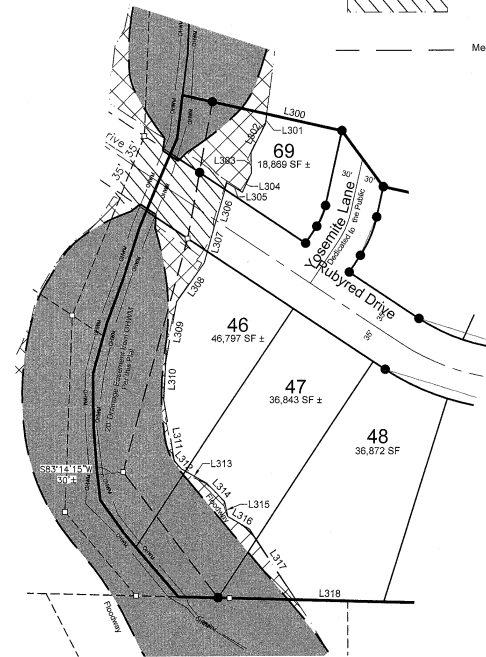
Flood Plain Area Exhibit:

Floodplain is shown per FEMA Conditional Letter of Map Revision (LOMR) 19-05-0161R, dated May 23, 2019, and is subject to change based on the pending FEMA Letter of Map Revision (LOMR) after FEMA-approved proposed fill placement by developer is complete.

The floodplain is regulated by City of Appleton Municipal Code Chapter 19 Article X (Floodplain Zoning). A City of Appleton Floodplain zoning official map revision is pending, dependent upon issuance of a FEMA LOMR. The following activities are prohibited within the floodplain unless a City of Appleton Floodplain Permit has been issued authorizing the activity: grading, placement of fill material, and/or the placement or construction of any structures that occupy volume above the existing ground surface.

LEGEND

- Floodway Area
- Floodplain Area
- Flood plain to be filled
- Meets & Bounds linework



Revision Date: Sep 18, 2020
 File: 5041 Final2.dwg
 Date: 09/18/2020
 Drafted By: jim
 Sheet: 2 of 3



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 Civil Engineers and Land Surveyors
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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 February 3, 2021

Rene M. Poney
 Department of Administration



Exhibit Line Table on Sheet 3

North Edgewood Estates 2

Part of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

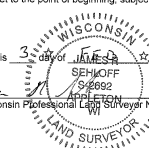
Surveyor's Certificate

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 City of Appleton, and under the direction of North Edgewood Estates Development, LLC, owner of said land, I have surveyed divided and mapped North Edgewood Estates 2, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is part of Lot 3 of CSM 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of Northeast 1/4 of the Southwest 1/4, Section 5, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 17.615 Square Feet (16.4971 Acres) of land more or less, including all lands between the meander line and the centerline of a tributary of Apple Creek, described as follows:

Commencing at the South 1/4 Corner of Section 5; thence N00°16'55"E, 1326.58 feet to the point of beginning; thence, along the South line of Lot 3 CSM 7488, N88°34'21"W, 1489.73 feet to a meander point being S88°34'21"E, 45 feet more or less from the centerline of a tributary of Apple Creek; thence, along a meander line N37°24'34"W, 178.62 feet; thence, continuing along said meander line, N15°26'27"E, 277.03 feet; thence, continuing along said Meander line, N10°15'42"E, 158.23 feet to a meander point being S77°29'09"E, 35 feet more or less from said centerline of a tributary of Apple Creek; thence S77°29'09"E, 152.01 feet; thence S36°28'44"E, 79.51 feet; thence S77°29'09"E, 158.42 feet; thence S24°18'25"W, 40.14 feet; thence S88°34'11"E, 219.39 feet; thence 78.70 feet along the arc of a curve to the right with a radius of 220.00 feet and a chord of 78.29 feet which bears N4°57'35"E, thence S64°20'18"E, 107.65 feet; thence S83°26'13"E, 131.00 feet; thence S89°43'05"E, 485.00 feet; thence S66°31'11"E, 76.18 feet; thence S89°43'05"E, 142.50 feet to the East line of the Southwest 1/4; thence, along said East line, S00°16'55"W, 409.16 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 3 day of JANUARY, 2021

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



Utility Easement Provisions

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

North Edgewood Estates Development, 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 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 Grantee's 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.

North Edgewood Estates Development, LLC.

Kurt Coenen
Kurt Coenen, Managing Member Date 2-8-2021

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Appleton 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 any of the land included in this plat.

Debra J. Lawrence
City Treasurer Date 2/19/21
Rita A. Williams
County Treasurer Date 2/19/21
Debra J. Lawrence
Deputy

Owner's Certificate

North Edgewood Estates Development, 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.

North Edgewood Estates Development, 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 Appleton
Department of Administration

Dated this 8 day of February, 2021

In the presence of: North Edgewood Estates Development, LLC.

Kurt Coenen
Kurt Coenen

State of Wisconsin)

Calumet County) ss



Personally came before me this 8th day of February, 2021, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell
Notary Public, Wisconsin My Commission Expires 12/21/2024

Drainage Maintenance and Storm Sewer Easement Provisions

An easement for Drainage and Storm Sewer is hereby granted by:

North Edgewood Estates Development, LLC., Grantor, to:

THE CITY OF APPLETON, Grantee,

- Purpose: The purpose of this easement is for the Grantee to access, install, upgrade, replace, relocate, operate, maintain, resize storm sewer, drainage ditch/valve, and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said storm sewer, drainage ditch/valve and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- Buildings or Other Structures: Buildings or any other type of structure shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Drainage Easement" or "Storm Sewer & Drainage Easement".
- Elevation: The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered without the written consent of grantee.
- Restoration: Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
- Notification: Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantor and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.
- Drainage Easements are conveyance paths for storm water. The placement of fill in a drainage easement, which interferes with the flow or changes to the shape of the drainage easement by the lot owner or his agent, is prohibited. Upon failure of lot owner's to maintain said drainage ways and easements as designed, the City of Appleton retains the right to perform maintenance and or repairs. The payment of said maintenance and or repairs shall be equally assessed to the adjacent lot owners.

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

North Edgewood Estates Development, LLC.

Kurt Coenen
Kurt Coenen, Managing Member

City of Appleton Approval

Resolved, that the plat of North Edgewood Estates 2, in the City of Appleton, Outagamie County, North Edgewood Estates Development, LLC., owners, is hereby approved by the Common Council of the City of Appleton.

[Signature]
Mayor Date 2/11/21

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

[Signature]
Clerk Date 2/11/2021

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):
North Edgewood Estates Development, LLC. Doc No. 2186456 part of 31-1-7610-00

Line	Bearing	Length
L100	N 77°29'09" W	26.19'
L101	N 03°09'31" E	15.14'
L102	N 16°43'14" E	74.89'
L103	S 66°28'32" E	21.37'
L104	N 66°28'32" W	6.00'
L105	N 20°11'10" E	116.33'
L106	N 12°47'34" E	50.97'
L107	N 08°06'35" E	54.95'
L108	N 07°24'37" W	42.14'
L109	N 20°45'42" W	33.43'
L110	N 39°11'36" W	40.72'
L111	N 41°14'04" W	115.38'
L112	N 59°03'25" W	5.41'
L113	S 88°34'21" E	35.19'
L200	N 77°29'09" W	46.81'
L201	N 08°34'31" E	45.49'
L202	N 33°56'29" E	78.99'
L203	N 23°01'00" E	85.43'
L204	N 22°15'22" E	70.11'
L205	N 11°36'19" E	73.97'
L206	S 05°52'59" E	46.01'
L207	S 35°22'20" E	25.67'
L208	S 60°31'46" E	80.93'
L209	S 31°33'10" E	25.35'

Line	Bearing	Length
L210	S 65°05'04" E	15.68'
L211	S 51°39'38" E	67.89'
L212	S 19°05'43" E	39.27'
L213	S 68°34'21" E	36.05'
L300	S 77°29'09" E	88.15'
L301	N 06°51'17" E	10.76'
L302	N 26°34'42" E	37.24'
L303	N 00°42'48" W	23.45'
L304	N 20°12'46" E	24.22'
L305	S 58°20'11" E	20.73'
L306	N 18°03'15" E	62.59'
L307	N 15°39'42" E	42.43'
L308	N 35°28'36" E	64.46'
L309	N 10°06'08" E	70.00'
L310	N 02°58'58" E	44.69'
L311	N 10°10'46" W	69.89'
L312	N 40°26'48" W	12.30'
L313	N 60°46'03" W	33.14'
L314	N 44°51'57" W	29.08'
L315	N 12°40'15" W	17.20'
L316	N 60°12'00" W	28.79'
L317	N 33°30'46" W	95.79'
L318	N 88°34'21" W	100.47'

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 February 3, 2021
Bernice M. Poney
Department of Administration

File: 5641Final2.dwg
Date: 09/18/2020
Drafted By: jrm
Sheet 3 of 3



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