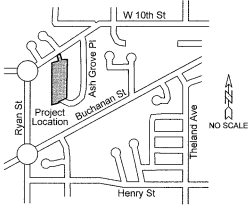


LOCATION MAP

Part of SEC 23, T 21 N, R 18 E,
VILLAGE OF COMBINED LOCKS
OUTAGAMIE COUNTY, WI



Ash Grove Estates

Being part of Lot 1, Certified Survey Map 6824 and part of Lot 4, of the Plat of Survey of the Estate of the Late Michael Brill, all being located in part of Government Lot 8 of Section 23, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

Document #: **2241223**
Date: 07-16-2021 Time: 2:00 PM
Page: 2 of: 500.00
County: OUTAGAMIE COUNTY State: WI

Frank A. Schiott
SAGAN R VAN CAMP, REGISTERED SURVEYOR
Return via RETURN TO FILE FILE

Cabinet N-Pages 114+120



Bearings are referenced to the West line of the Government Lot 1, Section 23, T21N, R18E, assumed to bear N00°02'45"W, based on the Outagamie County Coordinate System.

NOTES

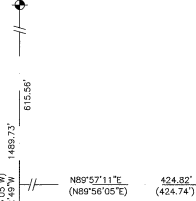
- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- All Storm Sewer, Drainage, and Storm Water Pond Easements are granted to the City per this plat.
- There are Future Grave Markers on Outlot 1, the parcel will be deeded to the Saint Paul's Cemetery by separate document.
- Outlot 2 will be deeded to adjacent land owner to be combined by Certified Survey Map. Until such time Outlot 2 will be deeded restricted to Lot 12 for ownership and conveyance purposes.

LEGEND

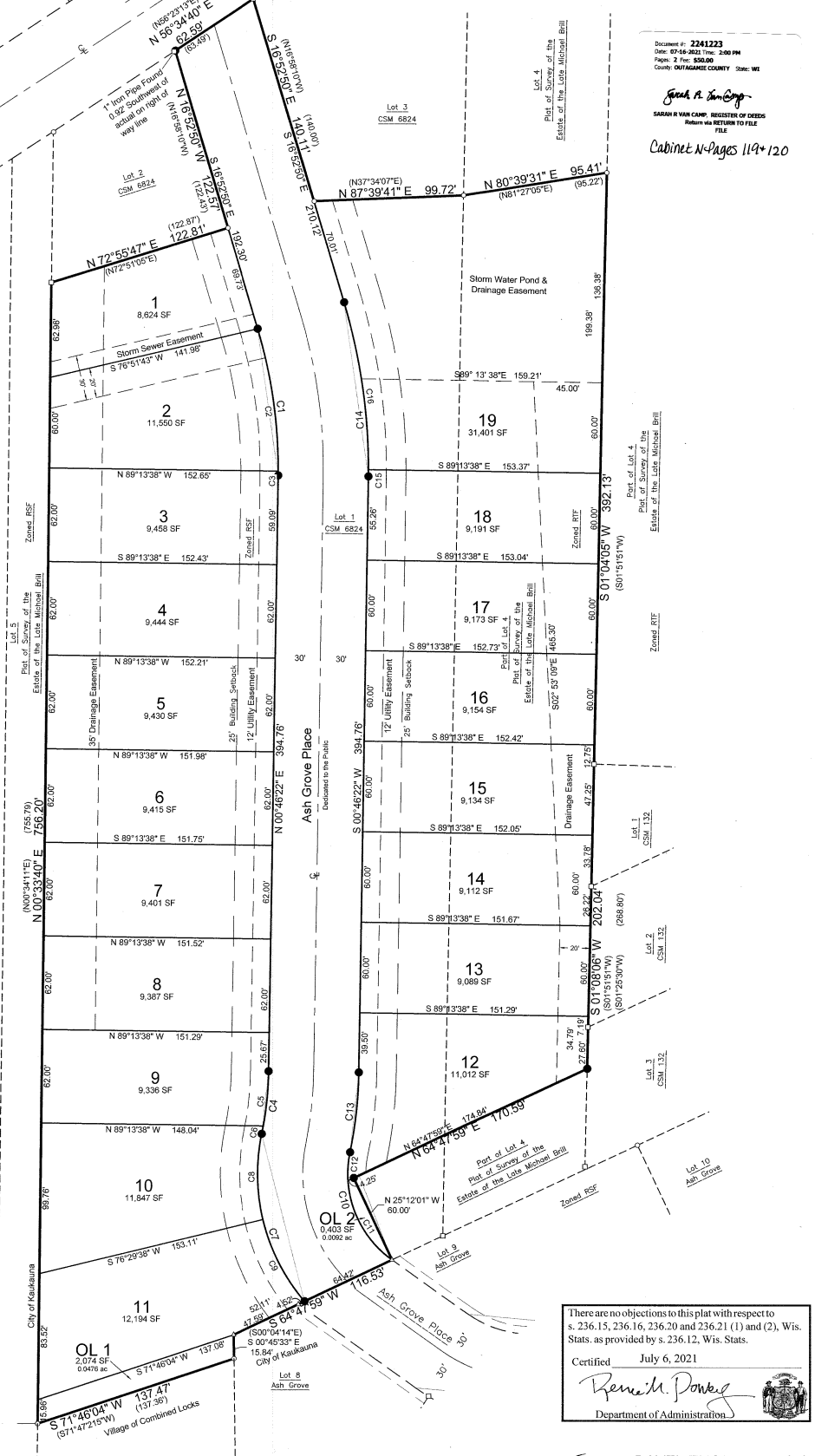
- △ 1 1/2" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As

James R. Schiott
JAMES R. SCHIOTT
Professional Land Surveyor 2692
6-24-2021
Date

Outagamie County Corner
No. 4 21 18 24 33 055
on West line of Government Lot 1
Section 24, T21N, R18E,
Masonry Nail Found



Outagamie County Corner
No. 4 21 18 24 27 055
on West line of Government Lot 1
Section 24, T21N, R18E,
Masonry Nail Found



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 July 6, 2021
Renée M. Poreg
Department of Administration

Revision Date: Jun 24, 2021
File: 6410Final.dwg
Date: 06/24/2021
Drafted By: Jim
Sheet: 1 of 2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1154 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Ash Grove Estates

Being part of Lot 1, Certified Survey Map 6824 and part of Lot 4, of the Plat of Survey of the Estate of the Late Michael Brill, all being located in part of Government Lot 8 of Section 23, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

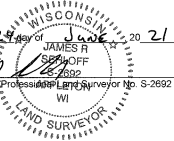
Surveyor's Certificate

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 City of Kaukauna, and under the direction of Marcus McGuire Properties & Rentals, LLC, owner of said land, I have surveyed and mapped Ash Grove Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 1, Certified Survey Map 6824 and part of Lot 4, of the Plat of Survey of the Estate of the Late Michael Brill, all being located in part of Government Lot 8 of Section 23, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, containing 260.896 Sq Ft (5.9893 Ac) of land described as follows:

Commencing at the Outagamie County Government Corner No. 4 21 18 24 27 055 a point on the West line of Government Lot 1; thence along the West line of said Government Lot 1, N00°02'49"W, 874.17 feet; thence N89°57'11"E, 424.82 feet to the Southwest Corner of Lot 1 Certified Survey Map 6824 said point also being the point of beginning; thence, along the West line of said Lot 1 N00°33'07"E, 756.20 feet to the Southwest corner of Lot 2 of said Certified Survey Map, 6824, thence, along the South line of said Lot 2, N72°55'47"E, 122.81 feet to the Southeast corner of said Lot 2; thence N16°52'50"W, 122.57 feet to the South right of way line of State Street, T.R.Z.; thence, along said South right of way, N65°34'40"E, 62.59 feet to the Northwest corner of Lot 3 of said Certified Survey Map 6824; thence, along the West line of said Lot 3, S16°52'50"E, 140.11 feet to the Southwest corner of said Lot 3; thence along said South line of Lot 3, N87°39'41"E, 99.72; thence N80°39'31"E, 95.41 feet; thence S01°04'05"W 392.13 feet to the Northwest corner of Certified Survey Map 132; thence, along the West line of said Certified Survey Map 132, S01°08'06"W, 202.04 feet; thence S04°17'59"W, 170.50 feet; thence, S25°12'01"E, 60.00 feet to the North line of Ash Grove Subdivision; thence, along said North line, S94°47'59"W 116.53 feet to the West line of said Ash Grove Subdivision; thence, along said West line, S00°45'33"E, 15.84 feet to the South line of said Lot 1, Certified Survey Map 6824; thence, along said South line, S71°46'04"W, 137.47 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 24th day of July, 20 21

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



Utility Easement Provisions

An easement for electric and communications service is hereby granted by Marcus McGuire Properties & Rentals, LLC,

Kaukauna Utilities
AT&T
and
Time Warner Cable

Grantors, 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 for such purposes as the same is now and may hereafter be used and for sounds and signals, 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 electrical facilities or communication 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 the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the 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.

24 day of July, 2021
 Signature: [Signature] Date
 Marcus McGuire, Managing Member

Owner's Certificate of Dedication

Marcus McGuire Properties & Rentals, 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.

Marcus McGuire Properties & Rentals, 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

Dated this 9 day of July, 20 21

In the presence of: Marcus McGuire Properties & Rentals, LLC

24 day of July, 2021
 Signature: [Signature]
 Marcus McGuire, Managing Member

State of Wisconsin)

Calumet County) ss

Personally came before me this 9th day of July, 2021, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature] My Commission Expires 12/31/24
 Notary Public, Wisconsin



City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Ash Grove Estates in the City of Kaukauna, Marcus McGuire Properties & Rentals, LLC, owner, is hereby approved by the Common Council.

[Signature] July 14, 2021
 Mayor Date

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

[Signature] July 14, 2021
 City Clerk 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 unredemmed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

[Signature] July 14, 2021
 City Treasurer Date

[Signature] July 16, 2021
 County Treasurer Date

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Ash Grove Estates; 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 Ash Grove Estates 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 soil 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 Ash Grove Estates, will have sidewalk.

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

the property owner of record: Marcus McGuire Properties & Rentals, LLC	Recording Information: Doc No. 2215101*	Parcel Number(s): 323-1864-00 & 323-1864-01
---	--	---

* Doc No. 2217726 was recorded to correct the description on the original document.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	320.00'	S 08°03'14" E	98.21'	88.60'	17°40'20"	S 18°52'16" E	S 00°46'22" W
C2	320.00'	S 08°18'52" E	95.33'	95.69'	17°07'57"	S 18°52'50" E	S 00°19'07" W
C3	320.00'	S 00°30'45" W	2.91'	2.91'	0°31'15"	S 00°15'07" W	S 00°46'22" W
C4	220.00'	N 06°13'48" E	41.85'	41.91'	10°54'52"	N 11°41'14" E	N 00°48'22" E
C5	220.00'	S 05°13'33" W	35.46'	36.50'	9°30'22"	S 10°16'44" W	S 00°46'22" W
C6	220.00'	S 10°58'58" W	5.41'	5.41'	1°24'30"	S 11°41'14" W	S 10°16'44" W
C7	130.00'	N 14°38'37" W	114.51'	118.58'	52°15'42"	N 40°34'38" W	N 11°41'14" E
C8	130.00'	S 00°54'34" E	56.70'	87.16'	25°11'35"	S 13°30'22" E	S 11°41'14" W
C9	130.00'	S 21°02'29" E	60.65'	61.42'	27°04'05"	S 40°34'26" E	S 13°30'22" E
C10	70.00'	S 21°30'17" E	76.64'	81.10'	66°23'03"	S 11°41'14" W	S 54°41'48" E
C11	70.00'	N 29°15'06" W	80.15'	82.17'	50°53'24"	N 03°48'24" W	N 54°41'48" W
C12	70.00'	N 03°56'25" E	18.67'	18.93'	15°29'58"	N 11°41'14" E	N 03°48'24" W
C13	280.00'	N 08°13'48" E	53.26'	53.34'	10°54'52"	N 11°41'14" W	S 00°46'22" W
C14	380.00'	S 08°03'14" E	116.62'	117.08'	17°39'12"	S 16°52'50" E	S 00°46'24" W
C15	380.00'	S 00°24'57" W	4.74'	4.74'	0°42'53"	S 00°03'30" W	S 00°46'24" W
C16	380.00'	S 08°24'41" E	111.93'	112.34'	16°56'19"	S 16°52'50" E	S 00°03'29" W

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 July 6, 2021
 Signature: [Signature]
 Department of Administration

Revision Date: Jun 24, 2021
 File: 6410Final.dwg
 Date: 05/24/2021
 Drafted By: Jim
 Sheet: 2 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1966 Fax: 920-441-0804
 www.davelpro