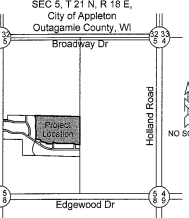


**LOCATION MAP**

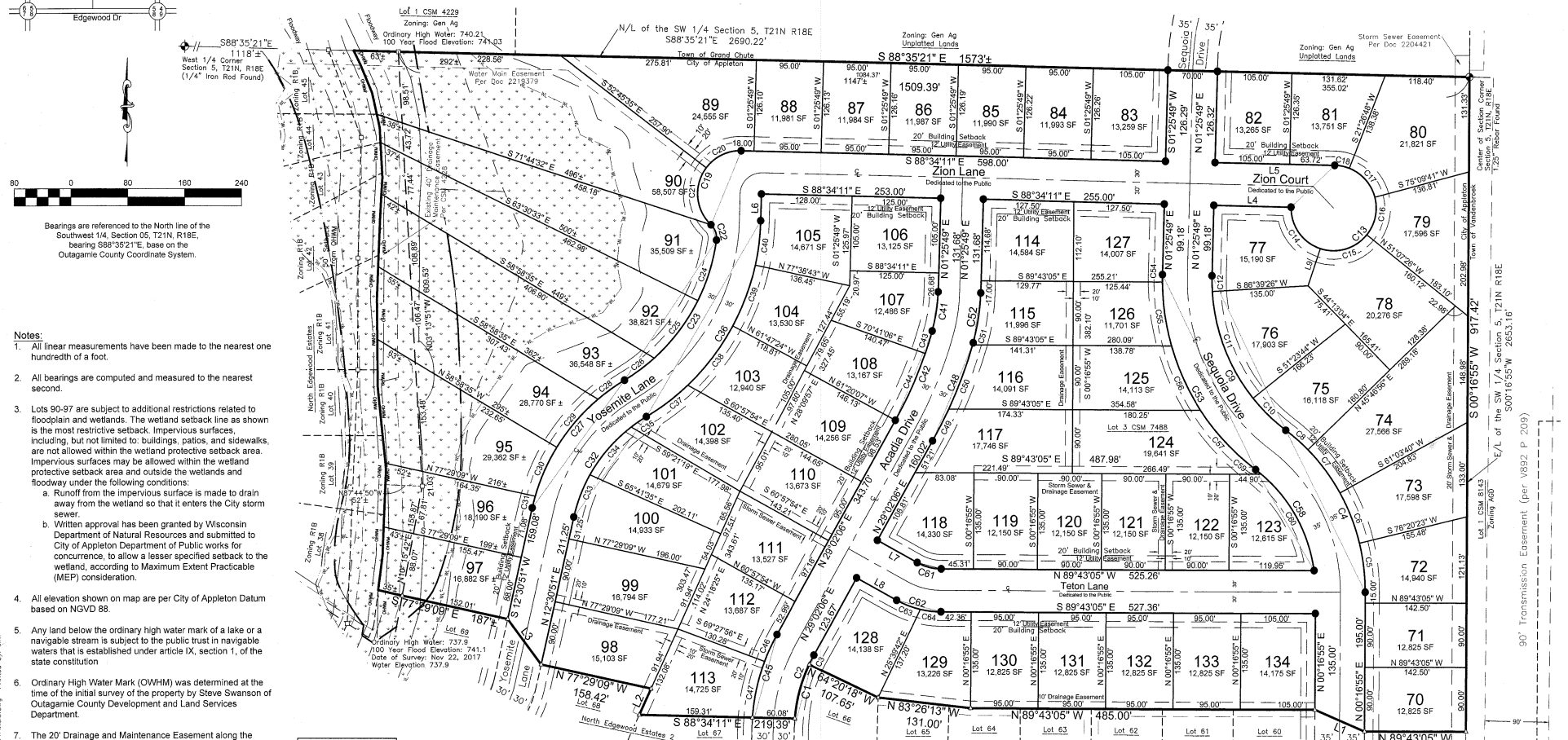


# North Edgewood Estates 3

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 Section 05, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

Document #: **2255392**  
 Date: 11-30-2021 Time: 9:33 AM  
 Page: 3 of 500  
 County: OUTAGAMIE COUNTY State: WI  
 JAMES R. SEHLOFF  
 JAMES R. SEHLOFF, REGISTER OF DEEDS  
 Returns via RETURN TO FILE  
 FILE  
 Cabinet D Pages 143-145

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 November 18, 2021  
 Kenneth Powers  
 Department of Administration



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.

- 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.
  - Lots 90-97 are subject to additional restrictions related to floodplain and wetlands. The wetland setback line as shown is the most restrictive setback. Impervious surfaces, including, but not limited to: buildings, patios, and sidewalks, are not allowed within the wetland protective setback area. Impervious surfaces may be allowed within the wetland protective setback area and outside the wetlands and floodway under the following conditions:
    - Runoff from the impervious surface is made to drain away from the wetland so that it enters the City storm sewer.
    - Written approval has been granted by Wisconsin Department of Natural Resources and submitted to City of Appleton Department of Public works for concurrence, to allow a lesser specified setback to the wetland, according to Maximum Extent Practicable (MEP) consideration.
  - All elevation shown on map are per City of Appleton Datum based on NGVD 88.
  - Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution
  - Ordinary High Water Mark (OWHM) was determined at the time of the initial survey of the property by Steve Swanson of Outagamie County Development and Land Services Department.
  - The 20' Drainage and Maintenance Easement along the Navigable Stream is granted to the City of Appleton.
  - Maintenance of all Drainage Easements within the land division or serving this Subdivision are the sole responsibility of the lot owners for the purpose of conveying and managing stormwater through the plat.
  - Upon failure of the property owners to perform maintenance of the drainage ways, the City of Appleton retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of this subdivision in an equal amount or where the cause can be specifically identified then the payment shall be assessed to the specific property owner(s).
  - Robyred Drive right of way provides public access that meeting the requirements of Wisconsin Statute s.236.16(3) to the watercourse that bounds the subdivision.

**LINE TABLE**

Line	Bearing	Length
L1	S 66°31'11" E	76.16
L2	N 24°18'25" E	40.14
L3	S 36°28'44" E	79.51
L4	S 89°34'11" E	108.72
L5	S 88°34'11" E	168.72
L6	N 01°25'49" E	37.57
L7	N 60°57'54" W	64.39
L8	S 60°57'54" E	64.39
L9	N 18°19'30" E	54.92

**LEGEND**

- ▲ 1.25" Rebar Found
- △ 1.3" O.D. Iron Pipe Found
- 1/2" x 30" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 24" Steel Rebar @ 1.50lbs/LF SET
- SF Lot area in square feet
- Floodway Limits
- Floodplain Limits

WISCONSIN  
 JAMES R. SEHLOFF  
 S-2822  
 APPLETON  
 11/15/2021  
 James R. Sehloff, Register of Deeds

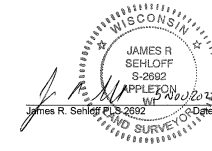
File: 5641Final3.dwg  
 Date: 11/05/2021  
 Drafted By: Jim  
 Sheet: 1 of 3  
 Revision Date: Nov 05, 2021

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1888 Fax: 920-441-0804  
 www.davel.com

90' Transmission Easement (per V892, P. 209)

# 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.

These exhibits are a representation of current conditions and regulations, at the time of platting. Per the City's current interpretation of City of Appleton code 17.12(b)(2) dimensioned location of these lines is required. Due to changing nature of environmental conditions and regulatory nature of wetlands, flood plain and ordinary high 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.

## Shoreland Zoning Setback Exhibit:

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 water.
- (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.

## Wetland Protected Area Setback Exhibit:

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

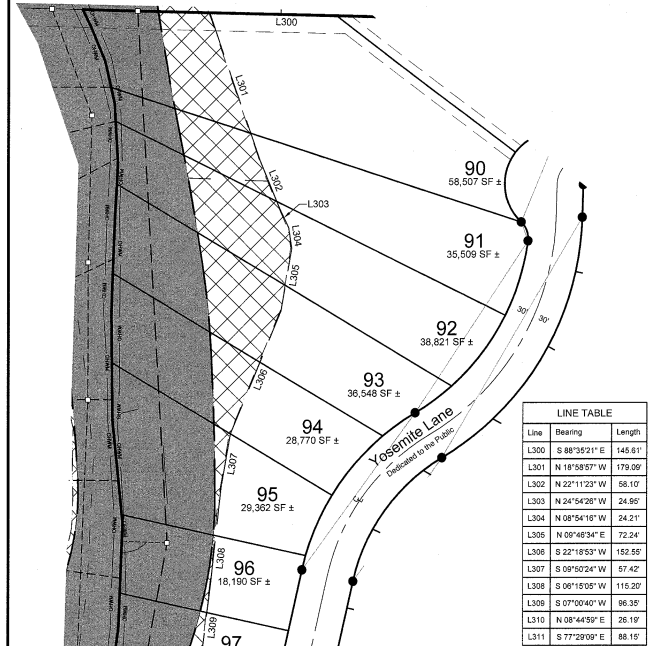
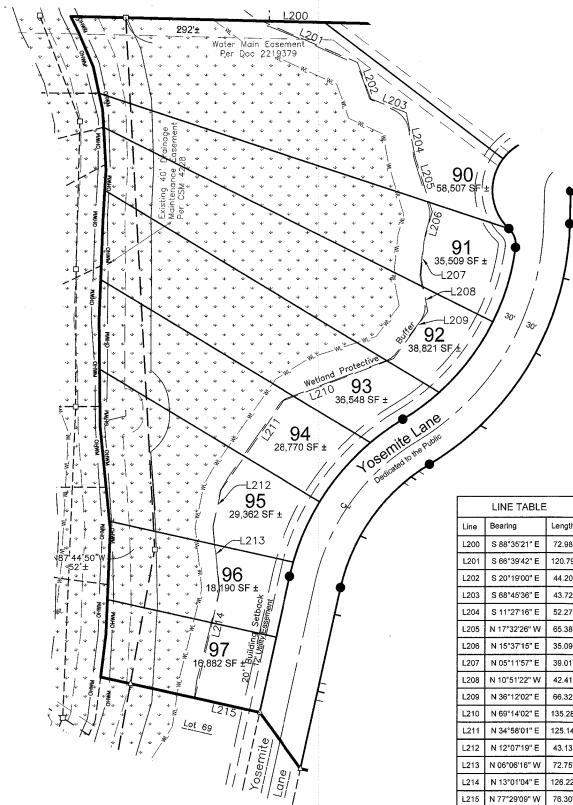
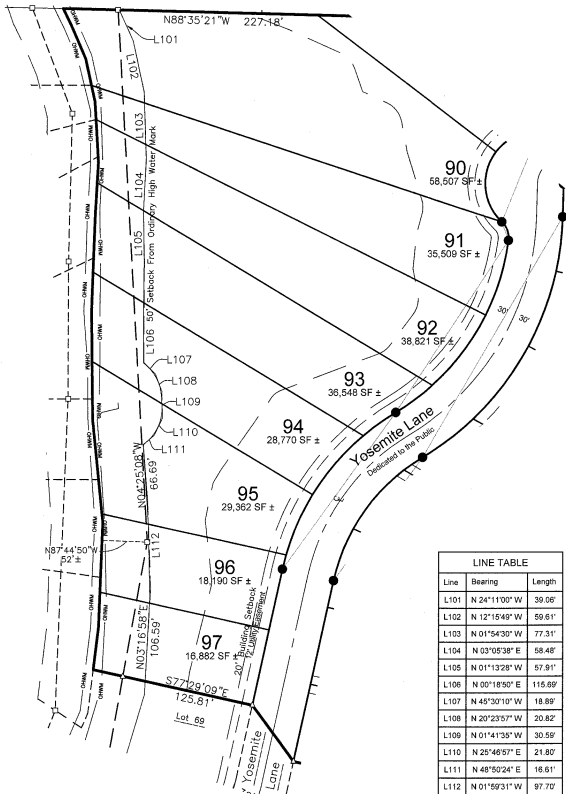
## Wetland Protected Area Exhibit:

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 of Appleton] to the maximum extent practicable.
  - b. Where land disturbing construction activity occurs within a protective area, and where no impervious surface is present, adequate sod or self-sustaining native vegetative cover of seventy percent (70%) or greater shall be established and maintained. The self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat and filtering of pollutants from upslope overland flow areas under sheet 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 velocity flows occur.
  - c. Best management practices such as filter strips, treatment swales, or wet detention basins, that are 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 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 is subject to change based on the pending FEMA Letter of Map Revision [LOMR] after FEMA-approved proposed fill placement by developer is complete. 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.



## LEGEND

- Floodway Area
- Floodplain Area
- Meets & Bounds linework

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 November 18, 2021  
*Rene M. Doney*  
 Department of Administration

File: 5641Final3.dwg  
 Date: 11/05/2021  
 Drafted By: Jim  
 Sheet: 2 of 3  
 Revision Date: Nov 05, 2021  
**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1888 Fax: 920-441-0804  
 www.davel.pro

