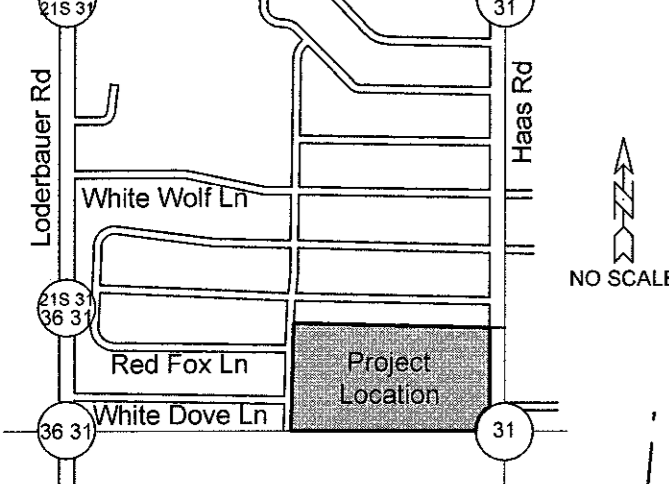


LOCATION MAP

NW 1/4 SEC 31, T 21 N, R 19 E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WI

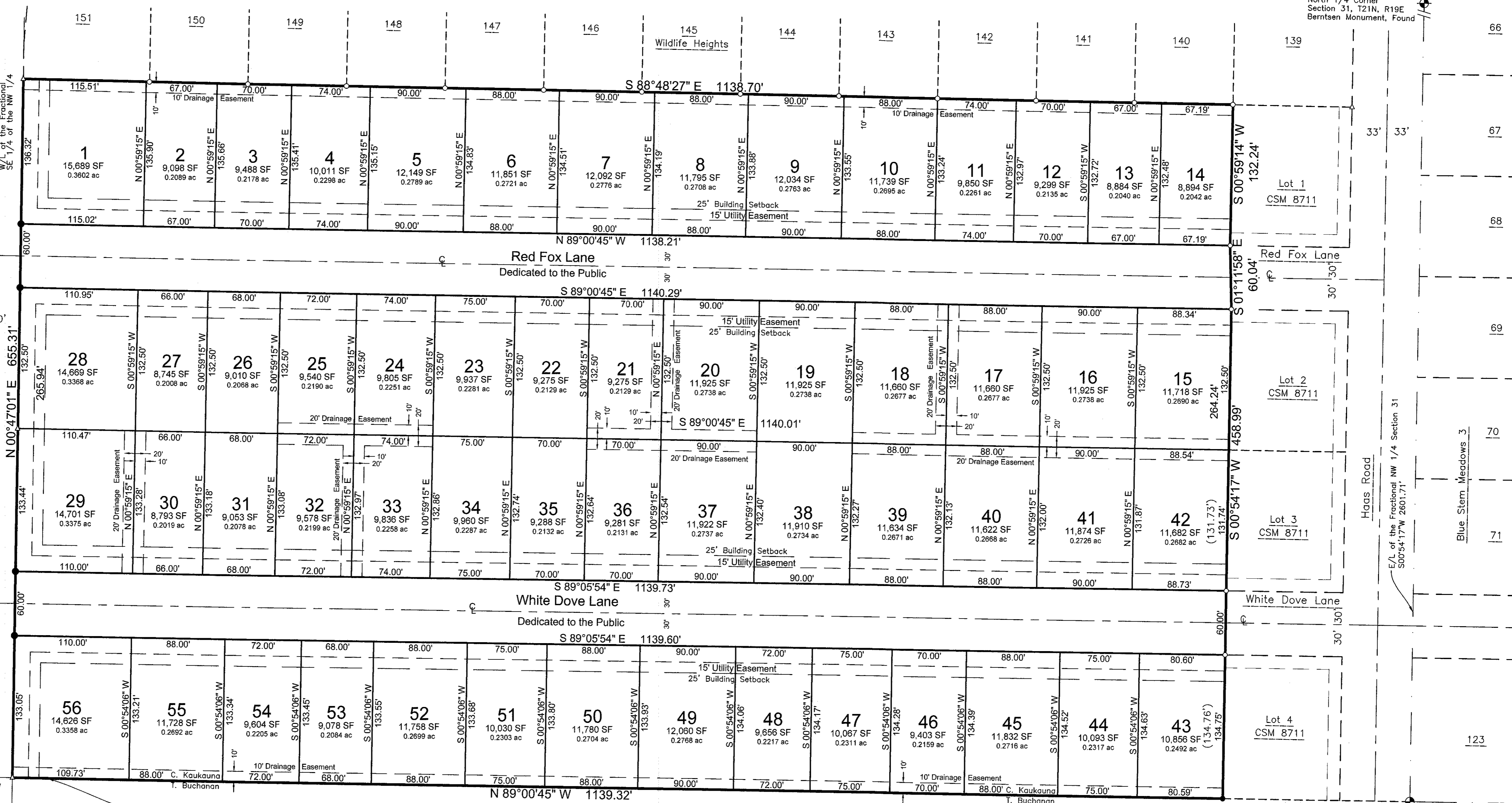


Blue Stem West

All of Lot 1 of Certified Survey Map 8672 being located in part of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Document #: 2324659
Date: 10-22-2024 Time: 12:06 PM
Pages: 2 Fee: \$50.00
County: OUTAGAMIE COUNTY State: WI

Sarah R Van Camp
SARAH R VAN CAMP, REGISTER OF DEEDS
Return via RETURN TO FILE
CABINET N, PAGES 241-242



W/L of the Fractional SE 1/4 of the NW 1/4
N 00°47'01" E 655.31'
N 00°54'17" W 458.99'

North 1/4 Corner Section 31, T21N, R19E
Berntsen Monument, Found

Lot 1
CSM 8711

Lot 2
CSM 8711

Lot 3
CSM 8711

Lot 4
CSM 8711

5/4 of the Fractional NW 1/4 Section 31
S 00°54'17" W 2601.71'

Center of Section Section 31, T21N, R19E
Chiseled X in 6" by 6" Stone, Found

West 1/4 Corner Section 31, T21N, R19E
Railroad Spike, Found

Unplatted Lands
Mader Family Trust
Karen D. Mader Revocable Living Trust

S/L of the NW 1/4 Section 31
S 89°00'45" E 2781.35'

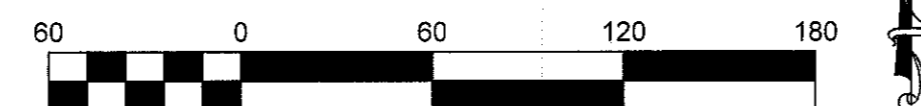
Unplatted Lands
Mader Family Trust
Karen D. Mader Revocable Living Trust

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

- 1" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Rebar Found
- Government Corner
- SF Lot Areas in Square Feet
- ac Lot Areas in Acres
- () Recorded As



Bearings are referenced to the East line of the Northwest 1/4, Section 31, T21N, R19E, assumed to bear S00°54'17" W, base on the Outagamie County Coordinate System.

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 03, 2024
Don Dime
Department of Administration

WISCONSIN
SCOTT R. ANDERSON
Professional Land Surveyor S-3169
scott@davel.pro
10/14/24
Date

Revision Date: Sep 23, 2024
Revision Date: Aug 09, 2024
File: 8070Final.dwg
Date: 09/23/2024
Drafted By: kristy
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1184 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Blue Stem West

All of Lot 1 of Certified Survey Map 8672 being located in part of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, 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 divided and mapped Blue Stem West; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all All of Lot 1 of Certified Survey Map 8672, Document No. 2312399, being located in part of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 744,381 Square Feet (17.0886 Ac) of land. Described parcel is subject to all easements, and restrictions of record.

Given under my hand this 14 day of OCT, 20 24.


Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

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:

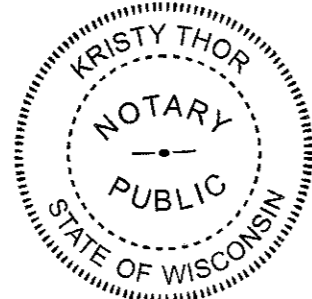
City of Kaukauna
Department of Administration
Outagamie County

Dated this 14 day of OCT, 20 24.

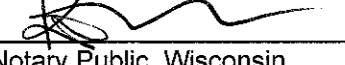
In the presence of: Dercks Dewitt, LLC


Tom Dercks, Managing Member

State of Wisconsin)
VALU MET County) ss



Personally came before me this 14th day of OCTOBER, 20 24, 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 9/20/2027
Notary Public, Wisconsin

Utility Easement Provisions

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

Dercks Dewitt, LLC, Grantor

to:

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 Metrocom, LLC, Grantee,

and

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

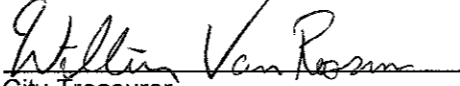
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.


Tom Dercks, Managing Member


10-14-24
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 on and of the land included in this plat.


City Treasurer

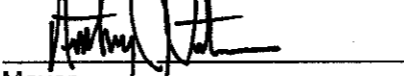
10/15/2024
Date


County Treasurer

10/22/24
Date

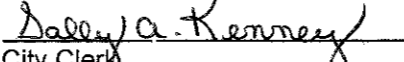
City of Kaukauna Common Council Approval Certificate

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


Mayor

Oct. 15, 2024
Date

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


City Clerk

Oct. 15, 2024
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 West, 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 West 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

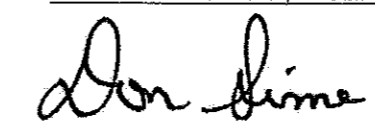
All parts of a lot fronting a street, within the Blue Stem West, will have sidewalk.

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. 2314412

Parcel Number(s):
325-1181-65

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 03, 2024

Department of Administration



Revision Date: Sep 13, 2024
Revision Date: Aug 09, 2024

File: 8070Final.dwg
Date: 09/13/2024
Drafted By: Kristy
Sheet: 2 of 2



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