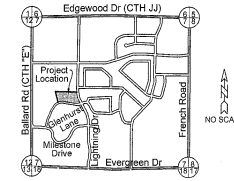


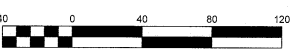
Apple Fields

All of Lot 3 and Lot 4, Apple Creek Center, being located in part of the Fractional Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

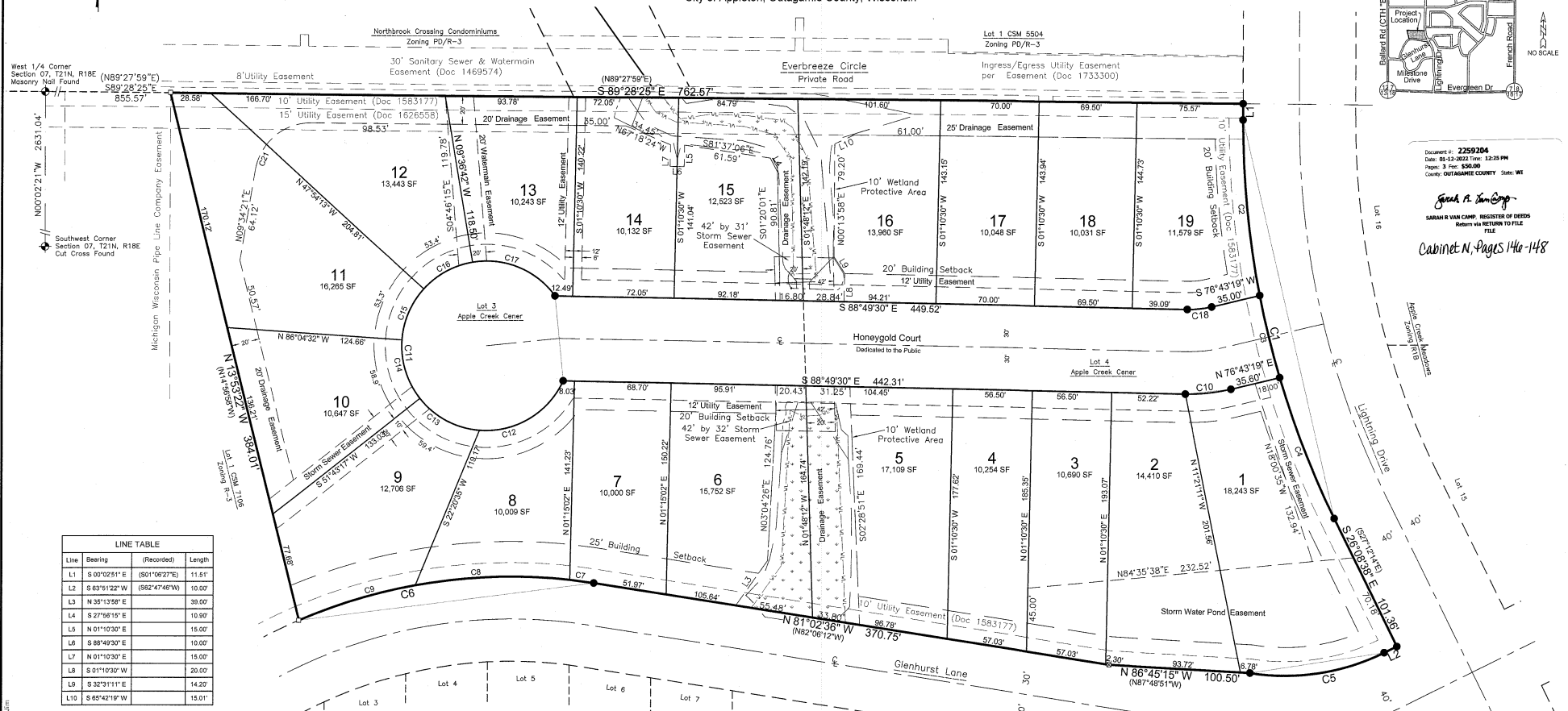
LOCATION MAP
SEC 7, T 21 N, R 18 E
CITY OF APPLETON
OUTAGAMIE COUNTY, WI



Document #: 2259204
Date: 05-12-2022 Time: 12:25 PM
Pages: 3 File: 500.00
County: OUTAGAMIE COUNTY State: WI
Jack A. SanCruz
SARAH R VAN CAMP REGISTERED SURVEYOR
RETURN VIA RETURN TO FILE FILE
Cabinet N, Pages 146-148



Bearings are referenced to the West line of the Southwest 1/4, Section 07, T21N, R18E, bearing N00°02'21"W, base on the Outagamie County Coordinate System.



Line	Bearing	(Recorded)	Length
L1	S 00°02'51" E	(501°092727E)	11.51'
L2	S 63°51'22" W	(592°47467W)	10.00'
L3	N 38°12'59" E		39.00'
L4	S 27°56'19" E		10.90'
L5	N 01°10'30" E		15.00'
L6	S 88°49'30" E		10.00'
L7	N 01°10'30" E		15.00'
L8	S 01°10'30" W		20.00'
L9	S 32°31'11" E		14.20'
L10	S 65°42'19" W		15.01'

Curve	Radius	Chord Direction	(Recorded)	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	640.00'	S 13°05'45" E	(514°09205E)	288.99'	291.50'	26°05'47"	S 00°02'51" E	S 28°06'38" E
C2	640.00'	S 05°36'23" E		123.69'	124.10'	11°07'04"	S 00°02'51" E	S 11°09'55" E
C3	640.00'	S 13°51'08" E		60.00'	60.03'	5°22'25"	S 11°09'55" E	S 16°32'20" E
C4	640.00'	S 21°32'02" E		107.10'	107.29'	9°38'18"	S 16°32'20" E	S 26°08'38" E
C5	160.00'	S 81°24'23" W	(580°29477W)	96.49'	98.02'	35°05'57"	S 63°51'25" W	N 81°02'38" W
C6	380.00'	S 82°49'18" W	(581°49365W)	211.21'	214.03'	32°16'13"	N 81°02'38" W	S 68°41'11" W
C7	380.00'	N 67°35'59" E		17.31'	17.31'	2°36'35"	N 81°02'38" W	N 83°03'07" W
C8	380.00'	S 88°02'52" W		109.71'	110.09'	16°35'57"	N 83°03'07" W	S 79°44'53" W
C9	380.00'	S 73°13'02" W		86.44'	86.63'	13°03'42"	S 79°44'53" W	S 68°41'11" W
C10	130.00'	N 83°56'58" E		32.71'	32.79'	14°27'11"	S 68°49'30" E	N 76°43'19" E
C11	60.00'	N 05°49'44" W		60.43'	313.66'	269°31'24"	S 24°33'34" W	S 35°55'03" E
C12	60.00'	S 61°59'55" E		66.87'	73.36'	70°03'02"	N 24°33'34" W	S 82°23'24" E
C13	60.00'	S 61°50'04" E		47.96'	49.34'	47°06'41"	S 65°23'24" E	S 38°16'43" E
C14	60.00'	S 17°10'37" E		43.20'	44.20'	42°12'11"	S 38°16'43" E	S 03°55'28" W
C15	60.00'	S 23°00'38" W		38.24'	39.87'	38°10'19"	S 03°55'28" W	S 42°06'47" W
C16	60.00'	S 61°14'33" W		39.36'	40.10'	38°17'31"	S 42°06'47" W	S 80°23'18" W
C17	60.00'	N 07°45'52" W		63.32'	66.70'	63°41'39"	S 80°23'18" W	N 35°58'03" W
C18	70.00'	S 83°56'55" W		17.61'	17.66'	14°27'11"	N 76°43'19" E	S 89°49'30" E

LEGEND

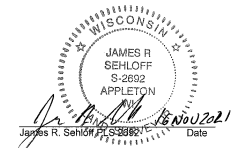
- 1.3" OD Iron Pipe Found
- Cut Cross Set
- 1 1/2" x 30" Steel Rebar @ 4.30lb/LF SET
- All Other Corners
- 2" x 24" Steel Rebar @ 1.50lb/LF SET
- Lot Areas in Square Feet
- Recorded As Section, 1/4 or 1/16th line
- Existing Parcel line
- Ordinary High Water Mark
- Floodway
- Floodplain
- Delineated Wetlands

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. Maintenance of all Drainage Easements and Storm Water Pond Easements within the land division or serving this Subdivision are the sole responsibility of the lot owners for the purpose of conveying and managing stormwater through the plat.
4. Upon failure of the property owners to perform maintenance of the drainage ways and storm water pond, the City of Appleton retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of this subdivision in an equal amount or where the cause can be specifically identified then the payment shall be assessed to the specific property owner(s).

Access Restriction Note:

All lots within this plat will have no access granted onto Glenhurst Lane, Lightning Drive, both which are public right of way, and Everbreeze Circle, a private road.



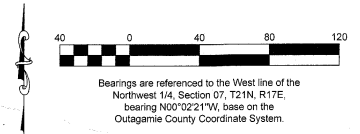
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified November 24, 2021
Renata M. Poway
Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1164 Province Terrace Menasha, WI 54952
Ph: 920-991-1856 Fax: 920-441-0804
www.davel.com

File: 5629Final.dwg
Date: 11/15/2021
Drafted By: Jim
Sheet: 1 of 3
Revision Date: Nov 15, 2021

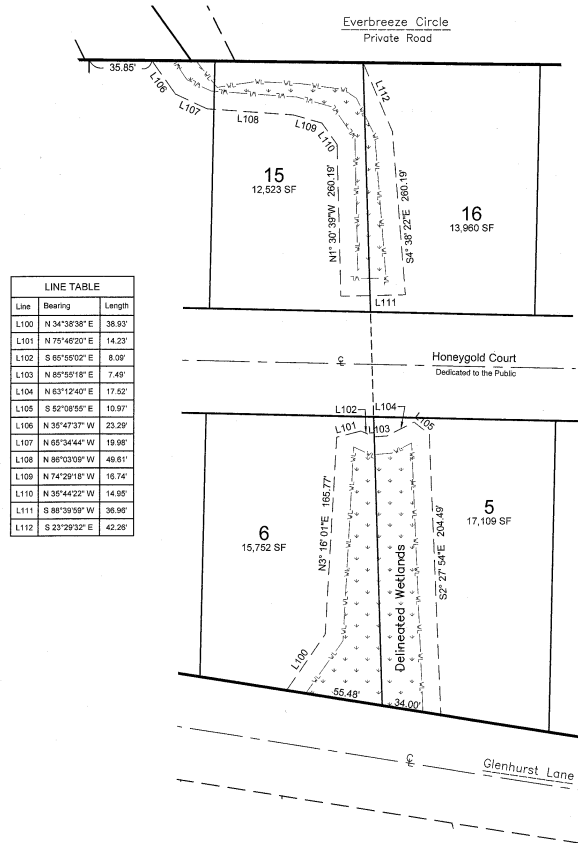
Apple Fields

All of Lot 3 and Lot 4, Apple Creek Center, being located in part of the Fractional Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin



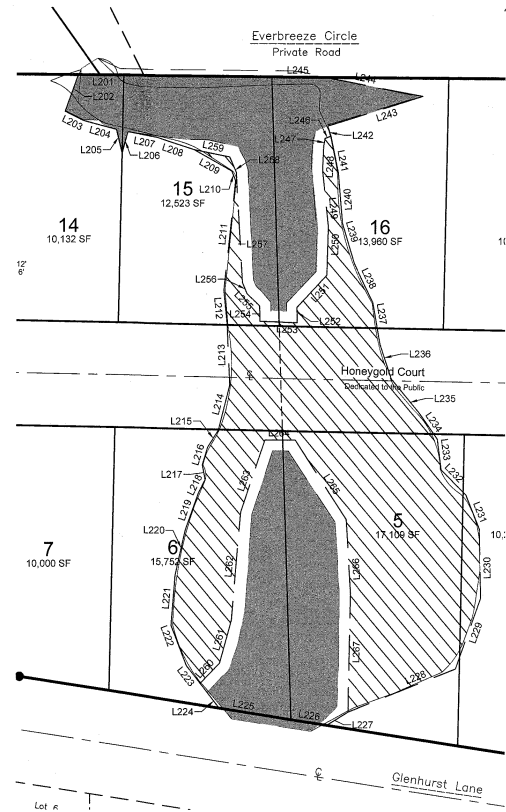
These exhibits are a representation of current conditions and regulations, at the time of platting. Per the City's current interpretation of City of Appleton code 17.12(b)(2) dimensioned location of these lines is required. Due to changing nature of environmental conditions and regulatory nature of wetlands, 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.

Wetland Protected Area Exhibit:



Line	Bearing	Length
L201	S 89°28'23" E	25.97'
L202	N 20°14'29" E	21.86'
L203	N 63°18'18" W	11.60'
L204	N 74°49'41" W	19.71'
L205	S 13°31'26" E	13.65'
L206	N 15°06'08" E	12.82'
L207	N 76°41'14" W	17.15'
L208	N 71°55'33" W	22.27'
L209	N 60°47'24" W	24.78'
L210	N 21°24'33" W	5.93'
L211	N 05°58'17" E	63.23'
L212	N 05°17'50" W	19.99'
L213	N 02°34'37" W	34.55'
L214	N 14°07'14" E	28.56'
L215	N 32°39'36" E	11.57'
L216	N 16°47'05" E	10.47'
L217	N 10°40'27" W	8.51'
L218	N 25°43'59" E	9.01'
L219	N 19°22'19" E	21.84'
L220	N 12°50'39" E	26.36'
L221	N 04°30'04" E	39.66'
L222	N 20°46'51" W	24.63'
L223	N 37°53'43" W	12.93'
L224	N 37°53'43" W	17.82'
L225	S 81°02'36" E	41.68'
L226	S 81°02'36" E	20.71'
L227	N 68°11'04" E	14.52'
L228	N 68°18'57" E	66.28'
L229	N 19°39'57" E	42.82'
L230	N 01°06'44" W	39.46'
L231	N 21°43'37" W	20.92'
L232	N 44°17'57" W	20.29'
L233	N 07°13'11" W	17.56'
L234	N 35°02'42" W	18.13'

Line	Bearing	Length
L235	N 30°04'42" W	25.48'
L236	N 10°09'09" W	20.64'
L237	N 09°37'31" W	24.25'
L238	N 20°48'32" W	25.01'
L239	N 10°24'55" W	23.97'
L240	N 04°50'22" W	29.37'
L241	N 11°40'53" W	20.96'
L242	N 10°58'10" W	8.01'
L243	S 73°00'04" W	57.09'
L244	S 79°07'55" E	57.02'
L245	S 89°28'25" E	30.68'
L246	S 68°24'28" W	3.59'
L247	S 10°27'49" W	4.45'
L248	S 02°33'09" W	13.79'
L249	S 06°01'37" E	32.15'
L250	S 01°28'51" W	28.03'
L251	S 43°08'33" W	25.13'
L252	S 00°47'49" E	6.86'
L253	N 89°07'40" W	21.38'
L254	S 00°39'12" E	8.66'
L255	N 40°29'53" W	10.31'
L256	N 21°56'12" W	6.85'
L257	N 03°18'26" W	63.20'
L258	N 23°04'33" W	9.57'
L259	S 78°52'49" E	20.80'
L260	N 43°38'54" E	18.14'
L261	N 19°23'34" E	25.37'
L262	N 04°48'59" E	61.61'
L263	N 19°37'15" E	43.74'
L264	S 89°45'58" E	17.33'
L265	S 32°47'38" E	54.00'
L266	S 03°22'15" E	42.08'
L267	S 01°08'38" W	67.74'



JAMES R. SENIOR
S-2692
APPLETON WI
16 Nov 2021
James R. Senior, Surveyor

LEGEND

- Floodway Area
- Floodplain to be filled 2 feet above Base Floodplain Elevation per city requirements

Wetland Protected Area Setback Exhibit:

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

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 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.

Flood Plain Area Exhibit:

Floodplain is shown per FEMA Conditional Letter of Map Revision (CLOMR) 21-05-3029R, dated November 1, 2021, 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. Subject to final determination by the Director of Public Works, the City of Appleton will withhold the building occupancy permits for any proposed structures to be located within floodplain fill areas on Lots 5, 6, 15, and 16 until FEMA issues the LOMR.

The floodplain is regulated by City of Appleton Municipal Code Chapter 23 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 restricted 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.

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 24, 2021
Brenda M. Poney
Department of Administration

File: 5628Final.dwg
Date: 11/16/2021
Drafted By: Jim
Sheet: 2 of 3
Revision Date: Nov 16, 2021

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1164 Province Terrace Menasha, WI 54952
Ph: 920-891-1866 Fax: 920-441-0804
www.davel.com

Apple Fields

All of Lot 3 and Lot 4, Apple Creek Center, being located in part of the Fractional Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 7, 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 Doctors Properties, LLC, owner of said land, I have surveyed divided and mapped Apple Fields; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3 and Lot 4, Apple Creek Center, being located in part of the Fractional Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 279,377 Square Feet (6.4136 Acres) of land more or less, subject to all easements, and restrictions of record.

Given under my hand this 16 day of December, 2021

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

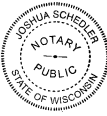
Owner's Certificate

Doctors 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.

Doctors 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 1st day of December, 2021
 In the presence of: Doctors Properties, LLC

Hung-Liang Chou
 Sign
Hung-Liang Chou
 Print Name
Member, Doctors Properties, LLC
 Title



State of Wisconsin)
Calumet County) ss

Personally came before me this 1st day of December, 2021, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.
[Signature] 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

Doctors 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 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.

Doctors Properties, LLC

Hung-Liang Chou
 Sign 12/1/21 Date
Hung-Liang Chou
 Print Name
Member, Doctors Properties, LLC
 Title

City of Appleton Approval

Resolved, that the plat of Apple Fields, in the City of Appleton, Outagamie County, Doctors Properties, LLC, owners, is hereby approved by the Common Council of the City of Appleton.

[Signature] 12/16/21
 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.

[Signature] 12/15/2021
 Karli 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 unenclosed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

[Signature] 12/21/2021
 City Treasurer Date
[Signature] 1/12/22
 County Treasurer Date

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):
Doctors Properties, LLC	Doc No. 2146383	311-6501-03 311-6501-04

Water Main and Storm Sewer Easement Provisions

An easement for Water Main and Storm Sewer is hereby granted by:

Doctors 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 watermain, storm sewer, 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 watermain, 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, Storm Sewer or Watermain 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.

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

Hung-Liang Chou
 Sign 12/1/21 Date
Hung-Liang Chou
 Print Name
Member, Doctor Properties, LLC
 Title

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 24, 2021
[Signature]
 Department of Administration

Revision Date: Sep 01, 2021
 File: 5629Final.dwg
 Date: 09/01/2021
 Drafted By: Jim
 Sheet: 3 of 3



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 CIVIL ENGINEERING CONSULTANTS
 1164 Province Terrace Menasha, WI 54952
 Ph: 920-991-1869 Fax: 920-441-0904
 www.davel.pro