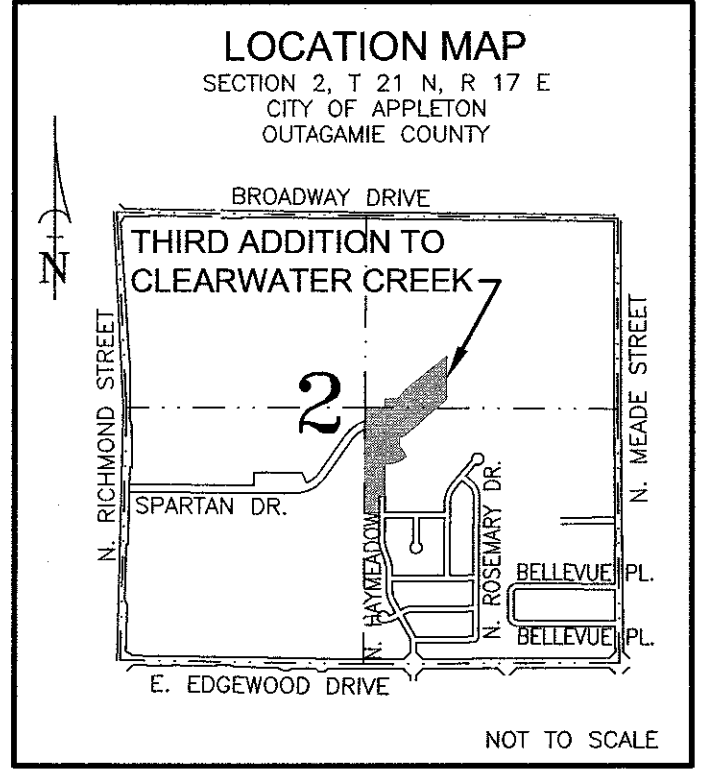


# THIRD ADDITION TO CLEARWATER CREEK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3927 FILED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGE 3927 AS DOCUMENT NO. 1388606, PART OF OUTLOT 2 CERTIFIED SURVEY MAP NO. 7315 FILED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGE 7315 AS DOCUMENT NO. 2095051, PART OF OUTLOT 1 CERTIFIED MAP NO. 7827 FILED AS DOCUMENT NO. 2177075, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND ALSO BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM NAD83(1991) IN WHICH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2, BEARS S 89°43'49" W

1" = 100'  
SCALE IN FEET

## LEGEND

- 1" O.D. ROUND IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
- ▲ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
- △ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
- 3/4" O.D. REBAR FOUND
- ◇ TOTAL LOT AREA IN SQUARE FEET
- ◇ GOVERNMENT CORNER
- ( ) RECORDED AS
- WETLANDS DELINEATED WETLANDS
- MUNICIPAL BOUNDARY

**UTILITY EASEMENTS** - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

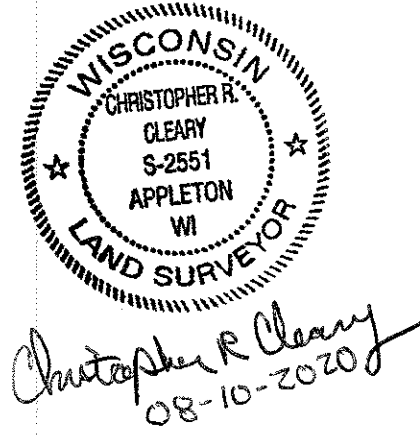
## NOTES

- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.
- ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.
- FRONT YARD BUILDING SETBACKS ARE 20 FEET, THE MINIMUM REAR YARD BUILDING SETBACKS ARE 25 FEET AND MINIMUM SIDE YARD BUILDING SETBACKS ARE 6 FEET AS LISTED IN THE CITY OF APPLETON ZONING ORDINANCE, R-1B SINGLE-FAMILY DISTRICT.
- TOTAL ROAD AREA DEDICATED TO THE PUBLIC: 20,046 SQUARE FEET [0.460 ACRES]
- OUTLOT 3 TO BE USED FOR A FUTURE R-1B ZONED RESIDENTIAL LOT.

Document #: 2225903  
Date: 03-04-2021 Time: 1:25 PM  
Pages: 2 Fee: \$50.00  
County: OUTAGAMIE COUNTY State: WI

*Sarah R. VanCamp*  
SARAH R VAN CAMP, REGISTER OF DEEDS  
Return via RETURN TO FILE FILE

Cabinet N Pages 96+97



CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	280.00'	039°36'59"	193.60'	S 70°26'45.5" W	189.77'	S 89°44'45" E	N 50°38'16" E
2	220.00'	039°36'59"	152.12'	N 70°26'45.5" E	149.10'	S 89°44'45" E	N 50°38'16" E
3	360.00'	024°58'30"	156.92'	S 77°45'59.0" W	155.68'	N 89°44'46" W	S 65°16'44" W
4	440.00'	020°12'35"	155.20'	S 80°08'57.5" W	154.40'	N 89°44'45" W	S 70°02'40" W
5	315.00'	050°34'58"	278.09'	S 64°57'46.0" W	269.15'	S 89°44'45" E	N 39°40'17" E
6	315.00'	025°48'35"	141.90'	N 77°09'57.5" E	140.70'	S 89°44'45" E	N 64°26'40" E
7	315.00'	024°46'23"	136.20'	S 52°03'28.5" W	135.14'	N 64°26'40" E	N 39°40'17" E
8	385.00'	050°34'58"	339.89'	N 64°57'46.0" E	328.96'	S 89°44'45" E	N 39°40'17" E
9	385.00'	016°38'59"	111.88'	N 81°55'45.5" E	111.48'	S 89°44'45" E	N 73°36'16" E
10	385.00'	013°19'46"	89.57'	N 66°56'23.0" E	89.37'	N 73°36'16" E	N 60°16'30" E
11	385.00'	014°11'17"	95.34'	N 53°10'51.5" E	95.09'	N 60°16'30" E	N 46°05'13" E
12	385.00'	006°24'56"	43.11'	N 42°52'45.0" E	43.09'	N 46°05'13" E	N 39°40'17" E
13	315.00'	010°58'00"	184.70'	N 45°09'17.0" E	184.42'	S 50°38'17" W	S 39°40'17" W
14	365.00'	003°08'54"	53.03'	S 41°14'44.0" W	53.02'	S 42°49'11" W	S 39°40'17" W
15	965.00'	005°39'51"	95.40'	S 45°39'06.5" W	95.36'	S 48°29'02" W	S 42°49'11" W
16	965.00'	002°09'15"	36.28'	S 49°33'39.5" W	36.28'	S 50°38'17" W	S 48°29'02" W
17	1035.00'	010°58'00"	198.10'	S 45°09'17.0" W	197.80'	S 50°38'17" W	S 39°40'17" W
18	1035.00'	005°29'00"	99.05'	S 42°24'47.0" W	99.01'	S 45°09'17" W	S 39°40'17" W
19	1035.00'	004°56'53"	89.38'	S 47°37'43.5" W	89.35'	S 50°06'10" W	S 45°09'17" W
20	1035.00'	000°32'07"	9.67'	S 50°22'13.5" W	9.67'	S 50°38'17" W	S 50°06'10" 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 October 29, 2020

*Rene M. Povey*  
Department of Administration

**Martenson & Eisele, Inc.**  
1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0361 1.800.236.0361

Planning  
Environmental  
Surveying  
Engineering  
Architecture

Drawing No. 1-0822-002  
Sheet 1 of 2

Revised October 23rd, 2020

This instrument drawn by: Christopher Cleary

THIRD ADDITION TO CLEARWATER CREEK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3927 FILED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGE 3927 AS DOCUMENT NO. 1388606, PART OF OUTLOT 2 CERTIFIED SURVEY MAP NO. 7315 FILED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGE 7315 AS DOCUMENT NO. 2095051, PART OF OUTLOT 1 CERTIFIED MAP NO. 7827 FILED AS DOCUMENT NO. 2177075, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND ALSO BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE THIRD ADDITION TO CLEARWATER CREEK, AT THE DIRECTION OF CLEARWATER CREEK LLC, PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3927 FILED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGE 3927 AS DOCUMENT NO. 1388606, PART OF OUTLOT 2 CERTIFIED SURVEY MAP NO. 7315 FILED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGE 7315 AS DOCUMENT NO. 2095051, PART OF OUTLOT 1 CERTIFIED SURVEY MAP NO. 7827 FILED AS DOCUMENT NO. 2177075, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND ALSO BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1580.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1089.38 FEET TO THE CENTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 212.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, A DISTANCE OF 127.75 FEET; THENCE NORTH 39 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 113.31 FEET; THENCE NORTH 50 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 563.50 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF LOT 2 CERTIFIED SURVEY MAP NO. 3927, A DISTANCE OF 454.84; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 290.53 FEET; THENCE SOUTH 43 DEGREES 34 MINUTES 56 SECONDS WEST, A DISTANCE OF 95.72 FEET; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 73 DEGREES 01 MINUTES 34 SECONDS WEST, A DISTANCE OF 49.11 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.20 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 59.84 FEET; THENCE SOUTH 29 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 60.95 FEET; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 22.82 FEET; THENCE 193.60 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS SOUTH 70 DEGREES 26 MINUTES 45.5 SECONDS WEST, A DISTANCE OF 189.77 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE, THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SPARTAN DRIVE; THENCE 339.89 FEET ALONG A CURVE TO THE LEFT FOLLOWING THE SOUTH RIGHT OF WAY LINE OF SPARTAN DRIVE, SAID CURVE HAVING A RADIUS OF 385.00 FEET AND A CHORD THAT BEARS NORTH 64 DEGREES 57 MINUTES 46.0 SECONDS EAST, A DISTANCE OF 328.96 FEET; THENCE 184.70 FEET ALONG A CURVE TO THE RIGHT FOLLOWING THE SOUTH RIGHT OF WAY LINE OF SPARTAN DRIVE, SAID CURVE HAVING A RADIUS OF 965.00 FEET AND A CHORD THAT BEARS NORTH 45 DEGREES 09 MINUTES 17.0 SECONDS EAST, A DISTANCE OF 184.42 FEET; THENCE NORTH 50 DEGREES 38 MINUTES 16 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SPARTAN DRIVE, A DISTANCE OF 267.15 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 4027; THENCE NORTH 00 DEGREES 19 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 4027, A DISTANCE OF 90.97 FEET TO THE NORTH RIGHT OF WAY LINE OF SPARTAN DRIVE; THENCE SOUTH 50 DEGREES 38 MINUTES 16 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SPARTAN DRIVE, A DISTANCE OF 325.25; THENCE 198.10 FEET ALONG A CURVE TO THE LEFT FOLLOWING THE NORTH RIGHT OF WAY LINE OF SPARTAN DRIVE, SAID CURVE HAVING A RADIUS OF 1035.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 09 MINUTES 17.0 SECONDS WEST, A DISTANCE OF 197.80 FEET; THENCE 278.09 FEET ALONG A CURVE TO THE RIGHT FOLLOWING THE NORTH RIGHT OF WAY LINE OF SPARTAN DRIVE, SAID CURVE HAVING A RADIUS OF 315.00 FEET AND A CHORD THAT BEARS SOUTH 64 DEGREES 57 MINUTES 46.0 SECONDS WEST, A DISTANCE OF 269.15 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH HAYMEADOW DRIVE; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE, A DISTANCE OF 5.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SPARTAN DRIVE; THENCE 155.20 FEET ALONG A CURVE TO THE LEFT FOLLOWING THE NORTH RIGHT OF WAY LINE OF SPARTAN DRIVE, SAID CURVE HAVING A RADIUS OF 440.00 FEET AND A CHORD THAT BEARS SOUTH 80 DEGREES 08 MINUTES 57.5 SECONDS WEST, A DISTANCE OF 154.40 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 86.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF SPARTAN DRIVE; THENCE 156.92 FEET ALONG A CURVE TO THE RIGHT FOLLOWING THE SOUTH RIGHT OF WAY LINE OF SPARTAN DRIVE, SAID CURVE HAVING A RADIUS OF 360.00 FEET AND A CHORD THAT BEARS NORTH 77 DEGREES 45 MINUTES 59.0 SECONDS EAST, A DISTANCE OF 155.68 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF NORTH HAYMEADOW AVENUE, A DISTANCE OF 897.17 FEET TO THE NORTHEAST CORNER OF LOT 121 SECOND ADDITION TO CLEARWATER CREEK; THENCE SOUTH 89 DEGREES 43 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF LOT 121 SECOND ADDITION TO CLEARWATER CREEK, A DISTANCE OF 152.01 FEET TO THE POINT OF BEGINNING, CONTAINING 432,051 SQ. FT. [9.919 ACRES]

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS SHOWN HEREIN.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF APPLETON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS 10TH DAY OF AUGUST, 2020.

Christopher R. Cleary, PROFESSIONAL LAND SURVEYOR S-2551



DRAINAGE EASEMENT PROVISIONS

AN EASEMENT FOR DRAINAGE IS HEREBY GRANTED BY CLEARWATER CREEK LLC, GRANTOR, TO CITY OF APPLETON, GRANTEE,

THE GRANTOR, THEIR RESPECTIVE LESSEES, SUCCESSORS, HEIRS OR ASSIGNS, SHALL HAVE FULL USE AND ENJOYMENT OF THE PROPERTY REFERENCED ABOVE PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH GRANTEE'S RIGHT TO INSTALL, REPLACE, OPERATE, MAINTAIN AND REPAIR SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES. IT IS FURTHER AGREED THAT AFTER MAINTAINING, REPAIRING, REPLACING OR RELOCATING OF SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES GRANTEE SHALL RESTORE UNIMPROVED SURFACES SUCH AS GRASS, GRAVEL AND DIRT ON SAID PROPERTY, AS CLOSELY AS POSSIBLE, TO THE CONDITION PREVIOUSLY EXISTING. GRANTEE SHALL NOT BE REQUIRED TO RESTORE OR COMPENSATE FOR ANY IMPROVEMENTS OR IMPROVED SURFACES SUCH AS, BUT NOT LIMITED TO, CURB AND GUTTER, HARD PAVEMENTS, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN. GRANTEE DOES HEREBY AGREE TO COMPENSATE FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID DRAINAGEWAY AND ASSOCIATED APPURTENANCES, THAT OCCUR OUTSIDE OF THE ABOVE DESCRIBED EASEMENT AREA. BUILDINGS OR ANY OTHER TYPE OF STRUCTURE OR IMPEDIMENT TO DRAINAGE SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED EITHER "DRAINAGE EASEMENT" OR "LANDSCAPE EASEMENT". GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK. GRANTOR SHALL MAINTAIN GROUND SURFACE AND VEGETATION SO AS NOT TO IMPEDE DRAINAGE.

SANITARY SEWER AND WATER MAIN EASEMENT PROVISION

AN EASEMENT FOR SANITARY SEWER AND WATER MAIN IS HEREBY GRANTED BY CLEARWATER CREEK LLC, GRANTOR, TO CITY OF APPLETON, GRANTEE,

THE GRANTOR, THEIR RESPECTIVE LESSEES, SUCCESSORS, HEIRS OR ASSIGNS, SHALL HAVE FULL USE AND ENJOYMENT OF THE PROPERTY REFERENCED ABOVE PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH GRANTEE'S RIGHT TO INSTALL, REPLACE, OPERATE, MAINTAIN AND REPAIR SAID SANITARY SEWER, WATER MAIN AND ASSOCIATED APPURTENANCES. IT IS FURTHER AGREED THAT AFTER MAINTAINING, REPAIRING, REPLACING OR RELOCATING OF SAID SANITARY SEWER, WATER MAIN AND ASSOCIATED APPURTENANCES GRANTEE SHALL RESTORE UNIMPROVED SURFACES SUCH AS GRASS, GRAVEL AND DIRT ON SAID PROPERTY, AS CLOSELY AS POSSIBLE, TO THE CONDITION PREVIOUSLY EXISTING. GRANTEE SHALL NOT BE REQUIRED TO RESTORE OR COMPENSATE FOR ANY IMPROVEMENTS OR IMPROVED SURFACES SUCH AS, BUT NOT LIMITED TO, CURB AND GUTTER, HARD PAVEMENTS, TREES, SHRUBS AND LANDSCAPING, DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES DESCRIBED HEREIN. GRANTEE DOES HEREBY AGREE TO COMPENSATE FULLY FOR ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY FROM SAID MAINTENANCE, REPAIR, REPLACEMENT OR RELOCATION OF SAID SANITARY SEWER, WATER MAIN AND ASSOCIATED APPURTENANCES, THAT OCCUR OUTSIDE OF THE ABOVE DESCRIBED EASEMENT AREA. BUILDINGS OR ANY OTHER TYPE OF STRUCTURE SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "SANITARY SEWER & WATER MAIN EASEMENT" GRANTEE AGREES THAT IT SHALL GIVE TIMELY NOTICE TO THE GRANTOR OF ROUTINE MAINTENANCE WORK.

THE GRANT OF EASEMENTS SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

Bob DeBruin, MEMBER

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY CLEARWATER CREEK, LLC, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND TIME WARNER ENTERTAINMENT COMPANY, L.P., 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 GRANTEE AGREES 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 GRANTEE 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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 GRANTEE. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

Bob DeBruin, MEMBER

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

CLEARWATER CREEK LLC, DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CLEARWATER CREEK LLC, CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

CLEARWATER CREEK LLC, FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION CITY OF APPLETON

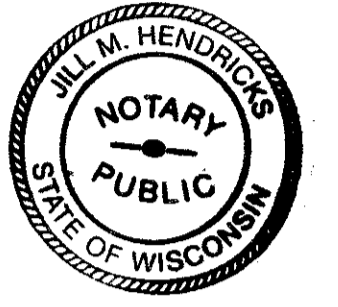
WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 13 DAY OF January, 2020.

Bob DeBruin, MEMBER

STATE OF WISCONSIN ) SS OUTAGAMIE COUNTY )

PERSONALLY CAME BEFORE ME THIS 13 DAY OF January, 2020, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S), WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Notary Public Signature, MY COMMISSION EXPIRES 10/17/2023



CONSENT OF CORPORATE MORTGAGEE

NICOLET NATIONAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS HERE IN DESCRIBED, DOES HEREBY CONSENT TO THE SURVIVING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF CLEARWATER CREEK LLC, OWNER.

IN WITNESS WHEREOF, THE SAID NICOLET NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN D. PASCHEN, VICE PRESIDENT, WHOSE ADDRESS IS 550 S. GREEN HILL ROAD, NEENAH, WISCONSIN, 54956 AND ITS CORPORATE SEAL TO BE HERETO AFFIXED

THIS DAY OF February, 2020.

Brian D. Paschen, VICE PRESIDENT

STATE OF WISCONSIN ) SS OUTAGAMIE COUNTY )

PERSONALLY CAME BEFORE ME THIS DAY OF February, 2020, THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Notary Public Signature, MY COMMISSION EXPIRES

CITY OF APPLETON OWNERS CERTIFICATE

CITY OF APPLETON, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CITY OF APPLETON, CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

CITY OF APPLETON, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION CITY OF APPLETON

DATED THIS 2nd DAY OF February, 2020.

Jacob A. Woodford, Mayor

Kami Lynch, City Clerk

STATE OF WISCONSIN ) SS OUTAGAMIE COUNTY )

PERSONALLY CAME BEFORE ME ON THE 2nd DAY OF February, 2020, THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

RESOLVED, THAT THE THIRD ADDITION TO CLEARWATER CREEK IN THE CITY OF APPLETON, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF APPLETON.

ON THIS 2nd DAY OF February, 2020.

Jake Woodford, City Mayor

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF APPLETON.

Kami Lynch, City Clerk, DATE 2/2/2021

CITY TREASURER'S CERTIFICATE

I, ANTHONY D. SAUCERMAN, BEING THE DULY QUALIFIED AND ACTING FINANCE DIRECTOR OF THE CITY OF APPLETON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF January 29, 2021 ON ANY OF THE LAND INCLUDED IN THE THIRD ADDITION TO CLEARWATER CREEK.

Anthony D. Saucerman, CITY FINANCE DIRECTOR, DATE 01/29/2021

COUNTY TREASURER'S CERTIFICATE

I, Trenton J. Wolfel, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 03/01/2021 AFFECTING THE LANDS INCLUDED IN THE THIRD ADDITION TO CLEARWATER CREEK.

DATE 03/01/2021 SIGNED Trenton J. Wolfel, COUNTY TREASURER

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 29, 2020. Department of Administration.

Martenson & Eisele, Inc. 1377 Midway Road, Menasha, WI 54952. www.martenson-eisele.com