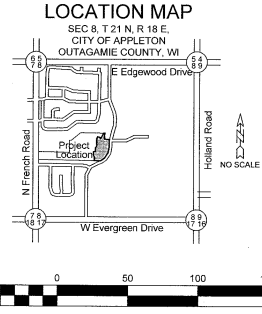


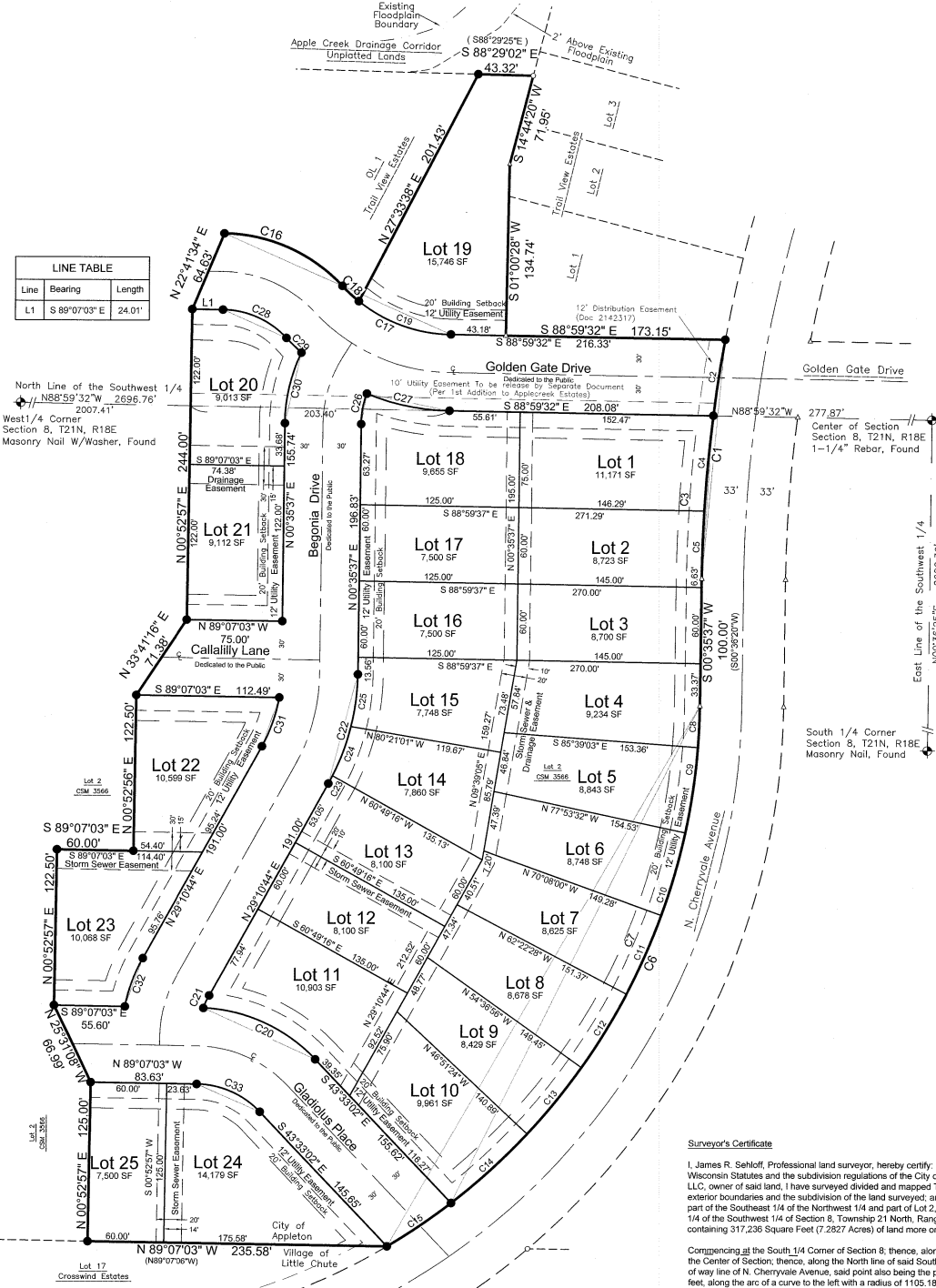
Trail View Estates South

Part of Outlot 1, Trail View Estates, being part of the Southeast 1/4 of the Northwest 1/4 and part of Lot 2, Certified Survey Map 3566, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin



Bearings are referenced to the East line of the Southwest 1/4, Section 08, T21N, R18E, bearing N00°36'25"E, base on the Outagamie County Coordinate System.

Line	Bearing	Length
L1	S 89°07'03" E	24.01'



- 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.
 - North Line of Cross Wind Estates was determined by best fitting all monuments found along that line.

- LEGEND**
- △ 1 1/2" Rebar Found
 - Rebar Found
 - 1 1/2" x 30" Steel Rebar @ 4.30lbs/LF SET
 - All Other Corners
 - 1/2" x 24" Steel Rebar @ 1.50lbs/LF SET
 - SF Lot Areas In Square Feet
 - () Recorded As

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 Emerald Valley Estates, LLC, owner of said land, I have surveyed divided and mapped Trail View Estates South, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Outlot 1, Trail View Estates South, being part of the Southeast 1/4 of the Northwest 1/4 and part of Lot 2, Certified Survey Map 3566, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 317,236 Square Feet (7.2827 Acres) of land more or less, described as follows:

Commencing at the South 1/4 Corner of Section 8; thence, along the East line of the Southwest 1/4, N00°36'25"E, 2626.36 feet to the Center of Section; thence, along the North line of said Southwest 1/4, N88°59'32"W, 277.87 feet to a point on the West right of way line of N. Cheryvale Avenue, said point also being the point of beginning; thence, along the West right of way line, 128.63 feet, along the arc of a curve to the left with a radius of 1105.18 feet and a chord of 128.56 feet which bears S02°55'41"W, thence, continuing along said West right of way line, 300°35'37"W, 100.00 feet; thence, continuing along the West right of way line, 512.88 feet, along the arc of a curve to the right with a radius of 500.00 feet and a chord of 490.69 feet which bears S29°58'47"W to a point on the North line of Crosswinds Estates; thence, along said North line, N89°07'03"W, 235.58 feet, thence N00°52'57"E, 122.50 feet; thence N25°31'08"W, 66.98 feet; thence N00°52'57"E, 122.50 feet; thence S89°07'03"E, 60.00 feet; thence N00°52'57"E, 122.50 feet; thence N33°41'16"E, 11.38 feet; thence N00°52'57"E, 244.00 feet; thence N22°41'34"E, 54.63 feet; thence, 104.44 feet, along the arc of a curve to the right with a radius of 130.00 feet and a chord of 101.66 feet which bears S68°06'05"E; thence, 17.54 feet, along the arc of a curve to the left with a radius of 120.00 feet and a chord of 17.53 feet which bears S47°16'23"E; thence N27°33'38"E, 201.43 feet to the North line of Outlot 1 of Trail View Estates; thence, along said North line, S88°59'32"E, 43.32 feet to the East line of said Outlot 1; thence, along said East line, S14°44'20"W, 71.95 feet; thence, continuing along said East line S01°00'28"W, 134.74 feet to the South line of Lot 1 of said Trail View Estates; thence, along said South line, S88°59'32"E, 173.15 feet to said West right of way line of N. Cheryvale Avenue; thence, along the West right of way line, 60.57 feet, along the arc of a curve to the left with a radius of 1105.18 feet and a chord of 60.55 feet which bears S38°48'51"W the point of beginning, subject to all easements, and restrictions of record.

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 November 23, 2020

James R. Sehoff
Department of Administration

Document #: 2225581
Date: 10-09-2020 Time: 4:33 PM
Pages: 2 File: 590.00
County: OUTAGAMIE COUNTY State: WI

James R. Sehoff
SARAH H VAN CAMP, REGISTERED OFFICER
RETURN BY RETURN TO FILE

Given under my hand this 16th day of November, 2020

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

Cabinet N - Pages 94-95

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
PH: 920-991-1966 Fax: 920-441-0884
www.davel-pro.com

File: 8025Final.dwg
Date: 11/16/2020
Drafted By: jim
Sheet: 1 of 2
Revision Date: Nov 16, 2020

Trail View Estates South

Part of Outlot 1, Trail View Estates, being part of the Southeast 1/4 of the Northwest 1/4 and part of Lot 2, Certified Survey Map 3566, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

Owner's Certificate

Emerald Valley Estates, 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.

Emerald Valley Estates, 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 13 day of January, 2021

In the presence of: Emerald Valley Estates, LLC

Robert A. DeBruin
Robert A. DeBruin, Managing Member

State of Wisconsin)

Outagamie County) ss

Personally came before me this 13th day of January, 2021, the above the property owner(s) to be known to be the persons who executed the foregoing instrument and acknowledge the same.

William M. Hendricks My Commission Expires 10-19-2023
Notary Public, Wisconsin



Utility Easement Provisions

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

Emerald Valley Estates, 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 Grantee 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 Grantee 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 Grantee. 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.

Emerald Valley Estates, LLC

Robert A. DeBruin
Robert A. DeBruin, Managing Member

1-19-21
Date

City of Appleton Approval

Resolved, that the plat of Trail View Estates South, in the City of Appleton, Outagamie County, Emerald Valley Estates, LLC, owners, is hereby approved by the Common Council of the City of Appleton.

Mayor James A. Neundorfer
Mayor

1/19/21
Date

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

Karen J. Gryn
Clerk

2/12/21
Date

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 undemanded tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

John J. Waeber
City Treasurer

1/19/2021
Date

John J. Waeber
County Treasurer

3/11/2021
Date

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

The property owner of record: Emerald Valley Estates, LLC	Recording Information: Doc No. 2092715 Doc No. 2211550	Parcel Number(s): 311-7513-00 311-6410-00
--	--	---

Drainage Maintenance and Storm Sewer Easement Provisions

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

Emerald Valley Estates, LLC, Grantor, to:

THE CITY OF APPLETON, Grantee,

- Purpose:** The purpose of this easement is for the Grantee to access, install, regrade, replace, relocate, operate, maintain, resize storm sewer, drainage ditch/swale, 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/swale 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. Grantee 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.

Emerald Valley Estates, LLC

Robert A. DeBruin
Robert A. DeBruin, Managing Member

1-19-21
Date

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	1105.18'	S 05°29'50" W	188.94'	189.17'	9°48'26"	S 10°24'03" W	S 00°35'37" W
C2	1105.18'	S 08°49'51" W	80.56'	80.57'	3°08'25"	S 10°24'03" W	S 07°15'38" W
C3	1105.18'	S 03°55'41" W	128.56'	128.63'	6°40'08"	S 07°15'45" W	S 00°35'37" W
C4	1105.18'	S 05°18'39" W	75.20'	75.22'	3°53'58"	S 07°15'38" W	S 03°21'40" W
C5	1105.18'	S 01°58'39" W	53.38'	53.38'	2°46'03"	S 03°21'40" W	S 00°35'37" W
C6	500.00'	S 29°58'47" W	490.69'	512.88'	68°46'19"	S 00°35'37" W	S 59°21'56" W
C7	500.00'	S 26°29'34" W	436.79'	452.02'	51°47'53"	S 52°23'30" W	S 00°35'37" W
C8	500.00'	S 02°28'17" W	32.77'	32.77'	3°45'20"	S 00°35'37" W	S 04°20'57" W
C9	500.00'	S 08°13'43" W	67.66'	67.71'	7°45'32"	S 04°20'57" W	S 12°06'28" W
C10	500.00'	S 15°59'14" W	67.66'	67.71'	7°45'32"	S 12°06'28" W	S 19°52'00" W
C11	500.00'	S 23°44'46" W	67.66'	67.71'	7°45'32"	S 19°52'00" W	S 27°37'32" W
C12	500.00'	S 31°30'18" W	67.66'	67.71'	7°45'32"	S 27°37'32" W	S 35°23'04" W
C13	500.00'	S 39°15'50" W	67.66'	67.71'	7°45'32"	S 35°23'04" W	S 43°08'36" W
C14	500.00'	S 47°06'03" W	80.62'	80.71'	9°14'54"	S 43°08'36" W	S 52°23'30" W
C15	500.00'	S 55°52'43" W	90.82'	90.86'	6°58'26"	S 52°23'30" W	S 59°21'56" W
C16	130.00'	S 60°06'05" E	101.89'	104.44'	46°01'57"	S 89°07'03" E	S 43°05'06" E
C17	120.00'	N 66°02'19" W	93.60'	96.15'	45°54'26"	S 89°07'03" E	S 43°05'06" E
C18	120.00'	S 47°16'23" E	17.53'	17.54'	8°22'34"	S 43°05'06" E	S 51°27'40" E
C19	120.00'	N 70°13'36" W	77.21'	78.81'	37°31'53"	N 51°27'40" W	N 88°56'32" E
C20	130.00'	S 65°26'10" E	96.92'	99.31'	43°46'16"	S 87°19'19" E	S 43°33'02" E
C21	70.00'	N 24°45'42" E	10.78'	10.79'	8°50'05"	N 20°20'39" E	N 29°10'44" E
C22	180.00'	N 14°53'11" E	88.87'	89.80'	28°35'07"	N 29°10'44" E	N 00°35'37" E
C23	180.00'	N 28°04'24" E	6.95'	6.95'	2°12'41"	N 29°10'44" E	N 26°58'03" E
C24	180.00'	N 20°22'27" E	41.34'	41.43'	13°11'13"	N 26°58'03" E	N 13°46'50" E
C25	180.00'	N 07°11'14" E	41.34'	41.43'	13°11'13"	N 13°46'50" E	N 00°35'37" E
C26	70.00'	N 10°35'52" E	24.32'	24.44'	20°00'30"	N 00°35'37" E	N 20°36'07" E
C27	180.00'	S 78°21'49" E	66.40'	66.78'	21°15'26"	S 67°44'06" E	S 88°56'32" E
C28	70.00'	S 66°06'05" E	54.74'	56.24'	46°01'57"	S 89°07'03" E	S 43°05'06" E
C29	180.00'	S 45°42'47" E	16.51'	16.51'	5°15'21"	S 43°05'06" E	S 48°20'27" E
C30	130.00'	S 13°14'01" W	56.89'	57.36'	25°16'48"	N 25°52'25" E	N 00°35'37" E
C31	120.00'	S 19°24'10" W	40.75'	40.95'	19°33'10"	N 09°37'35" E	N 29°10'44" E
C32	130.00'	S 20°13'28" W	40.47'	40.63'	17°54'33"	N 29°10'44" E	N 11°16'12" E
C33	70.00'	S 66°20'03" E	54.21'	55.67'	45°34'01"	N 89°07'03" W	N 43°33'02" W

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 November 23, 2020

René M. Povey
Department of Administration

File: 6025Final.dwg
Date: 11/18/2020
Drafted by: jim
Sheet 2 of 2
Revision Date: Nov 18, 2020

