

Celestial Hills

All of Lot 3 Certified Survey Map 8023, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin



Bearings are referenced to the South line of the Southwest 1/4, Section 13, T22N, R14E, assumed to bear N88°31'05"E, base on State Plane South NAD27 Coordinate system.

NOTES

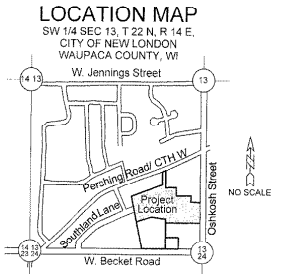
- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

- 3/4" Rebar Found
- 1" Iron Pipe Found
- Overhead Electric Lines to be relocated
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- ▲ All Other Corners
- 1/2" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	280.00'	N 82°10'32" E	187.30'	158.45'	32°37'39"	N 65°51'42" E	S 81°30'39" E
C2	200.00'	S 71°14'33" W	52.51'	92.59'	10°45'41"	S 65°51'42" W	S 76°37'23" W
C3	280.00'	S 86°07'31" W	92.45'	92.87'	19°00'17"	S 76°37'23" W	N 84°22'20" W
C4	280.00'	N 82°58'29" W	13.98'	13.98'	2°51'41"	N 84°22'20" W	N 81°30'39" W
C5	200.00'	S 86°15'28" E	39.41'	36.46'	0°20'30"	S 81°30'39" W	N 86°59'42" E
C6	220.00'	N 84°32'56" W	23.32'	23.33'	6°04'34"	N 81°30'39" W	N 87°35'13" W
C7	220.00'	N 89°17'45" W	13.12'	13.12'	3°25'05"	N 87°35'13" W	S 88°59'42" W
C8	280.00'	S 86°15'28" E	46.34'	46.40'	9°29'39"	S 81°30'39" W	N 86°59'42" E
C9	220.00'	N 82°10'32" E	123.56'	125.28'	32°37'39"	N 65°51'42" E	S 81°30'39" E
C10	220.00'	N 88°59'34" E	72.97'	73.31'	19°05'33"	N 79°23'48" E	S 81°30'39" E
C11	220.00'	N 72°37'45" E	51.85'	51.97'	13°32'05"	N 65°51'42" E	N 79°23'48" E

LINE TABLE		
Line	Bearing	Length
L1	N 89°45'40" E	25.00'
L2	N 68°11'19" E	24.29'
L3	N 65°26'42" E	24.47'



DOC# 912798

Recorded on Feb 23, 2023 12:00 PM

MICHAEL MAZEMKE
WAUPACA COUNTY
REGISTER OF DEEDS
Fee Amount: \$50.00
Pages: 2

CABINET C SLIDE 868



Outlot 1
43,221 SF
0.992 ac
To be deeded by separate document to Lot 2 of CSM 8032

Outlot 1 Stormwater Note
Outlot 1 will be improved as a storm water pond and adjacent to Lots 16 thru 20, abutting landowner South of and adjacent to Lots 16 thru 20, described as Lot 2 of CSM 8032. The ownership and maintenance of Outlot 1 is to be controlled by a Storm Water Maintenance Agreement with the City of New London and recorded separately with the Outagamie County Register of Deeds.

Private Sanitary Sewer Easement
The Easement shown between Lots 17 and 18 is granted to the ownership of Lot 2 of Certified Survey Map 8032, to run with the their heirs and assigns. Said easement is for the installation, use and maintenance of a Private Sanitary Sewer. All expenses of maintenance, of the sanitary sewer line, will be the sole responsibility of the owner, at the time of said maintenance, of said Lot 2 of Certified Survey Map 8032.

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 October 10, 2022
Rene M. Power
Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1104 Province Terrace, Menasha, WI 54952
Ph: 920-991-1868 Fax: 920-441-0804
www.davel.pro

WISCONSIN
JAMES R. SEHLIFF
REGISTERED LAND SURVEYOR
No. 2682
EXPIRES 5/31/2022
Date

Celestial Hills

All of Lot 3 Certified Survey Map 8023, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin

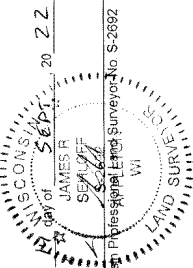
Surveyor's Certificate

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 New London and Waupaca County, and under the direction of Raingrid, LLC, owners of said land, I have surveyed, divided and mapped Celestial Hills, that such plat correctly represents an exterior corner and the subdivision of the land surveyed, and that this land is located in all of Lot 3 Certified Survey Map 8023, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 22 North, Range 14 East, City of New London, Waupaca County, Wisconsin, containing 453,715 Sq Ft (10.4187 Acre) of land, subject to all easements and restrictions of record.

Given under my hand this

13th day of October, 2022

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



Owner's Certificate

Raingrid, 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.

Raingrid, 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 New London
Department of Administration

Dated this 13th day of Oct, 2022

In the presence of: Raingrid, LLC

Randall B. Reitzel

State of Wisconsin

Calumet County ss

Personally came before me this 13th day of October, 2022, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

James R. Sehoff My Commission Expires 12/21/24

Notary Public, Wisconsin



Randall B. Reitzel Member
Date: 10/13/22

Utility Easement Provisions

An non exclusive easement for electric, natural gas, and communications service is hereby granted by Raingrid, LLC, Grantor, to:

New London Utilities
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, SBC, Grantee,
and
Chatter Communications, 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, access, 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 and service connections upon, across, within and beneath the surface of each lot to serve improvements, hereon, 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 given. 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 Grantee.

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

Other utility entities, not listed as grantee, may also utilize the Utility Easement upon the approval of the granted parties for continued use of electric, gas and communication services.

Raingrid, LLC.

Randall B. Reitzel Member
Date: 10-13-2022

Mortgagee's Certificate

Bank of Luxembourg, 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 Raingrid, LLC, owner.

IN WITNESS WHEREOF, the said (corporate name) has caused these presents to be signed by

Daniel D. Verc Sec. Verc its President, and countersigned by Jeff Mulvey its Secretary or Cashier.

at Luxemburg, Wisconsin, and its corporate seal to be hereunto affixed

this 25 day of October, 2022

In the presence of

Bank of Luxembourg (Corporate Seal)
Corporate Name

Jeff Mulvey 10/25/22 Date
Secretary or Cashier

State of Wisconsin

Brown County ss

Personally came before me this 25th day of October, 2022, Daniel Verc President,

and Jeff Mulvey 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 deed of said corporation, by its authority.

James R. Sehoff My Commission Expires May 19, 2024
Notary Public, Wisconsin



Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers of the City of New London and Waupaca County, do hereby certify that in accordance with the records in our office, there are no unrecouped tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Jeff Mulvey 10/17/2022 Date
City of New London Treasurer

Bob Evans 10/19/2022 Date
County Treasurer

City of New London Approval

Resolved, that the plat of Celestial Hills in the City of New London, Waupaca County, Raingrid, LLC, owner, is hereby approved by the Common Council of the City of New London

Mark Glantz 10-17-2022 Date
Mayor

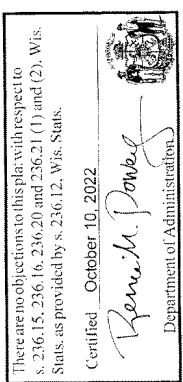
I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of New London

Nikki Yunus 10-17-22 Date
Clerk

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

the property owner of record: Raingrid, LLC Parcel Number(s): 33 13 34 33

Recording Information: Doc No. 895327



Revision Date: Aug 26, 2022
File: 6798Final.dwg
Date: 08/26/2022
Drafted By: Jim
Sheet: 2 of 2

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