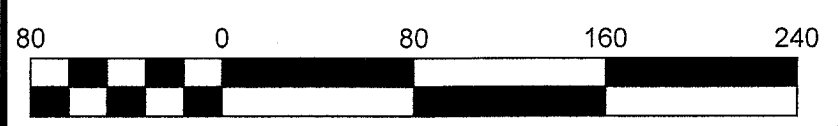
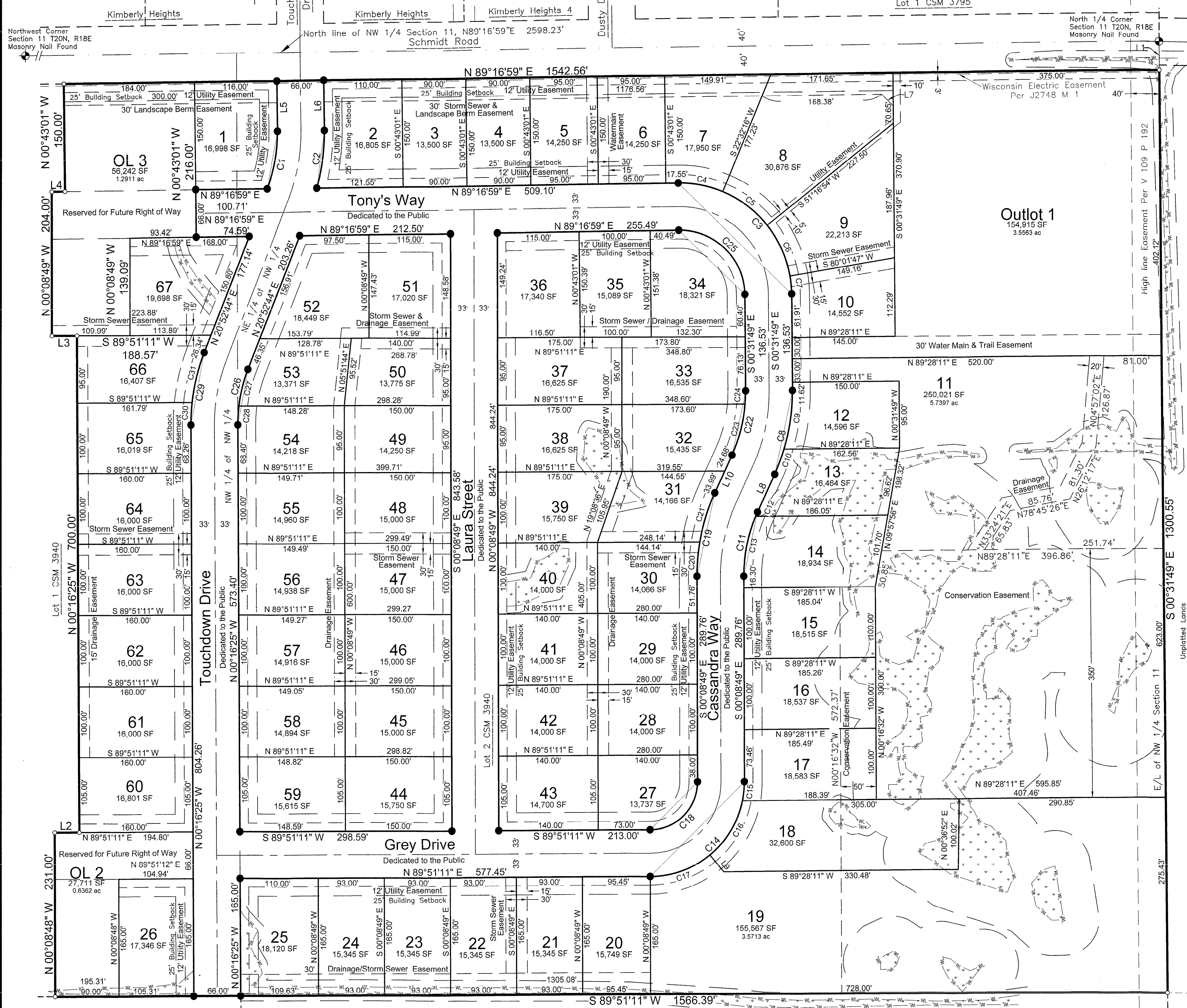


# Luniak Meadows

Lot 2 of Certified Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and part of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

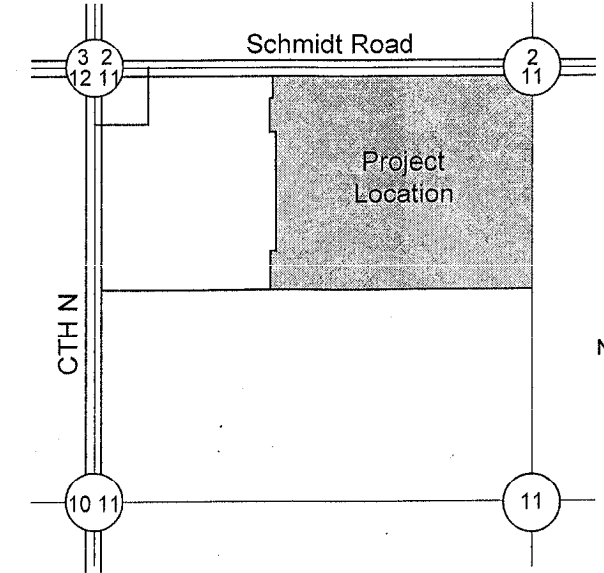


Bearings are referenced to the North line of the Northwest 1/4, Section 11, T20N, R18E, assumed to bear N89°16'59"E, base on the Calumet County Coordinate System.



### LOCATION MAP

NW 1/4 SEC 11, T 20 N, R 18 E, Village of Harrison, Calumet County, WI



### LEGEND

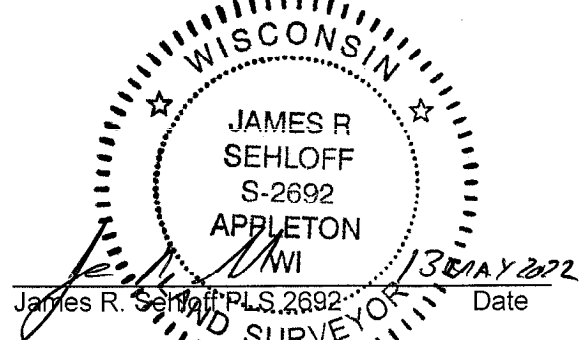
- 3/4" Rebar Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet

### LINE TABLE

Line	Bearing	Length
L1	S 00°31'49" E	40.00'
L2	N 89°51'11" E	34.80'
L3	N 89°51'11" E	35.31'
L4	N 89°16'59" E	18.76'
L5	N 00°43'01" W	69.99'
L6	N 00°43'01" W	69.99'
L7	S 45°09'09" E	22.86'
L8	N 24°20'35" E	58.67'
L9	S 39°23'16" E	30.64'
L10	S 24°20'35" W	58.67'

### CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	217.00'	N 10°06'04" E	81.46'	81.94'	21°38'11"	N 20°55'10" E	N 00°43'01" W
C2	283.00'	N 07°29'40" E	80.84'	81.12'	16°25'22"	N 15°42'21" E	N 00°43'01" W
C3	158.00'	S 45°37'25" E	223.81'	248.70'	90°11'12"	N 89°16'59" E	S 00°31'49" E
C4	158.00'	N 79°05'23" W	63.69'	64.13'	23°15'17"	S 89°16'59" W	N 67°27'44" W
C5	158.00'	N 53°05'25" W	78.44'	79.26'	28°44'38"	N 67°27'44" W	N 38°43'06" W
C6	158.00'	N 24°20'40" W	78.45'	79.28'	28°44'53"	N 38°43'06" W	N 09°58'13" W
C7	158.00'	N 05°15'01" W	26.00'	26.03'	9°26'24"	N 09°58'13" W	N 00°31'49" W
C8	283.00'	S 11°54'23" W	121.89'	122.86'	24°52'24"	S 00°31'49" E	S 24°20'35" W
C9	283.00'	N 08°02'14" E	84.32'	84.63'	17°08'06"	N 00°31'49" W	N 16°36'16" E
C10	283.00'	N 20°28'28" E	38.19'	38.22'	7°44'19"	N 16°36'16" E	N 24°20'35" E
C11	217.00'	N 12°09'53" E	92.05'	92.75'	24°29'24"	S 00°08'49" E	S 24°20'35" W
C12	217.00'	S 23°27'35" W	6.69'	6.69'	1°46'00"	S 24°20'35" W	S 22°34'35" W
C13	217.00'	N 11°12'53" E	85.50'	86.06'	22°43'24"	N 22°34'35" E	N 00°08'49" W
C14	133.00'	N 44°51'11" E	188.09'	208.92'	90°00'00"	N 89°51'11" E	N 00°08'49" W
C15	133.00'	N 05°38'44" E	26.69'	26.74'	11°31'06"	N 11°22'17" E	N 00°08'49" W
C16	133.00'	N 30°59'30" E	69.32'	91.09'	39°14'27"	N 09°58'44" E	N 11°22'17" E
C17	133.00'	N 70°13'57" E	89.32'	91.09'	39°14'27"	N 89°51'11" E	N 50°38'44" E
C18	67.00'	N 44°51'10" E	94.75'	105.24'	89°59'57"	N 89°51'09" E	N 00°08'50" W
C19	283.00'	S 12°05'53" W	120.04'	120.96'	24°29'24"	S 24°20'35" W	S 00°08'49" E
C20	283.00'	S 04°45'38" W	48.42'	48.48'	9°48'53"	S 09°40'04" W	S 00°08'49" E
C21	283.00'	S 17°00'20" W	72.29'	72.48'	14°40'31"	S 24°20'35" W	S 09°40'04" W
C22	217.00'	S 11°54'23" W	93.47'	94.20'	24°52'24"	S 00°31'49" E	S 24°20'35" W
C23	217.00'	S 14°24'01" W	74.94'	75.31'	19°53'07"	S 04°27'28" E	S 24°20'35" W
C24	217.00'	S 01°57'49" W	18.89'	18.89'	4°59'17"	S 00°31'49" E	S 04°27'28" W
C25	92.00'	S 45°37'25" E	130.32'	144.81'	90°11'12"	N 89°16'59" E	S 00°31'49" E
C26	217.00'	N 10°18'10" E	79.66'	80.11'	21°09'10"	N 00°16'25" W	N 20°52'44" E
C27	217.00'	N 13°49'23" E	53.31'	53.45'	14°06'42"	N 06°46'02" E	N 20°52'44" E
C28	217.00'	N 03°14'49" E	26.65'	26.67'	7°02'28"	N 00°16'25" W	N 06°46'02" E
C29	283.00'	N 10°18'10" E	103.89'	104.48'	21°09'10"	N 00°16'25" W	N 20°52'44" E
C30	283.00'	N 02°56'48" E	31.80'	31.81'	6°26'27"	N 00°16'25" W	N 06°10'02" E
C31	283.00'	N 13°31'23" E	72.47'	72.67'	14°42'43"	N 06°10'02" E	N 20°52'44" E



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 May 17, 2022

*Rene M. Doney*  
Department of Administration

File: 6614Final.dwg  
Date: 05/13/2022  
Drafted By: Jim  
Sheet: 1 of 2  
Revision Date: May 13, 2022

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

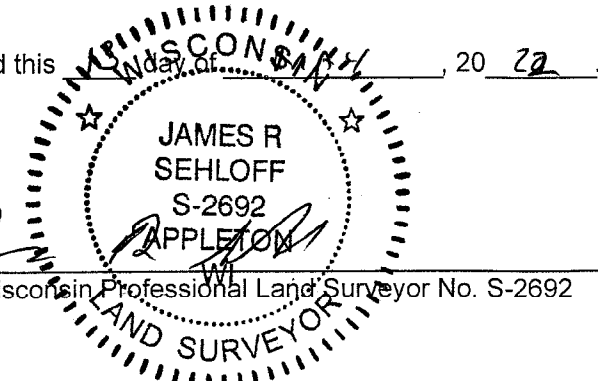
# Luniak Meadows

Lot 2 of Certified Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and part of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet 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 Village of Harrison, and under the direction of Dercks Dewitt II, LLC, owner of said land, I have surveyed divided and mapped Luniak Meadows; 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 Certified Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and part of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,993,611 Square Feet (45.7670 Acres) of land, subject to all easements and restrictions of record.

Given under my hand this 23<sup>rd</sup> day of May, 2022.



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

### Owner's Certificate

Dercks Dewitt II, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks Dewitt II, 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:

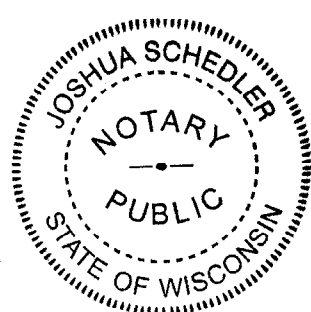
Village of Harrison Planning and Zoning Committee  
Calumet County Resource Department  
Department of Administration

IN WITNESS WHEREOF, the said Dercks Dewitt II, LLC, has caused these presents to be signed by its authorized representatives, located at Calumet, Wisconsin

this 23<sup>rd</sup> day of May, 2022.

In the Presence of: Dercks Dewitt II, LLC

Tom Dercks, President  
Tom Dercks, President



State of Wisconsin)  
Calumet County) ss

Personally came before me this 23<sup>rd</sup> day of May, 2022, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same

Notary Public Wisconsin My commission expires: 3/14/2023

### Village Board Approval Certificate

Resolved, that the plat of Luniak Meadows in the Village of Harrison, Calumet County, Dercks Dewitt II, LLC, is hereby approved by the Village Board of the Village of Harrison.

All Blank 6-21-22  
Chairman Date

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

Kickit Jensen 6-21-2022  
Clerk Date

### Treasurer's Certificate

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

Kickit Jensen 6-21-2022  
Village Treasurer Date

Michael V. Ash 6-22-2022  
County Treasurer Date

### Utility Easement Provisions

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

Dercks Dewitt II, LLC, grantor

to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,  
SBC, Grantee,  
Darby Sanitary District, Grantee  
Village of Harrison, 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.

Dercks Dewitt II, LLC

Tom Dercks, Managing Member  
Dercks Dewitt II, LLC  
Tom Dercks, Managing Member

5-23-2022  
Date

### Mortgagee's Certificate

Bank of Kaukauna, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dercks DeWitt, LLC, owner.

IN WITNESS WHEREOF, the said Bank of Kaukauna has caused these presents to be signed by

Terrance J. Minnehan, its President, and countersigned by

Tamara J. Mattioli, its Secretary or Cashier, at Kaukauna, Wisconsin, and its corporate seal

to be hereunto affixed this 23 day of May, 2022.

Terrance J. Minnehan 5/23/22  
President Date

Tamara J. Mattioli 5-23-22  
Secretary or Cashier Date

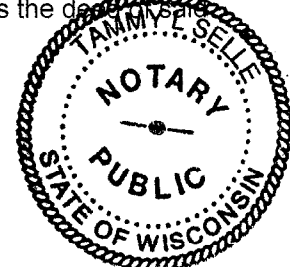
State of Wisconsin)

Outagamie County) ss

Personally came before me this 23 day of May, 2022, Terrance J. Minnehan President

and Tamara J. Mattioli, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the officers of said corporation, by its authority.

Larry Sell My Commission Expires 9/16/25  
Notary Public, Wisconsin



### Village Notes:

- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent laws be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
- In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
- In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
- Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison. After said acceptance please refer to Note 9 for responsibility of owner for maintenance, restrictions and related cost of all Drainage Easements.
- Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, "The respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot."
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
- Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison.
- Drainage Easement Notes:

- All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, parking areas and landscaping or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
- Any improvement shall be allowed only by special exemption of the Village of Harrison Planner.
- Landscaping/plantings shall be restricted to ground cover.
- If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.0627.
- There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.
- The right of way along Schmidt Road adjacent to Lot 1 though Lot 8 is access restrict. No ingress or egress will be allowed between for said lot and Schmidt Road.
- The right of way along Touchdown Drive adjacent to Lot 1 and Lot 2 is access restrict. No ingress or egress will be allowed between for said lot and Touchdown Drive.

### Conservation Easement Note

A conservation easement is located on Lots 11, 15-19. The easement is for the preservation of existing woods located within the boundary of the easements. Any filling, grading, planting, or construction of any structure is strictly prohibited within the easement. Only removal of dead and/or diseased trees are allowed.

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

the property owner of record: Dercks Dewitt II, LLC	Recording Information: Doc No. 564601	Parcel Number(s): <del>331468</del> 34136 JLS
--	--	---

DOCUMENT # 571214  
TAMARA ALTEN  
REGISTER OF DEEDS  
CALUMET COUNTY, WI  
06/22/2022 02:31 PM  
VOL: D PAGE: 158  
RECORDING FEE: 50.00

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 May 17, 2022  
Rene M. Poney  
Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

Revision Date: May 05, 2022  
File: 6614Final.dwg  
Date: 05/05/2022  
Drafted By: Jim  
Sheet: 2 of 2