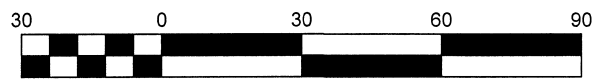
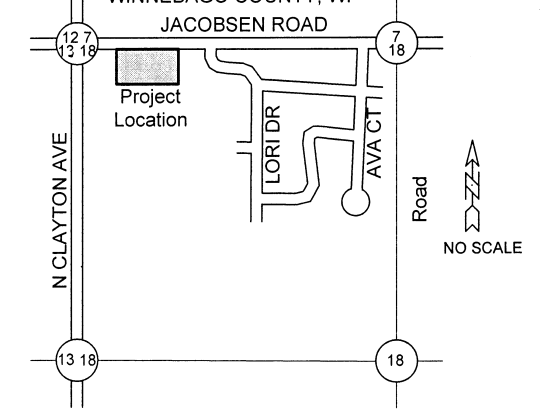


Jacobsen Meadows 3

All of Lot 3, Certified Survey Map 5766 being part of the Northwest 1/4 of the fractional Northwest 1/4 of Section 18, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

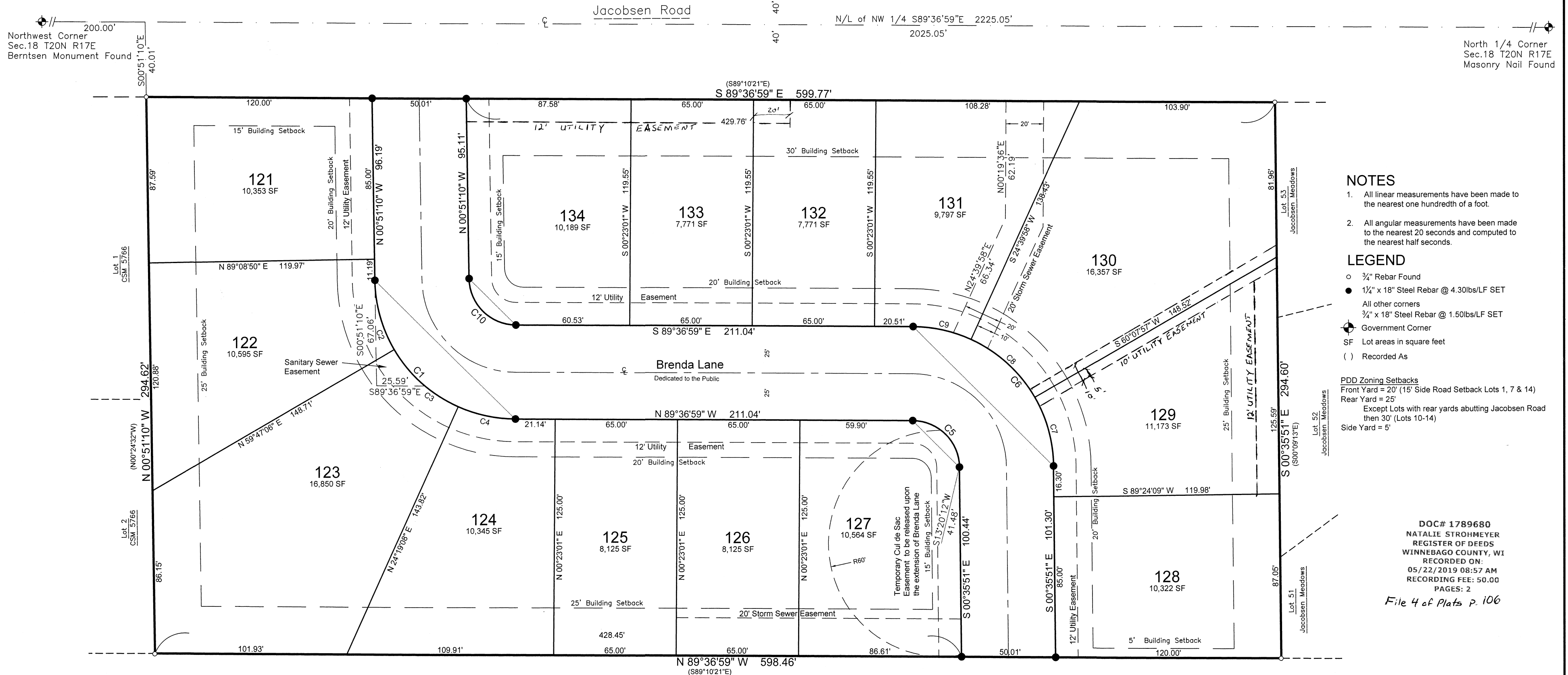
LOCATION MAP

NW 1/4 SEC 18, T 20 N, R 17 E,
VILLAGE OF FOX CROSSING,
WINNEBAGO COUNTY, WI



Bearings are referenced to the North line of the Northwest 1/4, Section 18, T20N, R17E, assumed to bear S89°36'59"E, based on the Winnebago County Coordinate System.

Lot 80 Jacobsen Meadows Lot 79 Jacobsen Meadows Lot 78 Jacobsen Meadows Lot 77 Jacobsen Meadows Lot 76 Jacobsen Meadows Lot 75 Jacobsen Meadows Lot 74 Jacobsen Meadows



NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- 3/4" Rebar Found
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- Government Corner
- SF Lot areas in square feet
- () Recorded As

PDD Zoning Setbacks
 Front Yard = 20' (15' Side Road Setback Lots 1, 7 & 14)
 Rear Yard = 25'
 Except Lots with rear yards abutting Jacobsen Road then 30' (Lots 10-14)
 Side Yard = 5'

DOC# 1789680
 NATALIE STROHMEYER
 REGISTER OF DEEDS
 WINNEBAGO COUNTY, WI
 RECORDED ON:
 05/22/2019 08:57 AM
 RECORDING FEE: 50.00
 PAGES: 2
 File 4 of Plats p. 106

Revision Date: Feb 22, 2019
 File: 4092Final.dwg
 Date: 02/22/2019
 Drafted By: jim
 Sheet: 1 of 2

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified February 26th 2019
 Department of Administration

WISCONSIN
 JAMES R. SEHLOFF
 REGISTERED SURVEYOR
 22 FEB 2019
 Date

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 CIVIL ENGINEERING CONSULTANTS
 1811 Racine Street Menasha, WI 54952
 Ph: 920-991-1886 Fax: 920-830-9595
 www.davel.pro

Jacobsen Meadows 3

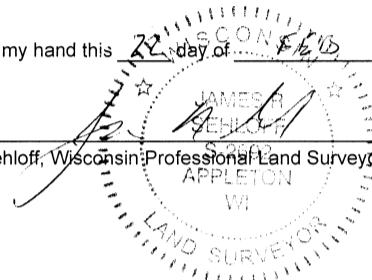
All of Lot 3, Certified Survey Map 5766 being part of the Northwest 1/4 of the fractional Northwest 1/4 of Section 18, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

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 Fox Crossing and Winnebago County, and under the direction of Decker Rusch Development, Inc., owners of said land, I have surveyed divided and mapped Jacobsen Meadows 3, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map 5776, being part of the Northwest 1/4 of the fractional Northwest 1/4, Section 18, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, containing 176,471 Sq Ft (4.0512 Acres) of land more or less, subject to all easement and restrictions of record.

Given under my hand this 22 day of Feb, 20 19

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



Utility Easement Provisions

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

Decker Rusch Development, Inc., 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.

Decker Rusch Development, Inc.

Gordon Decker, President 4-22-19
Gordon Decker, President Date

Corporate owner's Certificate

Decker Rusch Development, Inc., 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.

Decker Rusch Development, Inc., owner, Decker Rusch Development, Inc., 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 Fox Crossing
Winnebago County Planning and Zoning Committee
Department of Administration

IN WITNESS WHEREOF, the said Decker Rusch Development, Inc., has caused these presents to

be signed by its authorized representatives, located at, Menasha, Wisconsin

this 22 day of April, 20 19.

In the Presence of: Decker Rusch Development, Inc.

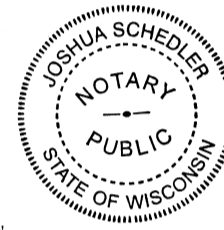
Gordon Decker, President
Gordon Decker, President

State of Wisconsin)
Winnebago County) ss

Personally came before me this 22 day of April, 20 19.

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Joshua Schedler My commission expires: March 14, 2023
Notary Public, Wisconsin



Village Board Approval Certificate

Resolved, that the plat of Jacobsen Meadows 3 in the Village of Fox Crossing, Winnebago County, Decker Rusch Development, Inc., is hereby approved by the Village Board of the Village of Fox Crossing.

Chairman 5/21/19
Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Town of Grand
Chute the Village of Fox Crossing.

Clérk 5/21/19
Clérk Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Fox Crossing and Winnebago 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.

Mural Krishna 5/20/19
Village Treasurer Date

Marye Muegg 5/21/19
County Treasurer Date

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

Property owner of record: Decker Rusch Development, Inc. Recording Information: Doc No. 1364040 Parcel Number(s): 121055207

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	75.00'	N 45°14'04" W	104.92'	116.19'	88°45'49"	N 89°36'59" W	N 00°51'10" W
C2	75.00'	S 15°32'02" E	38.02'	38.44'	29°21'44"	S 30°12'54" E	S 00°51'10" E
C3	75.00'	S 47°56'53" E	45.69'	46.43'	35°27'59"	S 65°40'52" E	S 30°12'54" E
C4	75.00'	S 77°38'56" E	31.10'	31.33'	23°56'06"	S 89°36'59" E	S 65°40'52" E
C5	25.00'	S 45°06'25" E	35.05'	38.84'	89°01'08"	N 89°36'59" W	N 00°35'51" W
C6	75.00'	S 45°06'25" E	105.15'	116.53'	89°01'08"	S 89°36'59" E	S 00°35'51" E
C7	75.00'	N 15°13'57" W	37.90'	38.31'	29°16'12"	N 29°52'03" W	N 00°35'51" W
C8	75.00'	N 47°36'03" W	45.69'	46.43'	35°27'59"	N 65°20'02" W	N 29°52'03" W
C9	75.00'	N 77°28'30" W	31.55'	31.79'	24°16'57"	N 89°36'59" W	N 65°20'02" W
C10	25.00'	N 45°14'04" W	34.97'	38.73'	88°45'49"	S 89°36'59" E	S 00°51'10" E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 26th 20 19

Renee M. Pomy
Department of Administration



File: 4092Final.dwg
Date: 01/15/2019
Drafted By: jim
Sheet: 2 of 2
Revision Date: Jan 15, 2019



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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1811 Racine Street Menasha, WI 54952
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