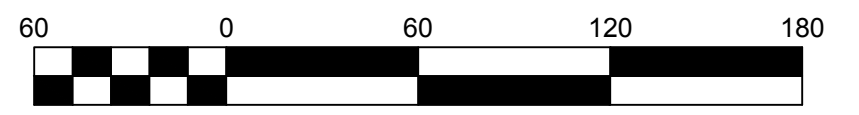
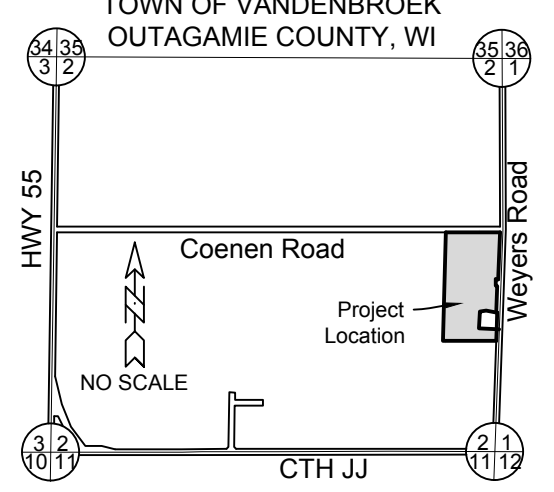


Creek Side Estates

Part of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 02,
Township 21 North, Range 18 East, Town of Vandenberg, Outagamie County, Wisconsin

LOCATION MAP

SEC 2, T 21 N, R 18 E,
TOWN OF VANDENBROEK,
OUTAGAMIE COUNTY, WI



Bearings are referenced to the East line of the Southeast 1/4, Section 02, T21N, R18E, assumed to bear S01°59'13"W, base on the Outagamie County Coordinate System.

LEGEND

- 3/4" Rebar Found
- 1" Iron Pipe Found
- Masonry Nail SET
- 1 1/2" x 18" Steel Bar @ 4.17lbs/LF SET
- All other corners 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- () Recorded As
- Flood Plain
- Ordinary High Water Mark
- /// Steep Slopes Area (Over 20%) 35' setback Typical

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
3. Outagamie Circuit Court Case 02-CV-295 was settled with the following items encumbering the property:
 - Contingency 5: Driveway Easement to be granted to the owner, heirs and assigns of lands described in Doc 1907795.
 - Contingency 6: Temporary Easement for Pool and Septic Drain Field. Items may stay in place until the sale of the land or items are required to be replaced.
 - Contingency 8: Transfer of ownership of "pie shape" piece roughly in accordance to the map attached to the dismissal order. The "pie shape piece" is Lot 3 of this subdivision plat.
4. Lot 3 was created in accordance with the above settlement contingency 8 and is not buildable unless combined with an adjoining parcel.
5. Wetland shown on map are per delineation prepared by Davel Engineering & Environmental Inc. and concurred with by Wisconsin Department of Natural Resources on May 15, 2018.
6. Ownership of Outlot 1 and Outlot 2 will be equally divided between Lots 1, 2, 4-8. Each lot will each have an 1/7 share.
7. Outlots 1 and 2 are reserved to storm water management purposes.
8. Maintenance of Detention Ponds will be in accordance with the Operation Maintenance Agreement for the Subdivision.
9. Lots 1-6, will require Shoreland Zoning Permit from the Outagamie County planning office due to being within 300 feet of a navigable stream and/or being located in the flood fringe of said stream.
10. Lot lines abutting Outlots are considered side yards for setback purposes.
11. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
12. Geotechnical Note:
All Lots are in an area mapped as "severe" soil rating for construction of homes. Foundations for these homes shall be designed by and construction of the foundations shall be overseen by a licensed engineer.

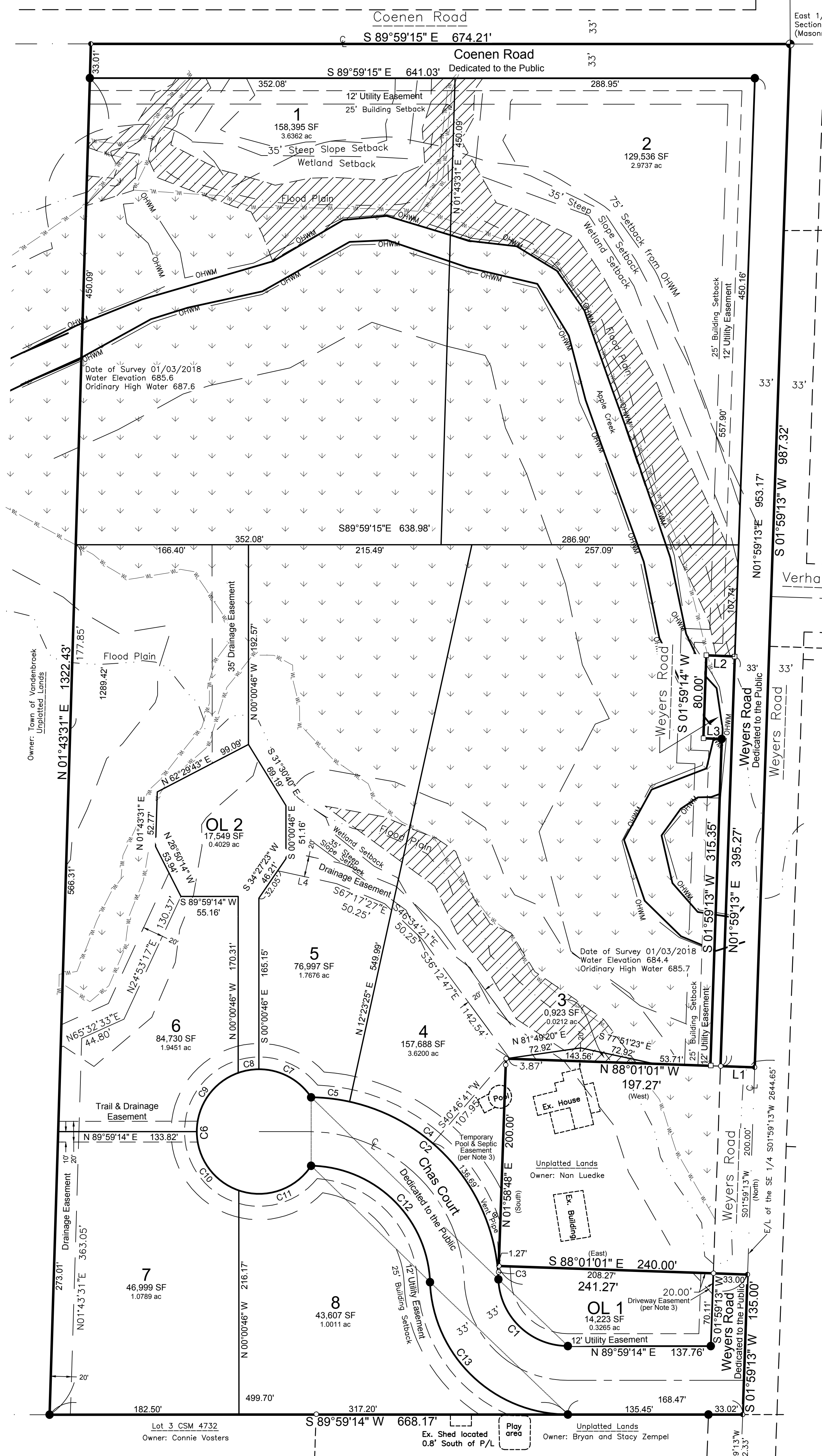
James R. Sehloff, PLS 2692 Date _____
jim@davel.pro

File: 5053Final.dwg
Date: 12/20/2018
Drafted By: jim
Sheet: 1 of 2
Revision Date: Dec 20, 2018

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

Creek Side Estates

Part of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 02,
Township 21 North, Range 18 East, Town of Vandebroek, 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 Town of Vandebroek and Outagamie County, and under the direction of Van Handel Fitzgerald, LLC, owner, of said land, I have surveyed divided and mapped Creek Side Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in Part of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 02, Township 21 North, Range 18 East, Town of Vandebroek, Outagamie County, Wisconsin, containing 833,822 Square Feet (19.1419 Acres) of land described as follows:

Beginning at the East 1/4 corner of Section 02; thence along the East line of said Section 02, S01°59'13"W, 987.32 feet; thence N88°01'01"W, 33.00 feet to the dedicated right of way of Weyers Road; thence, along said dedicated right of way, N01°59'13"E, 395.27 feet; thence, continuing along said dedicated right of way, N87°35'23"W, 27.44 feet; thence, continuing along said dedicated right of way, S01°59'14"W, 80.00 feet; thence, continuing along said dedicated right of way, S87°37'19"E, 17.69 feet; thence, continuing along said dedicated right of way, S01°59'13"W, 315.35 feet; thence, N88°01'01"W, 197.27 feet; thence, S01°58'48"W, 200.00 feet; thence, S88°01'01"E, 240.00 feet to said East line of the Southeast 1/4; thence, along said East line, S01°59'13"W 135.00 feet; thence, S89°59'14"W, 668.17 feet; thence, N01°43'31"E 1322.43 feet to the North line said Southeast 1/4; thence, along said North line, S89°59'15"E 674.21 feet to the point of beginning. Subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

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

Utility Easement Provisions

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

Van Handel Fitzgerald, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Cable, 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 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. Structures 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.

Van Handel Fitzgerald, LLC,

Managing Member Date

Print Name

Owner's Certificate of Dedication

Van Handel Fitzgerald, 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.

Van Handel Fitzgerald, 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:

Outagamie County Planning and Zoning Committee
Town of Vandebroek
City of Kaukauna
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: Van Handel Fitzgerald, LLC,

Managing Member

Print Name

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20_____, 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 _____

Notary Public, Wisconsin

Town Board Approval Certificate

Resolved, that the plat of Creek Side Estates in the Town of Vandebroek, Outagamie County, Van Handel Fitzgerald, LLC, owner, is hereby approved by the Town Board of the Town of Vandebroek.

Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Vandebroek.

Clerk Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Vandebroek 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.

Town Treasurer Date

County Treasurer Date

City of Kaukauna Approval (Extraterritorial)

Resolved, that the plat of Creek Side Estates in the Town of Vandebroek, Outagamie County, Van Handel Fitzgerald, LLC, owner, is hereby approved by the Common Council of the City of Kaukauna.

Mayor Date

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

Clerk Date

County Planning Agency Approval Certificate

Resolved, that the plat of Creek Side Estates in the Town of Vandebroek, Outagamie County, Van Handel Fitzgerald, LLC, owner, is hereby approved by Outagamie County.

County Zoning Administrator Date

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

Property owners of record: Recording Information: Parcel Number(s):
Van Handel Fitzgerald, LLC Doc No. 2115440 200-005400-02

Life Estate interest stated in Doc No. 1404457 was released by Doc No. 2045709.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	67.00'	S 46°10'21" E	92.81'	102.53'	87°40'49"	S 02°19'57" E	N 89°59'14" E
C2	183.00'	S 45°48'34" E	251.83'	277.73'	86°57'14"	S 89°17'11" E	S 02°19'57" E
C3	183.00'	S 04°22'47" E	13.07'	13.08'	4°05'40"	S 06°25'36" E	S 02°19'57" E
C4	183.00'	S 42°01'06" E	213.01'	227.35'	71°10'59"	S 77°36'35" E	S 06°25'36" E
C5	183.00'	S 83°26'53" E	37.23'	37.29'	11°40'36"	S 89°17'11" E	S 77°36'35" E
C6	60.00'	N 00°00'31" E	66.01'	307.10'	293°15'25"	S 33°22'48" W	S 33°21'47" E
C7	60.00'	S 61°48'28" E	57.16'	59.57'	56°53'22"	N 89°44'51" E	S 33°21'47" E
C8	60.00'	N 80°00'17" E	20.31'	20.41'	19°29'09"	N 70°15'42" E	N 89°44'51" E
C9	60.00'	N 35°07'28" E	69.06'	73.59'	70°16'28"	N 00°00'46" W	N 70°15'42" E
C10	60.00'	N 35°28'38" W	69.62'	74.28'	70°55'43"	N 70°56'29" W	N 00°00'46" W
C11	60.00'	S 71°13'09" W	73.61'	79.25'	75°40'43"	S 33°22'48" W	N 70°56'29" W
C12	117.00'	S 45°36'38" E	160.42'	176.75'	86°33'22"	S 88°53'19" E	S 02°19'57" E
C13	133.00'	S 46°10'21" E	184.24'	203.53'	87°40'49"	S 02°19'57" E	N 89°59'14" E

LINE TABLE		
Line	Bearing	Length
L1	N 88°01'01" W	33.00'
L2	N 87°35'23" W	27.44'
L3	S 87°37'19" E	17.69'
L4	S 77°39'00" E	58.18'

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