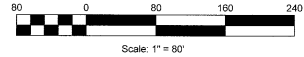
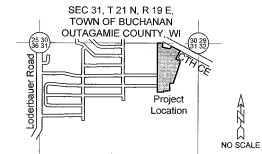


# Country Side Estates

All of Lot 2, Certified Survey Map 8087 located in the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

## LOCATION MAP



Bearings are referenced to the North line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N88°44'41"W, base 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.

## LEGEND

- △ 1 1/2" Rebar Found
- 2" Rebar Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- ⊠ x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet

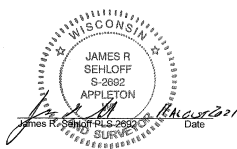
Line	Bearing	Length
L1	N 00°51'45" E	43.40
L2	S 32°23'40" E	42.20
L3	N 88°29'40" E	51.75

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	270.00	S 54°27'16" W	213.99	220.03	46°41'30"	S 31°06'31" W	S 77°48'02" W
C2	270.00	S 47°08'58" W	148.91	159.67	32°00'53"	S 31°06'31" W	S 63°07'25" W
C3	270.00	S 70°27'43" W	68.97	69.16	14°40'37"	S 63°07'25" W	S 77°48'02" W
C4	230.00	S 38°19'53" W	286.16	308.85	78°56'17"	S 77°48'02" W	S 60°51'45" W
C5	230.00	S 69°19'58" W	67.73	67.98	18°56'07"	S 77°48'02" W	S 60°51'45" W
C6	230.00	S 51°07'50" W	77.78	78.16	18°28'11"	S 60°51'45" W	S 41°23'44" W
C7	230.00	S 30°16'56" W	88.60	89.22	22°13'36"	S 41°23'44" W	S 19°10'09" W
C8	230.00	S 10°05'57" W	73.18	73.49	18°18'24"	S 19°10'09" W	S 02°51'45" W
C9	60.00	S 44°08'53" E	84.85	282.74	270°00'00"	N 02°51'45" E	N 89°08'15" W
C10	60.00	N 88°41'04" E	4.58	4.58	42°12'31"	N 89°08'15" E	N 89°08'15" E
C11	60.00	N 89°36'51" E	52.40	54.23	51°46'57"	N 84°43'28" E	N 87°30'22" E
C12	60.00	N 88°28'49" E	53.06	54.97	52°29'22"	N 77°45'58" W	N 34°43'28" E
C13	60.00	N 43°30'32" W	52.12	53.92	51°29'12"	N 68°16'08" W	N 17°45'58" W
C14	60.00	S 55°48'18" W	96.23	115.07	108°53'07"	S 02°51'45" W	N 68°16'08" W
C15	170.00	N 39°19'53" E	211.51	228.28	76°56'17"	N 02°51'45" E	N 77°48'02" E
C16	170.00	N 08°08'25" E	43.07	43.19	14°33'20"	N 02°51'45" E	N 15°25'02" E
C17	170.00	N 40°42'30" E	145.29	150.08	50°34'50"	N 15°25'02" E	N 65°58'55" E
C18	170.00	N 71°53'56" E	34.95	35.02	11°48'00"	N 65°58'55" E	N 77°48'02" E
C19	330.00	N 54°50'41" E	257.41	264.43	45°54'41"	N 77°48'02" E	N 31°53'20" E
C20	330.00	N 72°39'33" E	58.14	59.22	10°18'58"	N 77°48'02" E	N 67°31'04" E
C21	330.00	N 62°18'33" E	58.92	60.00	10°25'03"	N 67°31'04" E	N 67°06'01" E
C22	330.00	N 51°53'30" E	58.92	60.00	10°25'03"	N 67°06'01" E	N 48°40'59" E
C23	330.00	N 39°17'10" E	84.97	85.21	14°47'38"	N 48°40'59" E	N 31°53'20" E
C24	40.00	N 51°30'33" E	61.86	70.72	101°17'37"	N 02°51'45" E	S 77°50'38" E

Document #: 2247757  
 Date: 09-16-2021 Time: 8:22 PM  
 Pages: 2 of: 55.00  
 COUNTY: OUTAGAMIE COUNTY State: WI

*Seal of Sarah A. Van Camp*  
 SARAH A. VAN CAMP, REGISTERED DEEDS  
 REVIEWER IN RETURN TO FILE  
 DAVID ENGINEERING

Cabinet # Pages 134+135



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 August 19, 2021  
*Renée M. Dowdy*  
 Department of Administration

File: 6296Final.dwg  
 Date: 08/11/2021  
 Drafted by: Jim  
 Sheet: 1 of 2  
 Revision Date: Aug 11, 2021

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1866 Fax: 920-441-0804  
 www.davel.org

# Country Side Estates

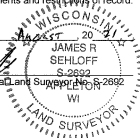
All of Lot 2, Certified Survey Map 8087 located in the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

## Surveyor's Certificate

I, James R. Sehlhoff, 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 Builders & Masonry, Inc., owners of said land, I have surveyed divided and mapped Country Side Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2, Certified Survey Map 8087, recorded as Document 2228085, being part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 856,499 Square Feet (19.6625 Ac) of land, subject to all easements and restrictions of record.

Given under my hand this 11 day of August, 2021

James R. Sehlhoff, Wisconsin Professional Land Surveyor No. 28992



## Owner's Certificate of Dedication

Dercks Builders & Masonry, Inc., 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 Builders & Masonry, 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:

City of Kaukauna  
Department of Administration

Dated this 23<sup>rd</sup> day of August, 2021

In the presence of: Dercks Builders & Masonry, Inc.

Thomas W. Dercks  
Tom Dercks, Managing Member



State of Wisconsin)

Calumet County) ss

Personally came before me this 23<sup>rd</sup> day of August, 2021, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell  
Notary Public, Wisconsin My Commission Expires 12/31/24

## Utility Easement Provisions

An easement for electric and communications service is hereby granted by Dercks Builders & Masonry, Inc.

Grantor:  
to  
Kaukauna Utilities  
AT&T  
Time Warner Cable  
and  
WE Energies

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 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.

Thomas W. Dercks  
Tom Dercks, Managing Member 8/23/2021  
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.

William Van Rossum 8-24-21  
City Treasurer Date  
John J. Wolke 9/16/2021  
County Treasurer Date

## City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Country Side Estates in the City of Kaukauna, Dercks Builders & Masonry, Inc., owner, is hereby approved by the Common Council.

Mayor August 23, 2021  
Date

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

Christine J. Nelson 8-23-2021  
City Clerk Date

## City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Country Side 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 Country Side 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 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 Country Side Estates, will have sidewalk.

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

the property owner of record: Dercks Builders & Masonry, Inc. Recording Information: Doc No. 2231343 Parcel Number(s): Part of 325-1181-00

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 August 19, 2021  
Renault Power  
Department of Administration

File: 6296Final.dwg  
Date: 07/01/2021  
Drafted By: Jim  
Sheet: 2 of 2  
Revision Date: Jul 01, 2021