Winding Creek Estates 4
Part of the Northeast 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

Surveyor's Certificate
J. James R. Gutbrod, Professional land surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the applicable regulations of the Village of Fox Crossing, and under the direction of Winding Creek Estates, LLC, owner of said land, I have surveyed, divided and mapped Winding Creek Estates 4. The plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this is a part of the Northeast 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, containing approximately 10 acres more or less.

Compassing at the East 1/4 corner of Section 6, Pocan, on the East line of the Northeast 1/4 of said Section 6, 324.45 feet, thence N66°52'32"W, 103.77 feet to the Northwesterly corner of Lot 134 Winding Creek Estates 3, said corner being the point of beginning, thence, along West side of Lot 134, S01°27'30"W, 222.35 feet to the Northerly right of way of Illinois-Lincoln, thence, along said right of way, 96.42 feet, along the easterly curve to a left with a radius of 155.525 feet and a chord of 96.42 feet, along said curve, S01°27'30"W, 335.71 feet, along the Northwesterly line of Winding Creek Estates 3, E89°44'48"W, 119.08 feet, along said curve, S01°27'30"W, 335.71 feet, along the Northwesterly line of Lot 134, E89°44'48"W, 85.02 feet, along said curve, S01°27'30"W, 335.71 feet, along the Northwesterly line of Winding Creek Estates 3, along said curve, S01°27'30"W, 335.71 feet, along said line, 1082.23 feet, along said line, 335.71 feet, along the Northwesterly line of Winding Creek Estates 3, thence, continuing along said North line, 335.71 feet, to the West line of Lot 125 Winding Creek Estates 3, Pocan, along said line, S01°27'30"E, 146.93 feet to a point on the North right of way of the South boundary of said Lot 125, thence, along said line, 85.74 feet to the West line of the Northeast 1/4 of Section 6, thence, along said line, 335.71 feet, along the West line of the Northeast 1/4 of Section 6, thence, along said line, S01°27'30"W, 335.71 feet, along the South line of the Northeast 1/4 of Section 6, thence, along said line, S01°27'30"W, 335.71 feet, to the point of beginning, subject to all easement and restrictions of record.

Given under my hand this 10th day of January 2021.

James R. Gutbrod
State of Wisconsin

Utility Easement Provision
An easement for electric, natural gas, and communications service is hereby granted by Winding Creek Estates, LLC, Grantor, to Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin cooperatives doing business as We Energies, SSEC, Grantee.

Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with the transmission and distribution of electricity and natural gas, residential gas, telephone and cable TV facilities for such purposes as the same now or may hereafter be used, in, over, under, across, along and upon the property shown within those areas of the plat designated as "Utility Easement Areas" and the property lines thereof, and to enter upon and across within and beneath the surface of each lot to serve or maintain any such facilities, lines, or appurtenances, plus the right to trim or cut down trees, brush and vines as may be reasonably required incident to the rights herein given, and the right to enter upon and the subject property for all purposes. The Grantees agree to realize or cause to have realized, the property as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This reservation, however, does not apply to the initial installation of said underground and/or above ground electrical facilities, natural gas facilities, telephone and cable TV facilities at any time. Such installation(s) may be made at any time pursuant to a request by the owner(s) of the Lot(s). The use of the subject property and the easement, however, is subject to the condition that the subject property shall not be altered by more than four inches without written consent of the Grantor.

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

Winding Creek Estates, LLC
By: ____________________________

Print name: ________________________

Title: ____________________________

Winding Creek Estates, LLC, as respondent, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and platted as represented on the plat. Winding Creek Estates, LLC, does further certify that this plat is regulated by a Z-295.10 or a Z-296.12 to be submitted to the following for approval or objection:

Village of Fox Crossing
Winnebago County Planning and Zoning Committee
Department of Administration

By WITNESS HEREBY, the said Winding Creek Estates, LLC, has caused these presents to be signed by or on behalf of its authorized representative, located at

Winding Creek Estates, LLC

By: ____________________________

Print name: ________________________

Title: ____________________________

In the Presence of: Winding Creek Estates, LLC

DATE: January 10, 2021

Deed No. 100-2021

Winding Creek Estates, LLC

This plat is prepared in accordance with the following recording instrument:

The property owner(s) record of Winding Creek Estates, LLC

Recording Information: Document No. 1777181

Date: 12/19/2020

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineer and Land Surveyor
1194 Proctor Temple, Watertown, WI 53094
800.848.3111 Toll Free 507.848.3111 www.davel.com

Revision Date: Dec 04, 2020