

North Edgewood Estates 3

Part of Lot 3, Certified Survey Map 7488, being part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin





Bearings are referenced to the North line of the Southwest 1/4, Section 05, T21N, R18E, bearing S88°35'21"E, base on the Outagamie County Coordinate System.

Shoreland Zoning Setback Exhibit:

These exhibits are are a representation of current conditions and Intese exhibits are are a representation to current conduction.

City of Appletion code! 7: 12(b)(2) dimensioned location of these lines is required. Due to changing nature of eventuence to changing nature of eventuence to changing nature of eventuence to the conditions and regulatory nature of weethands, focol plain and ordinary but water mark these dimensions should only act as a guide and actual field conditions.

and/or legislative regulations are held over dimensions shown on this map

Construction or placement of structures is prohibited within the shoreland setback area. The following requirements apply as excerpted from Appleton Municipal Cod Sec. 23-754: (a) There shall be established a shoreland setback area of at least fifty (50) feet from the ordinary high water mark.

- (c) A person who owns shoreland property that contains vegetation, shall maintain that vegetation in a vegetative buffer zone along the entire shoreline of the property and extending thirty-five (35) inland from the ordinary high water mark of a navigable
- (d) If the vegetation in a vegetative buffer zone contains invasive species or dead or diseased vegetation the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation in the vegetative buffer zone, the owner shall establish a vegetative buffer zone with new vegetation.
- (e) The person who is required to maintain or establish a vegetative buffer zone under paragraph (c) above, may remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no more than thirty (30) feet wide for every one hundred (100) feet of shoreland frontage and that extends no more than thirty-five (35)feet inland from the ordinary high water mark.

90 91 35,509 SF 92 38,821 SF & 96 18,190 SF L101 N 24*11'00" W 39.06" L102 N 12*15'49*W 59.61' L103 N 01*54'30" W 77.31" L104 N 03°05'38" E 58.48" L105 N 01*13'28' W 57.91' L106 N 00°18'50" E 115.69 L107 N 45°30'10" W 18.89' L108 N 20123157" W 20.82" L109 N 01*41'35" W 30.59' L110 N 25°46'57" E 21.80' L111 N 48°50'24" E 16.61' L112 N 01°59'31" W 97.70'

Wetland Protected Area Setback Exhibit:

Setback shown is per City of Appleton protective area in City of Appleton Code 20-312(f)

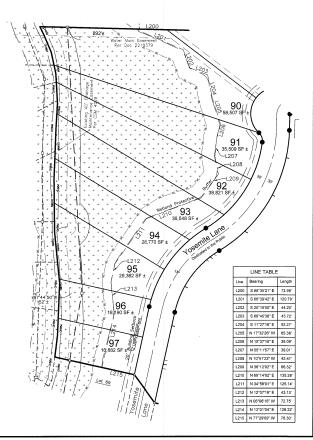
Wetland Protected Area Exhibit:

The following requirements apply as excerpted from City of Appleton Municipal Code 20-312(f): (3) The following requirements shall be met:

- a. Impervious surfaces shall be kept out of the protective area entirely or [as may be approved by the City
- impervious surfaces shall be kept out or the protective area entirely or (at may be approved by the of Appleton) to the maximum extent practicable.

 Where land disturbing constitution activity occurs within a protective area, and where no impervious surface is present, adequate soci a self-austining native vegetative cover of seventy percent (70%) or greater shall be established and maintained. The self-austining vegetative cover of seventy become (70%) or greater shall be stablished and maintained. The self-austining vegetative cover shall be sufficient or provide for bank stablilly, maintained offsh habitat and filtering of pollutants from upslope overland or the provide for bank stablilly, maintained for the habitat and filtering of pollutants from upslope overland or the provide for bank stablilly and the provide for bank stablilly.
- provide for bank stability, maintenance or itsel habitat and intenting of poliurations from upsage overland flow areas under sheef flow conditions, [Subject to the issuance of all applicable permit], nonvegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion, such as on steep slopes or where high yellocity flows occur.

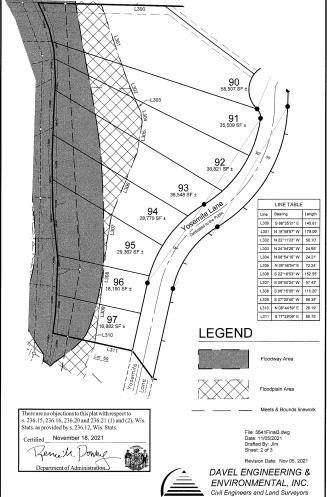
 Best management practices such as filter strips, treatment selected in the protective area. designed to control pollutants from nonpoint sources may be located in the protective area. (5) Protective areas do not apply to:
- d. Post-construction sites from which runoff does not enter the surface water including wetlands without Post-constitution sites from micri fution uses not enter the standard water, including wetlands, with first being treated by a [Stormwater Management Practice that has been approved by the City of Appleton], except to the extent that vegetative ground cover is necessary to maintain bank stability



Flood Plain Area Exhibit:

Floodplain is shown per FEMA Conditional Letter of Map Revision (CLOMR) 19-05-0161R, dated May 23, 2019, and 8 subject to change based on the pending FEMA Letter of Map Revision (LOMR) after FEMA-approved proposed fill p

The floodplain is regulated by City of Appleton Municipal Code Chapter 23 Article X (Floodplain Zoning). A City of Appleton floodplain zoning official map revision is pending, dependent upon issuance of a FEMA LOMR. The following activities are prohibited within the floodplain unless a City of Appleton Floodplain Permit has been issued authorizing the activity: grading, placement of fill material, and/or the placement or construction of any structures that occupy volume above the existing ground surface.



1164 Province Terrace, Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-441-0804

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the 1, James P. Settioni, Professional latel surveyor, freetacy cereby, Tails in this Companies with the provisions of chapter 2.50 of the professional professional

Commencing at the South 1/4 Corner of Section 5: thence, along said Fast line of the Southwest 1/4, N00°18'55"E, 1735 73 feet Commencing at the sount of 14 Corner of section or section sets as a set used to the southwest 1/4, NUO*165×1; 1/30, 2 feet to the Northeast New Section of the Section of Sectio line, NBS/43/57W, 485.00 feet, thereos, continuing along, and North, Ine, NB3/24/51W, 151.00 feet; thereos, continuing along and North line, NB3/24/51W, 151.00 feet; thereos, continuing along and North line, NB4/21/61W, 107.60 feet to the Northwest corner of Lot 66 of said North Eigenwood Estates 2, Hennec, along the West line of said Lot 68, 78.70 feet along the arc of a curve to the left with a radius of 220.00 feet and a chord of 78.25 feet which beans \$14f*(75.95W), thence, continuing along said North line of North Edgewood Estates 2, N887-341TW, 210, 39 feet; thence, continuing along said North line, NB7/24/51W, 256 feet to the East right of vay of Yosemile Long, thence, thence, continuing along said North line, NB7/24/51W, 78.51 feet to the West right of way line of said Yosemite Lane; thence, continuing along said North line, N77*29'09"W, 152.01 feet to a meander point bein way nie o saar Voermet calle, tretuce, communing along sark vrom nie, 177 200 vr., 152.01 teet to a meanage point ceiper. 5772909°C, 58 der more or less from the centerline of a tributary of Applic Creek; thence, along a meanager inten M10°1542°E, 155.87 feet to a meander point being N87°445°OW, 52 feet more or less form said centerline of a tributary of Applic Creek; thence, along said meander line, N83°135°CH* 806.95 feet to meanager point on the North line of the Southwest 14 being N88°352°CH, 63 feet more or less from said centerline of a tributary of Apple Creek; thence, along said North line S88°352°CH. 509.39 feet to the Center of said Section 5; thence, along said East line of the Southwest 1/4, S00°16'55"W, 917.42 feet to the point of beginning, subject to all easements, and restrictions of record.



Utility Easement Provisions

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

North Edgewood Estates Development, LLC., Grantor, to

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,

and Time Warner Cable, Grantee

their respective successors and assigns, to construct install, operate repair, maintain and replace from time to time, facilities turner of respective successions and usaging, to designate and establishment of electrical part of earlier page and earlier p down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the own trees, brust and ords as may be reasonably required inclosent for length ords under upon the right to enter upon the subdivided properly of all such purposes. The Grantees agree to restore or cause to have centered, the properly, as nearly as is reasonably possible, to the condition existing prior to such activity by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or adverse ground electric facilities, not restoration, however, does not apply to the initial installation of said underground and/or adverse ground electric facilities, not the restoration, however, does not apply to the initial installation of said underground and/or adverse ground electric facilities, the restoration of the said of the sai 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

North Edgewood Estates Development, LLC

11/23/2011

We, being the duly elected, qualified and acting Treasurer's of the City of Appleton 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 any of the land included in this plat

City of Appleton Approval

Resolved, that the plat of North Edgewood Estates 3, in the City of Appleton, Outagamie County, North Edgewood Estates Development, LLC., owners, is hereby approved by the Common Council of the City of



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

11/24/2021 Date

North Edgewood Estates 3

Southwest 1/4 all located in of Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

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.

Reneill. Dowled Department of Administration

North Edgewood Estates Development, LLC., a limited liability company duly organized and existing under and by write of the laws of the State of Wisconsin, as the property owner, does hereby certify that sald limited company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented.

North Edgewood Estates Development, 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:

Department of Administration

Dated this 23 day of November 20 21.

in the presence of: North Edgewood Estates Development, LLC.

NOTARL PUBLIC State of Wisconsin) Calumet County) ss

Personally came before me this

Drainage Maintenance and Storm Sewer Easement Provisions

An easement for Drainage and Storm Sewer is hereby granted by:

North Edgewood Estates Development, LLC.. Grantor. to:

THE CITY OF APPLETON, Grantee,

- Purpose: The purpose of this easement is for the Grantee to access, install, regrade, replace, relocate rupose. The purpose of unit seasement is not the Ostaleve to access, instail, rigil abe, replace, relocate, operate, maintain, resize and reparts afrom sever, and associated separtenances. Granter duly for any damage caused offeetly or indirectly from said maintenance, repair, replacement or relocation to deal storm sever, and associated appurtenances that occur outside of the easement area. Tese, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its
- Buildings or Other Structures: Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Drainage & Storm Sewer Easement".
- Elevation: The grantor agrees that the elevation of the existing ground surface within the easement area will
- 5. Restoration: Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Granter shall be responsible for all surface restoration. 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, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein
- Notification: Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.
 Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable
- This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns

North Edgewood Estates Development LLC

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

Recording Information: Parcel Number(s):

North Edgewood Estates Development LLC

Doc No. 2186456 part of 31-1-7610-00

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	220.00	N 14°57'35" E	78.29'	78.70	20"29"50"	N 04°42'39" E	N 25°12'30" E
C2	220.00	N 16°52'22" E	92.70'	93.40"	24"19'26"	N 04°42'39" E	N 29°02'06" E
C3	220.00	N 27°07'18" E	14.69'	14.69'	3'49'36"	N 25°12'30" E	N 29°02'06" E
C4	285.00	N 26°10'04" W	253.88'	263.131	52'53'56"	N 00°16'55" E	N 52°37'02" W
C5	285.00'	N 06*41'21" W	69,18"	69.35	13*56'31"	N 00°16'55" E	N 13*39'37" W
C6	285.00	N 21*17'59" W	75.78"	76.00"	15*16'44"	N 13*39'37" W	N 28°56'20" W
C7	285.00	N 36*34'42* W	75.78"	76.00	15"16'44"	N 28*56'20" W	N 44*13'04* W
C8	285.00'	N 48'25'03' W	41.74	41.78	8°23'57"	N 44"13"04" W	N 52*37'02" W
C9	265.00"	N 25'35'36' W	240.81	249.98	54*02'51"	N 52'37'02' W	N 01°25'49" E
C10	265.00	N 45*36'39" W	64.65	64.81	14"00'46"	N 52*37'02" W	N 38*36*16* W
C11	265.00	N 20'58'25' W	160.53	163.09	35"15'42"	N 38*36*16" W	N 03*20*34* W
C12	265.00	N 00°57'23" W	22.07	22.08	4°46'23"	N 03*20'34" W	N 01"25'49" E
C13	60.00	S 46°25'49" W	84 8V	282.74	270*00*01"	S 88*34*12" F	N 01°25'49' F
C14	60.00	S 35'09'21' E	71.52	76.63	73°10'19"	S 71°44'30" E	S 01"25"49" W
C15	60.00	N 73*34*02* F	FR 307	72.66	89°22'58"	N 38152341 F	S 71*44'30" E
C16	60.00	N 12'01'07' E	54.21	56.25	53°42'53"	N 14°50′19" W	N 38*52'34" E
C17	60.00	N 41°41'46" W	54.21	56.25	53°42'53"	N 68°33'12" W	N 14°50′19° W
C17	60.00	N 41'41'46' W	20.85	20.96	20°00'59"	N 88°34'12" W	N 14'50'19' W
C19	60.00	N 22'12'33' E	112.19'	144.98	138*28'32*	N 47°00'43" W	S 88"34"11" E
C20	60.00	N 64"20"07" E	54.86	56.75	54"11'24"	N 47"00'45" V N 37"14'25" E	S 88"34"11" E
			80.49				
C21	60.00	N 04"53'09" W		88.23'	84*15'07* 54*32'30*	N 47"00'43" W N 07"31'47" E	N 37*14'25' E N 47*00'43" W
	25.00		22.91'	23.80'			
C23	270.00°	N 33*20*17" E	235.10	243.24	51*37'01*	N 59°08'48" E	N 07"31"47" E
C24	270.00	N 17"00'37" E	88.95'	89.35'	18"57"40"	N 26°29'27" E	N 07*31'47" E
C25	270.00	N 37*17'30" E	101.19"	101.801	21"36'05"	N 48°05'33" E	N 26*29'27" E
C26	270.00	N 53*37'11" E	52.01'	52.09'	11"03'15"	N 59"08'48" E	N 48*05'33" E
C27	280.00	N 35*49'49" E	221.65'	227.89'	46"37"57"	N 12*30'51" E	N 59*08'48" E
C28	280.00'	N 54"27"35" E	45.76'	45.81'	9,55.52	N 49*46'23" E	N 59*08'48" E
C29	280.00	N 40°36'11" E	89.24"	89.631	18"20'24"	N 31°25'59" E	N 49°46'23" E
C30	280.00	N 23°42'21" E	75.30"	75.52	15*27*16"	N 15*58'43" E	N 31°25'59" E
C31	280.00'	N 14°14'47" E	16.93"	16.93'	3*27'52"	N 12°30'51" E	N 15°58'43" E
C32	220.00'	N 35°49'49" E	174.15	179.06"	46"37"57"	N 12*30'51" E	N 59°08'48" E
C33	220.00'	N 20°49'37" E	63.61"	63.84"	16°37'33"	N 12"30"51" E	N 29°08'24" E
C34	220.00'	N 40°47'29" E	88.86"	89.48"	23°18'11"	N 29"08'24" E	N 52°26'35" E
C35	220.00'	N 55°47'41" E	25.73'	25.74"	6°42'13"	N 52"26"35" E	N 59°08'48" E
C36	330.00'	N 30°17'18" E	318.54"	332.42	57°42'59"	N 59"08'48" E	N 01°25'49" E
C37	330.00'	N 52°46'35" E	73.23'	73.38	12°44'25"	N 59*08'48" E	N 46°24'23" E
C38	330.00'	N 37°18'30" E	104.36	104.80	18°11'47"	N 46"24"23" E	N 28°12'36" E
C39	330.00'	N 20°16'57" E	91.03"	91.32	15°51'19"	N 28*12'36" E	N 12°21'17" E
C40	330.00'	N 06°53'33" E	62.83"	62.92	10°55'29"	N 12'21'17" E	N 01°25'49" E
C41	220.00'	N 08"41"50" E	55.66	55.81'	14"32"01"	N 15°57'50" E	N 01°25'49" E
C42	595.00	S 22°29'58" W	135.44'	135.74'	13"04"15"	S 15°57'50" W	S 29"02'06" W
C43	595.00'	S 17°32'37" W	32.81'	32.81'	3°09'34"	S 15°57'50" W	S 19*07*25" W
C44	595.00°	S 24°04'45" W	102.80'	102.93'	9°54'41"	S 19°07'25" W	S 29°02'06" W
C45	280.001	N 16*31*16* E	121.34'	122.31'	25°01'39"	N 04°00'27" E	N 29"02'06" E
C46	280.00"	S 24°47'05" W	41.50	41.54	8°30'01"	S 20°32'04" W	S 29°02'06" W
C47	280.001	N 12'16'15' E	80.49'	80.77	16"31"38"	N 04°00'27" E	N 20"32'04" E
C48	655.00"	N 22*29'58' E	149.10'	149.43'	13"05'05"	N 29°02'30" E	N 15°57'50" E
C49	655.00"	N 26°49'45" E	50.42'	50.43'	4"24"41"	N 29°02'06" E	N 24°37'24" E
C50	665.00"	N 20°25'37" E	95.86'	95.95'	8"23"36"	N 24°37'24" E	N 16°13'49" E
C51	655.00"	N 16°05'50" E	3.04"	3.04'	0"15"59"	N 16°13'49" E	N 15°57'50" E
C52	280.00"	N 08°41'50" E	70.84	71.03	14"32"01"	N 15°57'50" E	N 01°25'49" E
C53	335.00	N 25°35'36" W	304.42'	316.01'	54"02"51"	N 52°37'02" W	N 01°25'49" E
C54	335.00"	N 00°32'33" E	10.38'	10.38"	1°46'31"	N 00"20"42" W	N 01°25'49" E
C55	335.00'	N 08°08'59" W	90.98'	91.27'	15"36"34"	N 15*57*16* W	N 00°20'42" W
C56	335.00'	N 24°27'36" W	99.10'	99.46'	17'00'40"	N 32*57'56" W	N 15°57'16" W
C57	335.00'	N 42°47'29" W	114.34'	114.90'	19°39'06"	N 52"37"02" W	N 32°57'56" W
C58	215.00	N 30°10'41" W	164.13"	168.40'	44"52"41"	N 07*44'21" W	N 52'37'02' W
C59	215.00	N 51°13'48" W	10.41'	10.41'	2°46'27"	N 49'50'34" W	N 52*37'02" W
C60	215.00	N 28*47'28" W	154.46'	157.99'	42'06'14"	N 07"44"21" W	N 49"50"34" W
C61	70.00	S 75°20'30" E	34.76"	35.13"	28*45'11"	S 60*57'54" E	S 89°43'05" E
C62	130.00'	S 75*20'30" E	64.56"	65.24"	28*45'17"	S 60*57'51" E	S 89*43'05" E
C63	130.00	S 68°53"11" E	35.83'	35.95"	15°50'33"	S 60*57'54" E	S 76°48'27" E
C64	130.00	S 83"15'46" E	29.23'	29.29	12*54'38"	S 76*48'27" E	S 89"43"05" E
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rove Radius Chord Direction Chord Length Arc Length Central Angle Tangent Bearing-in Tangent Bearing-in

File: 5641Final3.dwg Sheet: 3 of 3

Revision Date: Nov 05, 2021



ENVIRONMENTAL, INC. Civil Engineers and Land Surveyors 1164 Province Terrace, Menasha, WI 54952 Ph: 920-991-1868 Fax: 920-441-0804