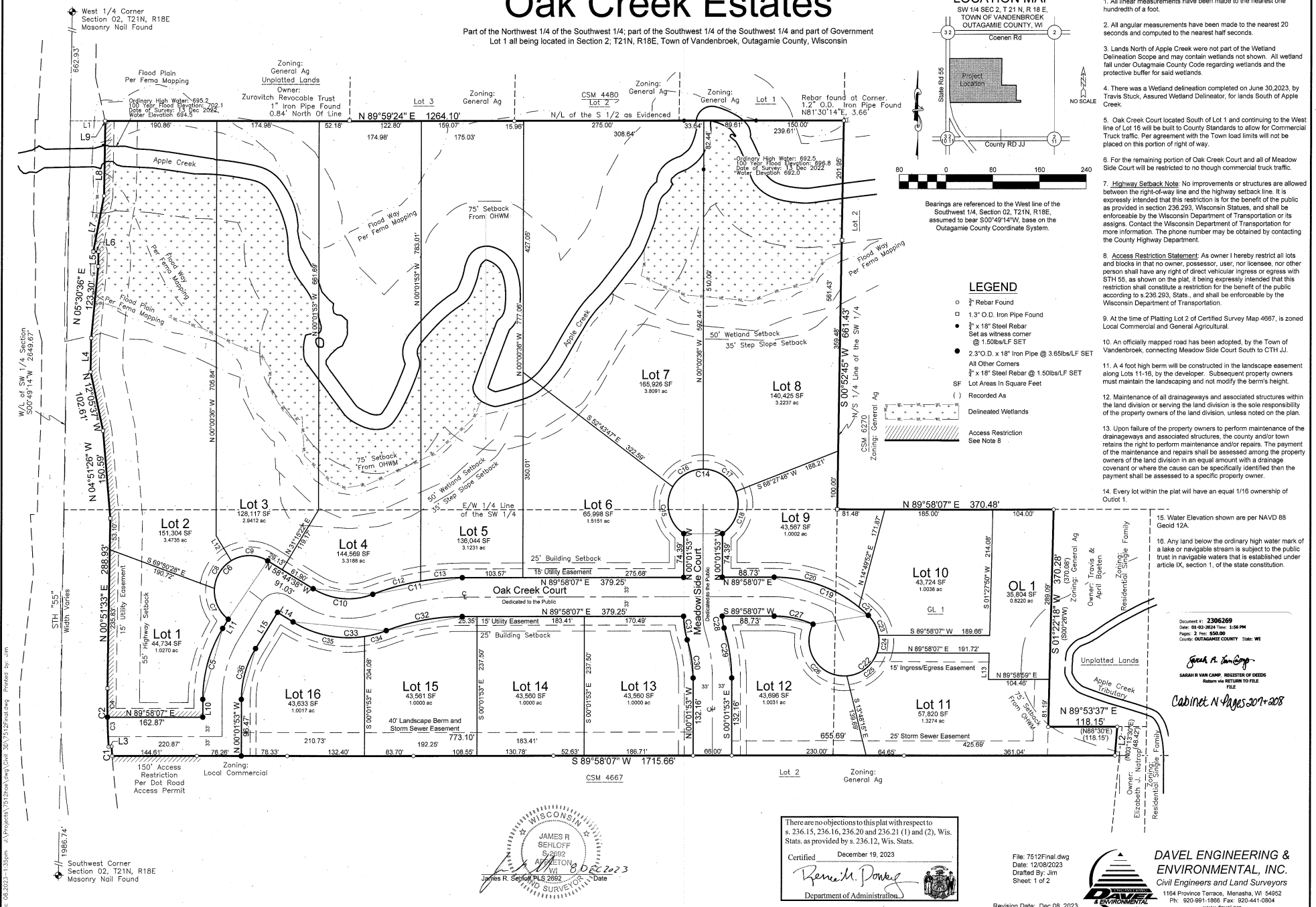


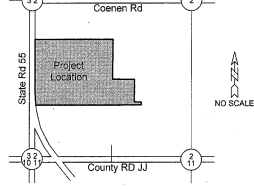
Oak Creek Estates

Part of the Northwest 1/4 of the Southwest 1/4; part of the Southwest 1/4 of the Southwest 1/4 and part of Government Lot 1 all being located in Section 2, T21N, R18E, Town of Vandenberg, Outagamie County, Wisconsin



LOCATION MAP

SW 1/4 SEC 2, T 21 N, R 18 E,
TOWN OF VANDENBERG,
OUTAGAMIE COUNTY, WI



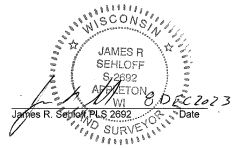
Bearings are referenced to the West line of the Southwest 1/4, Section 02, T21N, R18E, assumed to bear S00°49'14"W, based on the Outagamie County Coordinate System.

LEGEND

- Rebar Found
- 1.3" O.D. Iron Pipe Found
- ⊠ 12" x 18" Steel Rebar Set as witness corner @ 1.50lbs/LF SET
- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- All Other Corners 12" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Area in Square Feet
- () Recorded As
- Delineated Wetlands
- Access Restriction See Note 8

- Notes:**
1. All linear measurements have been made to the nearest one hundredth of a foot.
 2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half second.
 3. Lands North of Apple Creek were not part of the Wetland Delineation Scope and may contain wetlands not shown. All wetland land under Outagamie County Code regarding wetlands and the protective buffer for said wetlands.
 4. There was a Wetland Delineation completed on June 30, 2023, by Travis Stuck, Assured Wetland Delineator, for lands South of Apple Creek.
 5. Oak Creek Court located South of Lot 1 and continuing to the West line of Lot 16 will be built to County Standards to allow for Commercial Truck traffic. Per agreement with the Town load limits will not be placed on this portion of right of way.
 6. For the remaining portion of Oak Creek Court and all of Meadow Side Court will be restricted to no through commercial truck traffic.
 7. **Highway Setback Note:** No improvements or structures are allowed between the right-of-way line and the highway setback line. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
 8. **Access Restriction Statement:** As owner I hereby restrict all lots and blocks in that no owner, possessor, user, nor licensee nor other person shall have any right of direct vehicular ingress or egress with STH 55, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.238, Stats., and shall be enforceable by the Wisconsin Department of Transportation.
 9. At the time of Platting Lot 2 of Certified Survey Map 4667, is zoned Local Commercial and General Agricultural.
 10. An officially mapped road has been adopted, by the Town of Vandenberg, connecting Meadow Side Court South to CTH JJ.
 11. A 4 foot high berm will be constructed in the landscape easement along Lots 11-16, by the developer. Subsequent property owners must maintain the landscaping and not modify the berm's height.
 12. Maintenance of all drainage ways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plat.
 13. Upon failure of the property owners to perform maintenance of the drainage ways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can be specifically identified then the payment shall be assessed to a specific property owner.
 14. Every lot within the plat will have an equal 1/16 ownership of Court 1.

15. Water Elevation shown are per NAVD 88 Geoid 12A.
16. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.



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 December 19, 2023

Bernie M. Doney
Department of Administration

File: 7612Final.dwg
Date: 12/08/2023
Drawn By: Jim
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54902
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Document #: 2306269
Date: 08/20/2023 Time: 1:56 PM
Pages: 2 File: 500.00
Client: OUTAGAMIE COUNTY, WI

Jack A. SanCarp
SARAH R VAN CAMP, REGISTERED DEEDS
GIVEN AND RETURN TO FILE
FILE
Cabinet N Pages 201-208

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Oak Creek Estates

Part of the Northwest 1/4 of the Southwest 1/4; part of the Southwest 1/4 of the Southwest 1/4 and part of Government Lot 1 all being located in Section 2; T21N, R18E, Town of Vandenberg, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Schloff, 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 Town of Vandenberg and Outagamie County, and under the direction of PHH Investment Company, owners of said land, I have surveyed and mapped Oak Creek Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of the Northwest 1/4 of the Southwest 1/4; part of the Southwest 1/4 of the Southwest 1/4 and part of Government Lot 1 all being located in Section 2; T21N, R18E, Town of Vandenberg, Outagamie County, Wisconsin, containing 1,516,614 Square Feet (34,855 Acres) of land described as follows:

Commencing at the West corner of Section 2, thence along the West line of the Southwest 1/4, S00°49'14"W, 662.63 feet; thence, N89°59'24"E, 59.23 feet to the East right of way line of State Highway 55 said point also being the point of beginning; thence, N89°59'24"E, 1264.10 feet to the East line of the Northwest 1/4 of the Southwest 1/4; thence, along said East line, S00°52'49"W, 691.43 feet to the Northwest Corner of Government Lot 1; thence, along the North line of said Government Lot 1, N89°59'07"E, 370.49 feet; thence, S01°22'18"W, 370.28 feet; thence, N89°53'37"E, 118.15 feet; thence, S04°37'02"W, 49.15 feet to the North line of Lot 2 of Certified Survey Map 4667; thence, along said North line, S89°58'07"W, 1716.65 feet to said Easterly right of way line of State Highway 55; thence, along said East right of way line, 16.01 feet along the arc of a curve to the right with a radius of 1347.39 feet and a chord of 16.01 feet which bears N03°42'08"W; thence, continuing along said East right of way line, S89°58'17"W, 5.00 feet; thence, continuing along said East right of way line, 99.64 feet along the arc of a curve to the right with a radius of 1352.39 feet and a chord of 99.62 feet which bears N01°15'05"W; thence, continuing along said East right of way line, N00°51'33"E, 288.93 feet; thence, continuing along said East right of way line, N04°51'26"W, 150.59 feet; thence, continuing along said East right of way line, N12°05'37"W, 102.81 feet; thence, continuing along said East right of way line, N00°51'33"E, 57.78 feet; thence, continuing along said East right of way line, N05°30'36"E, 123.30 feet; thence, continuing along said East right of way line, N00°51'57"E, 25.11 feet; thence, continuing along said East right of way line, N89°08'27"W, 8.97 feet; thence, continuing along said East right of way line, N11°03'47"E, 95.60 feet; thence, continuing along said East right of way line, N00°51'33"E, 124.90 feet; thence, continuing along said East right of way line, N12°36'49"W, 1.64 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand and the seal of my office this 21st day of December, 2023.

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



Owner's Certificate of Dedication

PHH Investment Company, 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.

PHH Investment Company, 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:

- Outagamie County Planning and Zoning Committee
- Town of Vandenberg
- Village of Little Chute
- Department of Administration
- Wisconsin Department of Transportation

Dated this 21st day of December, 2023.

In the presence of: PHH Investment Company

Pat Heuring, Managing Member, 12/21/23

Peter Heuring, Print Name, 12/21/23

State of Wisconsin
Calumet County) ss

Personally came before me this 21st day of December, 2023, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires 3/01/2027

Utility Easement Provisions

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

PHH Investment Company, Grantor, to:

- Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
- SBC, Grantee,
- TDS Metrocom, 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.

PHH Investment Company

Pat Heuring, Managing Member, 12/21/23

Peter Heuring, Print Name, 12/21/23

Town Board Approval Certificate

Resolved, that the plat of Oak Creek Estates in the Town of Vandenberg, Outagamie County, PHH Investment Company, owner, is hereby approved by the Town Board of the Town of Vandenberg.

Jason Wegand, Town Chairman, 12-27-23

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Vandenberg.

Cory Swenberg, Town Clerk, 12-27-23

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Vandenberg 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 on and of the land included in this plat.

Jumara Meltzer, Town Treasurer, 12-28-23

Risa Burkamp, Deputy, County Treasurer, 1/2/2024

Village of Little Chute Approval (Extrajurisdictional)

Resolved, that the plat of Oak Creek Estates in the Town of Vandenberg, Outagamie County, PHH Investment Company, owner, is hereby approved by the Village Board of the Village of Little Chute.

Michael Vanden Berg, Village President, 12-28-23

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Little Chute.

Laurie Decker, Village Clerk, 12-28-23

County Planning Agency Approval Certificate

Resolved, that the plat of Oak Creek Estates in the Town of Vandenberg, Outagamie County, PHH Investment Company, owners, is hereby approved by Outagamie County.

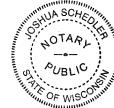
County Planning Administrator, 1-2-2024

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

the property owner of record: PHH Investment Company
Recording information: Doc 2283710
Parcel Number(s): 200004800, 200004903 & 200005200

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-out
C1	1347.39	N 03°42'08" W	16.01'	16.01'	0°40'51"	N 04°02'33" W
C2	1352.39	N 01°15'05" W	99.62'	99.64'	4°13'17"	N 03°21'44" W
C3	1352.39	N 02°17'43" W	50.35'	50.36'	2°08'00"	N 03°21'44" W
C4	1352.39	N 00°11'05" W	49.28'	49.29'	2°05'17"	N 01°13'43" W
C5	233.00	N 16°36'45" E	125.66'	127.23'	31°17'15"	N 00°01'53" W
C6	60.00	N 34°07'33" E	118.85'	182.49'	174°15'39"	N 53°00'17" W
C7	60.00	N 24°29'37" W	57.28'	59.71'	57°01'15"	N 53°00'17" W
C8	60.00	N 31°17'49" E	55.00'	57.13'	54°33'33"	N 04°01'03" E
C9	60.00	N 89°54'59" E	62.41'	65.94'	62°40'46"	N 58°34'36" E
C10	117.00	N 84°44'12" W	102.55'	106.16'	51°59'09"	N 69°16'13" E
C11	433.00	S 79°37'10" W	155.57'	156.42'	20°41'54"	N 89°58'07" E
C12	433.00	N 74°53'19" E	84.78'	84.92'	11°14'12"	N 69°16'13" E
C13	433.00	N 89°14'16" E	71.42'	71.50'	8°27'42"	N 60°30'29" E
C14	60.00	N 89°58'07" E	66.00'	307.11'	283°19'58"	N 56°39'52" W
C15	60.00	N 13°20'14" W	82.34'	80.74'	86°59'16"	N 56°39'52" W
C16	60.00	N 89°59'24" E	60.00'	62.83'	60°00'00"	N 29°59'24" E
C17	60.00	S 55°46'24" E	67.51'	71.71'	68°28'24"	N 89°59'24" E
C18	60.00	S 17°31'57" W	75.63'	81.83'	78°08'18"	S 21°32'12" E
C19	233.00	S 69°09'43" E	173.58'	177.67'	43°44'19"	N 89°58'07" E
C20	233.00	S 70°47'16" E	153.59'	156.51'	38°29'14"	N 89°58'07" E
C21	233.00	S 48°55'09" E	21.35'	21.36'	5°15'08"	S 51°32'39" E
C22	60.00	S 80°49'31" W	95.69'	286.24'	254°14'09"	S 46°17'34" E
C23	60.00	S 27°43'15" E	38.22'	38.00'	37°09'38"	S 46°17'34" E
C24	60.00	S 68°23'43" W	30.14'	30.46'	29°09'18"	S 09°08'56" E
C25	60.00	S 52°44'12" W	65.00'	66.89'	65°39'40"	S 19°46'22" W
C26	60.00	N 33°15'41" W	105.16'	128.19'	122°24'34"	S 85°32'02" W
C27	187.00	N 78°16'35" W	68.04'	68.52'	23°30'38"	N 69°31'17" W
C28	67.00	S 08°47'22" E	20.40'	20.48'	17°30'58"	S 00°01'33" E
C29	283.00	S 08°47'22" E	86.16'	86.52'	17°30'58"	S 17°32'51" E
C30	217.00	S 08°47'22" E	66.06'	66.34'	17°30'58"	S 17°32'51" E
C31	133.00	S 08°47'22" E	40.50'	40.66'	17°30'58"	S 00°01'33" E
C32	367.00	N 79°37'10" E	131.86'	132.58'	20°41'54"	N 69°16'13" E
C33	183.00	S 84°44'12" E	160.40'	166.04'	51°59'09"	S 58°44'38" E
C34	183.00	N 75°17'59" E	38.44'	38.51'	12°03'23"	N 81°19'36" E
C35	183.00	S 78°42'31" E	124.97'	127.53'	39°58'46"	S 58°44'38" E
C36	187.00	N 16°36'45" E	90.06'	91.19'	31°17'15"	N 00°01'53" W

LINE TABLE		
Line	Bearing	Length
L1	N 89°59'24" E	59.23
L2	S 04°37'06" W	49.10
L3	S 86°38'17" W	5.00
L4	N 00°51'33" E	57.78
L5	N 00°51'57" E	25.11
L6	N 89°08'27" W	8.97
L7	N 11°03'47" E	95.60
L8	N 00°51'33" E	124.90
L9	N 12°36'49" W	1.64
L10	N 00°01'53" W	30.47
L11	N 31°15'22" E	18.30
L12	N 31°25'34" W	59.03
L13	N 01°27'50" E	44.99
L14	S 58°44'38" E	31.03
L15	N 31°15'22" E	72.00



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 December 19, 2023

Renée M. Powers, Department of Administration

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