

Blue Stem Meadows 3

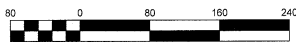
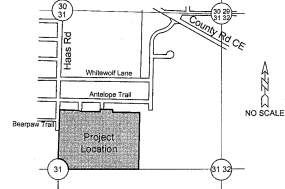
Part of Lot 3 and all of Lot 4, Certified Survey Map 7779, being located in Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

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County: OUTAGAMIE COUNTY State: WI

James R. Sehloff
JAMES R. SEHLOFF
REGISTERED PROFESSIONAL
SURVEYOR
DAVEL ENGINEERING
Cabinet N Page 173-174

LOCATION MAP

NE 1/4 SEC 31 T21 N R 19 E
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



Bearings are referenced to the South line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N89°04'10"W, base on the Outagamie County Coordinate System.

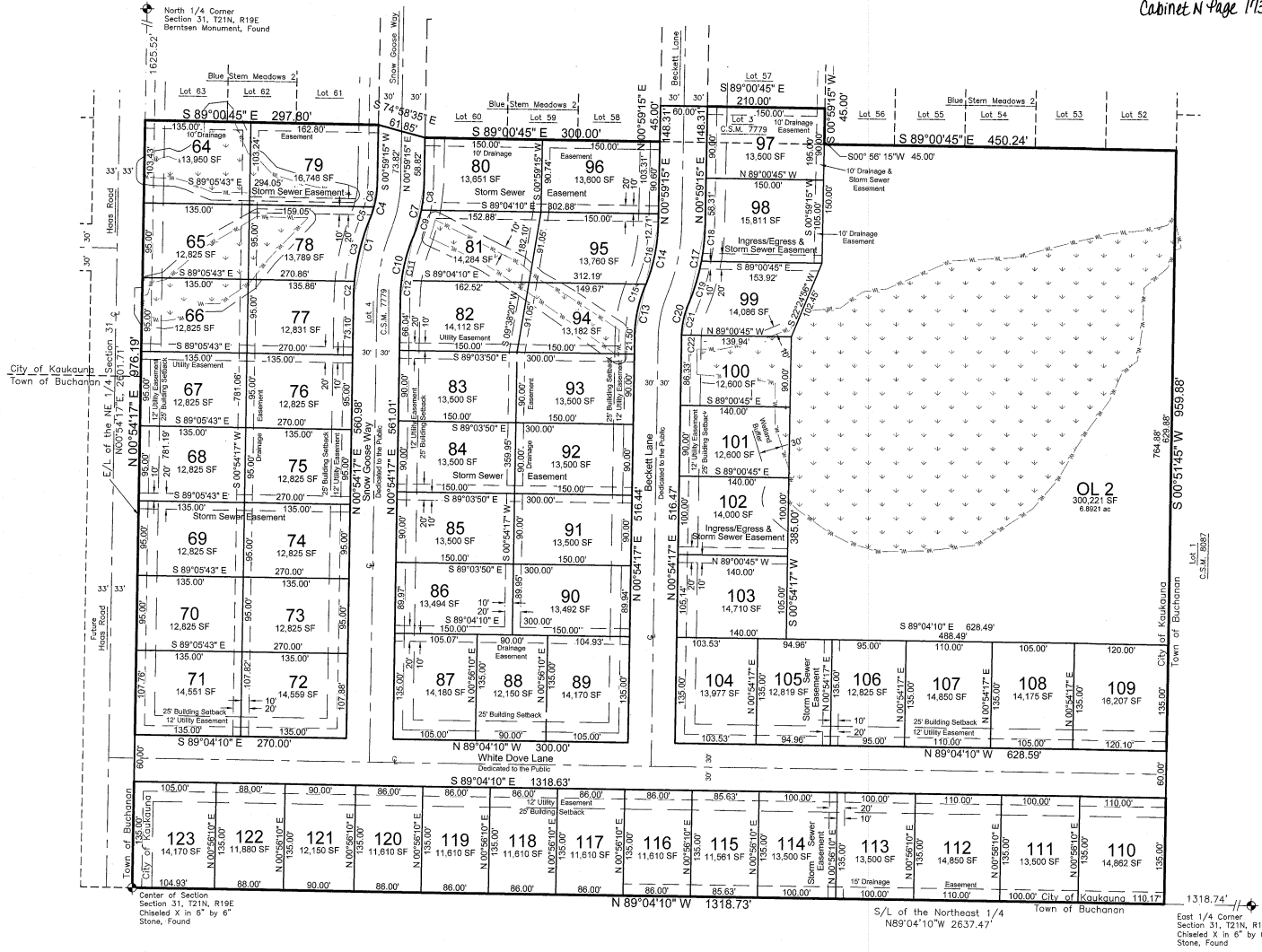
NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Lots 67-70 are un-buildable until such time as the future Haas Road is dedicated and improvements are accepted by the City of Kaukauna.

LEGEND

- △ 1/2" Rebar Found
- 3/4" Rebar Found
- 2 3/4" O.D. x 18" Steel Iron Pipe @ 3.65 lbs/LF SET
- All other corners 3/4" x 18" Steel Rebar @ 1.50 lbs/LF SET
- SF Lot areas in square feet
- Delimited Wetlands
- W/10 Protective Buffer unless otherwise noted

CURVE TABLE							
Curve	Radius	Chord Distance	Chord Length	Arc Length	Central Angle	Target Bearing-in	Target Bearing-out
C1	280.00	N 11°37'42" E	104.20	104.61	21°26'50"	N 00°54'17" E	N 22°21'07" E
C2	280.00	S 03°08'51" W	21.92	21.92	4°29'08"	S 00°54'17" W	S 02°23'25" W
C3	280.00	S 13°52'16" W	82.59	82.89	16°57'42"	S 05°23'25" W	S 22°21'07" W
C4	120.00	N 11°40'11" E	44.48	44.75	21°21'52"	N 22°21'07" E	N 00°59'15" E
C5	120.00	N 18°42'33" E	15.25	15.26	71°17'08"	N 22°21'07" E	N 15°03'59" E
C6	120.00	N 08°01'33" E	29.41	29.49	14°04'44"	N 15°03'59" E	N 00°59'15" E
C7	180.00	N 11°40'11" E	66.73	67.12	21°21'52"	N 22°21'07" E	N 00°59'15" E
C8	180.00	N 09°09'59" E	32.18	32.23	10°15'27"	N 11°44'42" E	N 00°59'15" E
C9	180.00	N 10°47'55" E	34.84	34.89	11°06'25"	N 22°21'07" E	N 11°14'42" E
C10	220.00	N 11°37'42" E	81.87	82.35	21°26'50"	N 00°54'17" E	N 22°21'07" E
C11	220.00	N 14°49'17" E	58.17	58.34	15°11'40"	N 07°09'27" E	N 22°21'07" E
C12	220.00	N 04°01'52" E	24.00	24.01	61°51'10"	N 00°54'17" E	N 07°09'27" E
C13	180.00	N 11°36'58" E	66.91	67.30	21°25'19"	N 00°54'17" E	N 22°19'36" E
C14	220.00	N 11°39'25" E	81.48	81.94	21°20'21"	N 22°19'36" E	N 00°59'15" E
C15	220.00	S 21°59'38" W	2.84	2.84	0°46'01"	S 22°19'36" W	S 21°33'35" W
C16	220.00	N 11°16'25" E	78.57	78.99	20°34'20"	N 21°33'35" E	N 00°59'15" E
C17	280.00	N 11°39'25" E	103.68	104.28	21°20'21"	N 22°19'36" E	N 00°59'15" E
C18	280.00	N 05°47'14" E	45.86	46.91	9°35'58"	N 10°35'13" E	N 00°59'15" E
C19	280.00	N 10°27'24" E	57.27	57.37	11°44'23"	N 22°19'36" E	N 10°36'13" E
C20	120.00	N 11°36'58" E	44.61	44.87	21°25'19"	N 00°54'17" E	N 22°19'36" E
C21	120.00	N 12°29'30" E	40.99	41.20	19°40'11"	N 02°39'25" E	N 22°19'36" E
C22	120.00	N 01°46'51" E	3.67	3.67	1°45'08"	N 00°54'17" E	N 02°39'25" 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 February 14, 2023

Renée M. Porek
Department of Administration

WISCONSIN
JAMES R. SEHLOFF
S-2892
REGISTERED PROFESSIONAL SURVEYOR
Date: 2-14-2023

File: 4198Final3.dwg
Date: 02/13/2023
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Feb 13, 2023

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0064
www.davel.pro

Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map 7779, being located in Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin

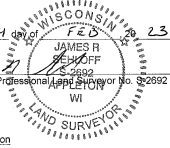
Surveyor's Certificate

I, James R. Seihoff, 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 Kaukauna, and under the direction of Dercks Dewitt, LLC, owner of said land, I have surveyed and mapped Blue Stem Meadows 3, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all part of Lot 3 and all of Lot 4, Certified Survey Map 7779, recorded as Doc No. 2167559, being located in Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 1,280,719 Square Feet (29.4013 Ac) of land described as follows:

Commencing at the North 1/4 corner of Section 31, thence, along the West line of the Northeast 1/4 of said Section 31, S00°54'17"W, 1625.52 feet to the Southwest corner of Blue Stem Meadows 2 said point also being the point of beginning, thence, along the South line of said Blue Stem Meadows 2, S89°00'45"E, 297.80 feet, thence, continuing along said South line, S74°58'35"E, 81.85 feet, thence, continuing, along said South line, S89°00'45"E, 300.00 feet, thence, continuing along said South line, N00°59'15"E, 45.00 feet, thence, continuing along said South line, S89°00'45"E, 210.00 feet; thence, continuing along said South line, S00°59'15"W, 45.00 feet, thence, along said South line, S89°00'45"E, 450.24 feet to the West line of Certified Survey Map 8087, thence, along the West line of said Certified Survey Map 8087, S00°51'45"W, 959.88 feet to the South line of the Northeast 1/4, thence, along the said South line, N89°04'10"W, 1318.73 feet to the Center of Section 31; thence, along the West line of the Northeast 1/4 of Section 31, N00°54'27"E, 978.19 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 14 day of February, 2023.

James R. Seihoff, Wisconsin Professional Land Surveyor No. 22692



Owner's Certificate of Dedication

Dercks Dewitt, 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.

Dercks Dewitt, 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 Kaukauna
Department of Administration
Outagamie County

Dated this 16th day of February, 2023.

In the presence of: Dercks Dewitt, LLC

Tom Dercks, Managing Member



State of Wisconsin)
Calumet County) ss

Personally came before me this 14th day of February, 2023, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin My Commission Expires 12/31/24

Utility Easement Provisions

An exclusive easement for electric, Natural Gas and communications service is hereby granted by Dercks Dewitt, LLC, Grantor

Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocorn, LLC, Grantee,

and
Any utility company with a current and approved Public Right-of-Way Registration in the City of Kaukauna, Grantees

Grantees, 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 for such purposes as the same is now and may hereafter be used and for sounds and signals, 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 electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 the Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the 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.

Tom Dercks, Managing Member 2/16/23
Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers of the City of Kaukauna and Outagamie 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 and of the land included in this plat.

William Van Rossum 2/16/23
City Treasurer Date
Doreen Winkler 2/20/23
County Treasurer Date

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Blue Stem Meadows 3 in the City of Kaukauna, Dercks Dewitt, LLC, owner, is hereby approved by the Common Council.

Mayor 2-20-2023
Date

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

Doreen Winkler 02-16-2023
City Clerk Date

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Blue Stem Meadows 3; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles, equipment, materials or personal property of any kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Blue Stem Meadows 3 are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

Sidewalks

All parts of a lot fronting a street, within the Blue Stem Meadows 3, will have sidewalk.

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

the property owner of record: Dercks Dewitt, LLC	Recording Information: Doc No. 2162521	Parcel Number(s): Part of 325-1190-00 Part of 325-1200-00
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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 14, 2023
Bernie P. Doney
Department of Administration



File: 4188Final3.dwg
Date: 01/18/2023
Drafted By: Jim
Sheet: 2 of 2
Revision Date: Jan 18, 2023