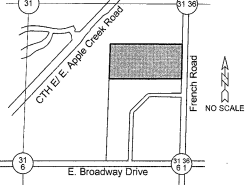


LOCATION MAP
SE1/4 SEC 31, T 22 N, R 18 E,
CITY OF APPLETON
OUTAGAMIE COUNTY, WI



LEGEND

- ▲ 1" Rebar Found
- 2" Rebar Found
- 1" Iron Pipe Found
- 1 1/2" x 24" Steel Rebar @ 4.30bs/LF SET
- All Other Corners
- 3/4" x 24" Steel Rebar @ 1.50bs/LF SET
- SF Lot Areas in Square Feet
- ac Lot Areas in Acres
- Access Restricted Area

First Addition to Broadway Hills Estates

Part of the Northeast 1/4 of the Southeast 1/4 of Section 31,
Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

Document #: **2238822**
Date: 06-24-2021 Time: 3:20 PM
Pages: 2 File: 550.00
County: OUTAGAMIE COUNTY State: WI

Frank A. Sehoff
FRANK A. SEHOFF
REGISTERED SURVEYOR
Return 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.

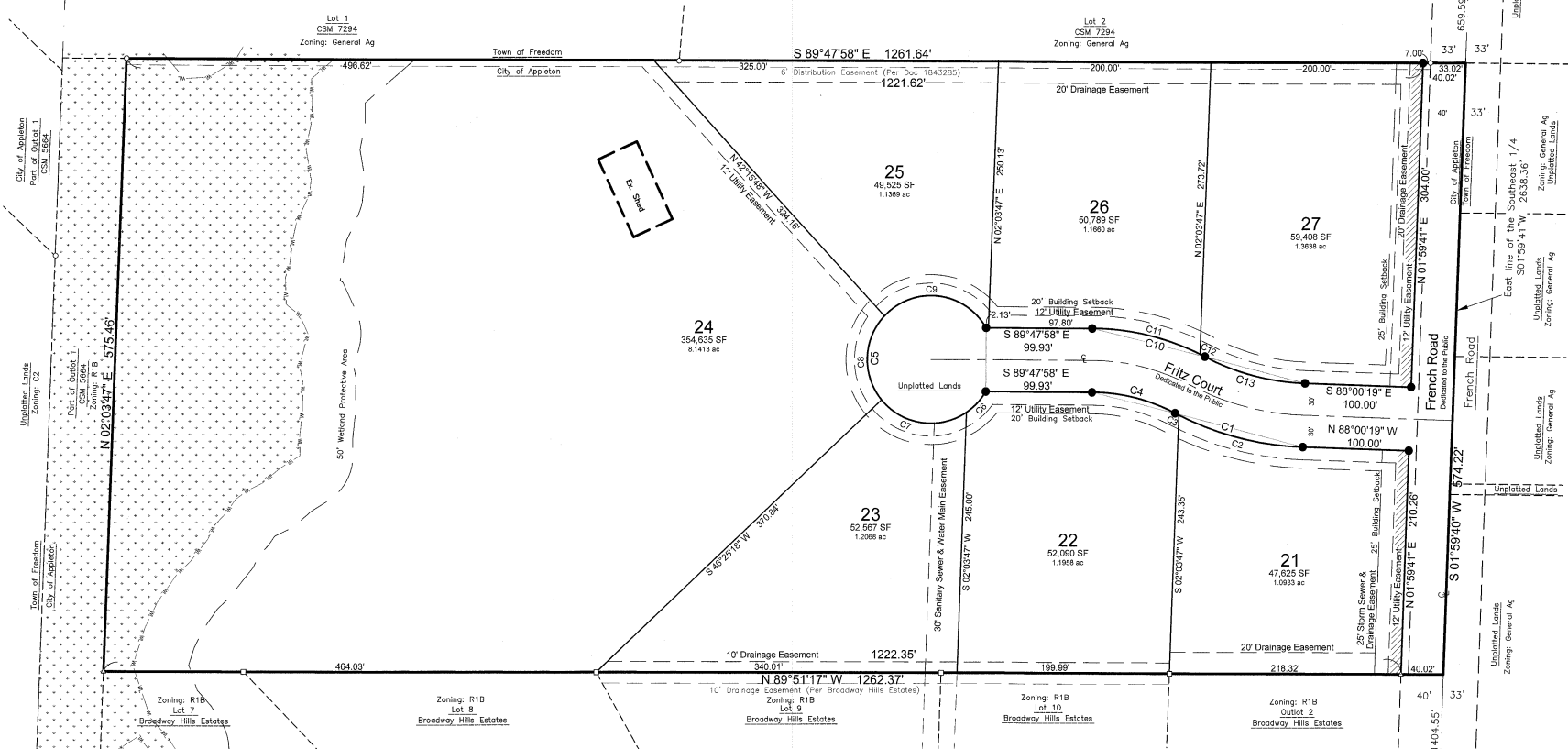
Certified June 8, 2021

Rene M. Doney
Rene M. Doney
Department of Administration

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Total right of way area being dedicated is: 58,434 Square Feet (1.3415 Acres)

Cabinet-N Shgs 108+109



Wetland Protected Area:

The following requirements apply as excerpted from City of Appleton Municipal Code 20-312(2):

- (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 upslope 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.

Access Restriction Note:

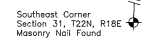
As owners, we hereby restrict Lot 21 and Lot 27 in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with French Road, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin State Statutes, and shall be enforceable by the City of Appleton.

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	280.00'	N 70°09'18" W	124.55'	125.60'	25°42'03"	N 68°00'19" W / N 62°18'17" W
C2	280.00'	S 75°32'09" E	120.76'	121.71'	24°54'21"	S 68°00'19" E / S 63°05'59" E
C3	280.00'	S 62°42'06" E	3.89'	3.89'	0°47'42"	S 63°05'59" E / S 62°18'17" E
C4	170.00'	S 76°53'07" E	80.80'	81.58'	27°29'41"	N 69°47'58" W / N 62°18'17" W
C5	60.00'	N 00°12'02" E	60.00'	314.18'	300°00'00"	S 30°12'02" W / S 29°47'58" E
C6	60.00'	S 43°00'11" W	26.89'	26.81'	25°36'18"	S 30°12'02" W / S 55°48'20" W
C7	60.00'	N 81°43'31" W	81.02'	86.94'	84°56'05"	S 55°48'20" W / N 39°15'35" W
C8	60.00'	N 01°56'09" E	79.04'	86.28'	82°32'27"	N 39°15'35" W / N 43°07'52" E
C9	60.00'	S 83°20'03" E	96.51'	112.12'	107°04'10"	N 43°07'52" E / S 29°47'58" E
C10	230.00'	S 76°53'07" E	109.32'	110.37'	27°29'41"	S 69°47'58" E / S 62°18'17" E
C11	230.00'	S 76°42'53" E	104.14'	105.05'	26°10'09"	S 69°47'58" E / S 63°37'49" E
C12	230.00'	S 62°58'03" E	5.32'	5.32'	1°19'32"	S 63°37'49" E / S 62°18'17" E
C13	220.00'	S 75°09'18" E	97.80'	98.68'	25°42'03"	S 62°18'17" E / S 68°00'19" E



Bearings are referenced to the East line of the Southeast 1/4, Section 31, T22N, R18E, assumed to bear S01°59'40"W, base on the Outagamie County Coordinate System.

James R. Sehoff
JAMES R. SEHOFF
S-2692
APPLETON, WI 54911
Professional Land Surveyor
MAY 20 21
Date



Southeast Corner Section 31, T22N, R18E
Masonry Nail Found

File: 6405Final.dwg
Date: 05/31/2021
Drafted By: jim
Sheet: 1 of 2
Revision Date: May 31, 2021
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1869 Fax: 920-441-0804
www.davel.pro

First Addition to Broadway Hills Estates

Part of the Northeast 1/4 of the Southeast 1/4 of Section 31,
Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, 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 Appleton Properties, LLC, owners of said land, I have surveyed and mapped First Addition to Broadway Hills Estates, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 725,074 Square Feet (16.6454 Acres) of land described as follows:

Commencing at the East 1/4 corner of Section 31; thence, along the East line of the Southeast 1/4 of said Section 31, S01°59'40"W, 659.59 feet to the point of beginning; thence, continuing along said East line, S01°59'40"W, 574.22 feet to the Northeast corner of Broadway Hills Estates; thence, along the North line of said Broadway Hills Estates, N89°51'17"W, 1282.37 feet to the East line of Outlot 1, Certified Survey Map, 5684; thence, along said East line, N02°03'47"E, 575.48 feet to the South line of Certified Survey Map 7294; thence, along said South line, S88°47'52"E, 1281.84 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 31 day of MAY, 2021

James R. Sehloff, Wisconsin Professional Surveyor No. S-2692
WI



Owner's Certificate

North Appleton Properties, 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 Appleton Properties, 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 14th day of June, 2021

Gregory Gauerke 6-14-21
Gregory Gauerke, Member Date

State of Wisconsin)
Calumet County) ss

Personally came before me this 14th day of June, 2021, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Joshua S. Schembler My Commission Expires 3/14/2023
Notary Public, Wisconsin



Utility Easement Provisions

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

North Appleton Properties, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Entertainment Company, L.P., 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.

North Appleton Properties, LLC

Gregory Gauerke 6-14-21
Gregory Gauerke, Member Date

Drainage, Water Main and Storm Sewer Easement Provisions

An easement for Drainage, Sanitary Sewer, Water Main and Storm Sewer Easement Provisions is hereby granted by:

North Appleton Properties, 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 and repair Drainage, Sanitary Sewer, Water Main and Storm Sewer Easement 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 Drainage, Sanitary Sewer, Water Main and Storm Sewer 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 Grantees' facilities or in, upon or over the property within the lines marked "Drainage, Sanitary Sewer & Water Main or Storm Sewer 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.

North Appleton Properties, LLC

Gregory Gauerke 6-14-21
Gregory Gauerke, Member Date

City of Appleton Approval

Resolved, that the plat of First Addition to Broadway Hills Estates, in the City of Appleton, Outagamie County, North Appleton Properties, LLC, owners, is hereby approved by the Common Council of the City of Appleton.

Jacob A. Woodford 6/22/21
Jacob A. Woodford, Mayor Date

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

Kami Lynch 6/18/2021
Kami Lynch, Clerk 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 unredemmed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Arden D. Johnson 6/25/2021
City Treasurer Date

Jessie Aurbump Deputy 6/24/2021
County Treasurer

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 Appleton Properties, LLC	Doc No. 2191480	31-1-9210-14

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 June 8, 2021
Renee M. Doney
Department of Administration



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1800 Fax: 920-441-0804
www.davel.com