



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: March 20, 2017

Common Council Meeting Date: April 5, 2017

Item: Affidavit of Correction - Extraterritorial Plat White Hawk Meadows III Subdivision/Identification as a Buildable Lot

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Town of Grand Chute - owner; David Schmalz, McMahon Engineers/Architects - applicant

Location: East of North Lynndale Drive (C.T.H. "A"), Town of Grand Chute

Petitioner's Request: The applicant is submitting an Affidavit of Correction to identify Outlot 32 as a buildable lot.

BACKGROUND

The Final Plat of White Hawk Meadows III was approved by the Common Council, the Town of Grand Chute and Outagamie County in 2012. It was recorded with the Outagamie County Register of Deeds on February 20, 2012. On the plat, Outlot 32 has no public sewer or water available and no public right-of-way access. This request does not alter the boundaries of the plat.

The Affidavit of Correction states that Outlot 32 is currently served by public water and sanitary sewer. The Affidavit of Correction also states that Outlot 32 has been determined to be a buildable lot by the Wisconsin Department of Administration Plat Review. The Affidavit states that Outlot 32 and the adjacent lot to the south (Lot 4, CSM 4941) are both owned by the Town of Grand Chute and will be used for Town purposes.

The Affidavit of Correction is the tool in which to properly and accurately record the changes to the White Hawk Meadows III Extraterritorial Subdivision Plat. If approved, the owner/applicant is required to record the Affidavit in the Outagamie County Register of Deeds' Office. A copy of the document is attached. City and other jurisdictions will affix signatures prior to recordation by the applicant.

STAFF ANALYSIS

Surrounding zoning and land uses: The surrounding area is under the jurisdiction of the Town of Grand Chute. The uses are generally of a residential nature.

Affidavit of Correction - White Hawk Meadows III

March 20, 2017

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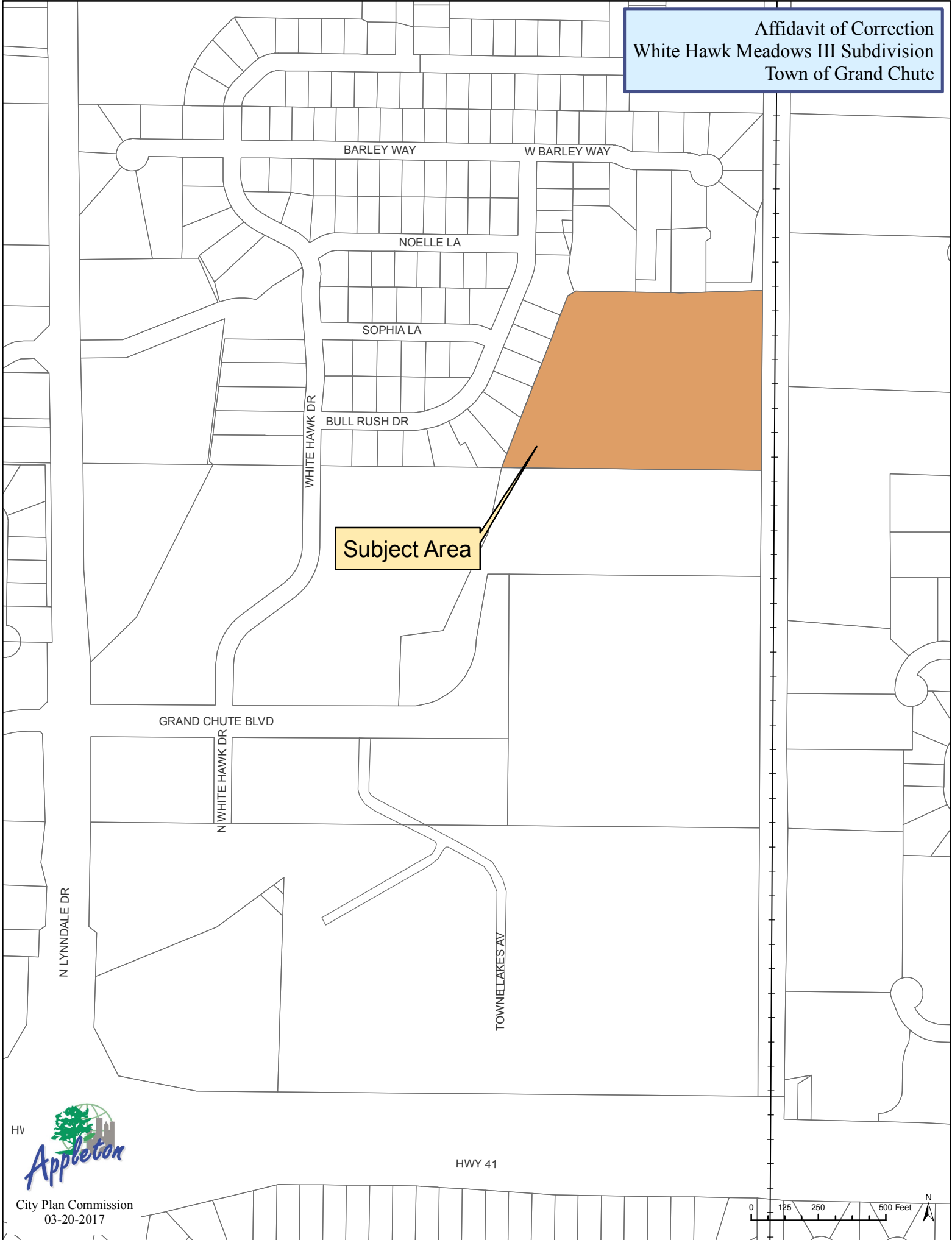
2010-2030 Comprehensive Plan: The Community Development staff has reviewed the City's 2010-2030 Comprehensive Plan and determined this proposed subdivision is outside the City of Appleton's growth area.

Technical Review Group Report (TRG): This item was referred to the Technical Review Group on February 28, 2017 for comments. No negative comments were received from participating departments.

RECOMMENDATION

Based on the above, staff recommends that the Affidavit of Correction for the Final Plat – White Hawk Meadows III located in the Town of Grand Chute, as shown on the attached maps and documents, **BE APPROVED**.

Affidavit of Correction
White Hawk Meadows III Subdivision
Town of Grand Chute



Subject Area

Jeff Towne

From: Karen Harkness
Sent: Wednesday, February 15, 2017 10:06 AM
To: Matthew Rehbein; Monica Stage; David Kress; Don Harp; Jeff Towne
Subject: FW: Affidavit of Correct to allow building on Outlot 32 White Hawk Meadows III for the Town of Grand Chute
Attachments: transmittal for Affidavit of Correction White Hawk III.PDF; Affidavit of Correction Outlot 32 White Hawk III.PDF; Plat Restriction Release Guide.pdf; White Hawk Meadows III Final Plat - recorded 02-20-2012.pdf; CSM 4941.pdf

Karen Harkness
Director of Community and Economic Development
100 N. Appleton St.
Appleton, Wisconsin 54911

Phone: 920-832-6408
Cell: 920-209-9520
Email: Karen.Harkness@appleton.org



From: Dave Schmalz [mailto:DSchmalz@mcmgrp.com]
Sent: Wednesday, February 15, 2017 7:26 AM
To: Roach, Timothy P. <Timothy.Roach@outagamie.org>; Robert L. Buckingham <Robert.Buckingham@grandchute.net>; Karen Harkness <Karen.Harkness@Appleton.org>
Subject: Affidavit of Correct to allow building on Outlot 32 White Hawk Meadows III for the Town of Grand Chute

Tim, Bob and Karen,

I am sending you this e-mail at the request of the Town of Grand Chute. The Town of Grand Chute has purchased Outlot 32 of White Hawk Meadows III. This Outlot is directly north of Town Property being lot 4 CSM 4941 which is north of the Town Hall. Outlot 32 and lot 4 CSM 4941 will be part of a new Grand Chute Park. An Affidavit of Correction to the final plat is required to allow buildings on Outlot 32. The review and approving authorities have to approve this affidavit per WI statute. I have included letters from the Town of Grand Chute for sewer service and WDOA Plat Section for lot size approval in the Affidavit.

I have attached:

- 1.A letter of transmittal.
- 2.The Affidavit of Correction. Each required signature is on a separate page.
3. A Plat Restriction Release Guide form from the WDOA Plat Section.
- 4.White Hawk III final plat.
- 5.CSM 4941.

Please review the attachments and let me know what you need to approve the Affidavit. If you want paper copies, a form filled out, and/or a fee please let me know. I will meet with you and attend any required meeting to have the Affidavit Approved.

Please advise.

Thank you for your help. I appreciate it.

David Schmalz

VP Land Surveyor

McMAHON

ENGINEERS ARCHITECTS

The McMAHON Way...*Values. Culture. Relationships.*

1445 McMAHON DRIVE NEENAH, WI 54956

920.751.4200 EXT 240 MCMGRP.COM

920.450.2678 Cell Phone

dschmalz@mcmgrp.com

Confidentially Statement

THE INFORMATION CONTAINED IN THIS E-MAIL IS INTENDED FOR PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENT(S) NAMED ABOVE. This message may be a client communication, and as such is privileged and confidential. If the reader(s) of this message is not the intended recipient(s) or agent(s) responsible for delivering it to the intended recipient(s), you are hereby notified that you have received this message in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us by telephone and delete the original message. Thank you.

AFFIDAVIT OF CORRECTION

DOCUMENT NO.

STATE OF WISCONSIN)
COUNTY OF Winnebago) ss

I, David M. Schmalz, Wisconsin Professional Land Surveyor No. S-1284, employed by McMahon Associates, Inc. d/b/a McMahon hereby certify that White Hawk Meadows III as recorded in Cabinet L, Pages 43-44 as Document No. 1936518 in the Outagamie County Register of Deeds office and prepared by James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692 is to be amended to include the following revision:

On the aforementioned plat, Outlot 32 has no public sewer or water available and no public Right-of-Way access.

That attached hereto and marked as Exhibit "A", is a true and correct copy of a letter from Thomas Marquardt, Director of Public Works for the Town of Grand Chute which states that Outlot 32 is currently served by public water and sanitary sewer.

That Attached hereto and marked Exhibit "B" is a true and correct copy of a letter from Don Sime, Wisconsin Professional Land Surveyor No. S-2634, Wisconsin Department of Administration, Plat Review that Outlot 32 is a buildable lot.

That said Outlot 32 and the adjacent property to the south, being Lot 4 of Outagamie County Certified Map No. 4941, are both owned by the Town of Grand Chute and the Town's plan for these properties is for Town purposes. See attached Exhibit "C"

David M. Schmalz FEB. 13, 2017
David M. Schmalz Date
P.L.S. #S-1284

State of Wisconsin)
Winnebago County) ss

Personally came before me on this 13th day of February, 2017, the above named David M. Schmalz to me known to be the person who executed the afore said affidavit and acknowledged the same.

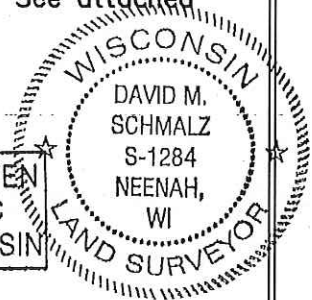
Corey W. Kalkofen
Notary Public Corey W. Kalkofen
Winnebago County, Wisconsin

My Commission Expires November 30th 2018

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:
McMAHON
C/O DAVE SCHMALZ
1445 McMAHON DRIVE
P.O. BOX 1025
NEENAH, WI 54957-1025
PHONE (920)-751-4200

COREY W. KALKOFEN
NOTARY PUBLIC
STATE OF WISCONSIN



McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

OUTAGAMIE COUNTY APPROVAL

This Affidavit of Correction in the Town of Grand Chute, is hereby approved by Outagamie County, Wisconsin.

Authorized County Representative Date

Printed Name
Authorized County Representative

McMAHON
ENGINEERS ARCHITECTS

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CITY OF APPLETON COMMON COUNCIL APPROVAL

Resolved that this Affidavit Of Correction in the Town of Grand Chute, Town of Grand Chute, Owner, is hereby approved by the City of Appleton Common Council.

Date: _____

Approved: Timothy Hanna, Mayor

Date: _____

Signed: _____
Timothy Hanna, Mayor

CLERK'S APPROVAL

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

Kami Lynch, City Clerk

McMAHON
ENGINEERS ARCHITECTS

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Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
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DEPARTMENT OF PUBLIC WORKS
1900 W. Grand Chute Blvd, Grand Chute, WI 54913
PH. 920-832-1581 • FAX 920-832-6036
www.grandchute.net

To Whom It May Concern,

This letter is to provide confirmation that Outlot 32 of White Hawk Meadows III is served by municipal water from Grand Chute Sanitary District # 1 and by municipal sanitary sewer from Grand Chute Sanitary District # 2. The property is further described below:

Property being located in part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin, more specifically described as Outlot 32 of the recorded plat of "White Hawk Meadows III", Cabinet L, pp. 43-44, Document No. 1936518, Outagamie County Records. Tax Key Parcel #102-532600.

Sincerely,

Thomas Marquardt
Director of Public Works
Town of Grand Chute

EXHIBIT A



WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR
SCOTT A. NEITZEL
SECRETARY

Plat Review

101 E Wilson St FL 9, Madison WI 53703

PO Box 1645, Madison WI 53701

(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629

E-mail: plat.review@wi.gov

<http://doa.wi.gov> search keyword = subdivision

February 9, 2017

DAVID M. SCHMALZ
MCMAHON
1445 MCMAHON DRIVE
NEENAH WI 54957-1025

Subject: OUTLOT 32 WHITE HAWK MEADOWS III
SE 1/4 S9 T21N R17E
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY

Dear Mr. Schmalz:

You have requested the opinion of the department to determine if Outlot 32 White Hawk Meadows III meets the minimum requirements for a buildable lot within a platted subdivision according to state statute.

Chapter 236 of the Wisconsin Statutes contains the minimum requirements for a buildable lot; specifically, the parcel must meet the width and area requirements of s. 236.16 (1), Wis. Stats. which calls for a minimum average width of 50' and a minimum area of 6,000 square feet. These minimums may be reduced by local ordinance when the parcel is served by public sewer. Outlot 32 has a minimum width of approximately 660 feet, and an area of 553,300 square feet. In addition, you have provided the department with verification from the Town of Grand Chute that Outlot 32 is served with water from the Grand Chute Sanitary District #1, and is served with public sewer from Grand Chute Sanitary District #2.

The parcel must also be provided with access to a public street per s. 236.20 (4) (d), Wis. Stats. While Outlot 32 does not have direct access to a public street, in an affidavit provided to the department and to be recorded with the Outagamie County Register of Deeds you have stated that Outlot 32 is to be used in conjunction with the adjacent Lot 4 Certified Survey Map 4941 to create a public park. Lot 4 does have direct access to a public street (W. Grand Chute Boulevard), and as such will provide street access to Outlot 32.

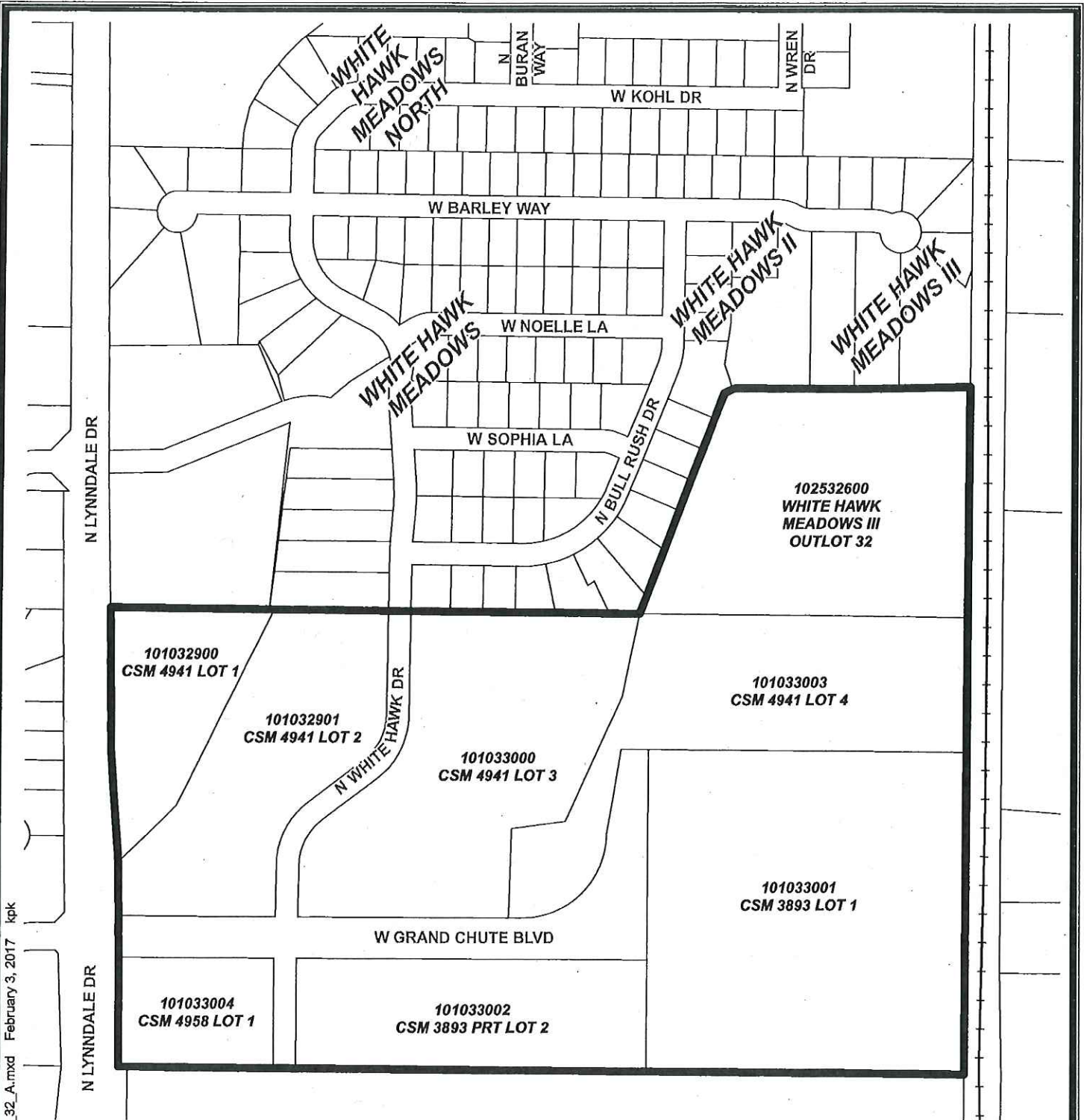
It is therefore the opinion of the department that the requirements of s. 236.16 (1) and s. 236.20 (4) (d), Wis. Stats. as applied to Outlot 32 have been met. Please contact me if you have questions regarding this opinion or if I may be of further service.

Regards,




Don Sime, PLS
Plat Review
Phone: (608) 266-3200

EXHIBIT B

w:\PROJECTS\G000619\1600106\CADD\GIS\Outlot_32_A.mxd February 3, 2017 kpk



Mapped Features

-  Grand Chute Owned Parcels
-  Parcel Line
-  Railroad Centerline



Source: Outagamie County, 2015-16.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.



EXHIBIT C
McMAHON
 ENGINEERS ARCHITECTS

FIGURE 1
GRAND CHUTE OWNED PARCELS
 TOWN OF GRAND CHUTE
 OUTAGAMIE COUNTY, WISCONSIN

RESTRICTION RELEASES

PURPOSE

s. 236.293, Wis.
Stats.

Restriction releases are required whenever dividing or redividing land necessitates that a restriction or easement be terminated or relocated, or when the restriction or easement is no longer in force.

On recorded subdivision plats such releases must be executed, in writing, by whomever has the right of enforcement (i.e. government bodies, public/private utilities, homeowners associations, subdivider).

The approving authorities and objecting agencies that had plat review jurisdiction for the recorded plat, and/or the public utilities or other entities having the right to service the affected area may need to release the restriction or easement.

Frequently, subdivisions redivide or replat land in a recorded plat. Before Plat Review certifies no objection to the proposed subdivision, easements and restrictions from the previous plat which are not shown on the new plat must be released in writing by the public body, public utility, or other public or private entity having the right of enforcement.

Examples of Restrictions/Easements that may be released

- Public utility/water/sewer easements
- Stormwater drainage easements
- Lot restricted to mound type septic system
- Ingress/egress easement
- Various environmental preservation easements or restrictions
- Highway setback
- Emergency access easement
- Restricted access to public street
- No building on outlot restriction

RESTRICTION RELEASES

PROCEDURE

As an example, the procedure for releasing an outlot building restriction is outlined below. Note that most releases are handled locally. Plat Review is only involved in outlot releases and mound restriction waivers; however, the procedure for releasing other types of restrictions or easements is similar.

To release a "building restriction" on an outlot, s. 236.13 (6), Wis. Stats., provides that to be buildable, the outlot must comply with all requirements imposed by statute, administrative rule and local ordinances with respect to building sites (see example in this section).

A written request for release must be submitted to Plat Review. The request must include:

- any required soils information;
- the name and location of the recorded plat;
- the name, address and phone number of the person requesting the release;
- the Department of Commerce review fee.

Plat Review will then:

- **Send copies to the District Wastewater Specialist and all other objecting agencies who previously reviewed the plat.** They review the request and recommend or oppose releasing the restriction.
- **Determine if the outlot complies with s.236.15 and s.236.20, Stats.,** minimum layout standards and requirements for a building site.
- **Send a letter to all interested parties officially releasing the restriction** after receiving notice from the Wastewater Specialist, and from any other objecting authorities, recommending that the restriction be released.

The written release is then incorporated into a Correction Instrument under s. 236.295, Wis. Stats. This action gives notice to the public that the restriction on the recorded plat is no longer in effect.

Per s. 236.295, Wis. Stats. the Register of Deeds adds a note to the recorded subdivision plat or Certified Survey Map that references recording data for the correction instrument.

White Hawk Meadows III

All of Lot 100, Outlot 25, Outlot 26 and all of Vacated Wren Drive, all being part of White Hawk Meadows II, located in the Northeast 1/4 of the Southeast 1/4 of Section 09, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Seifoff, registered 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 Grand Chute and Outagamie County, and under the direction of Rubble Development, LLC, owner of said land, I have surveyed, divided and mapped White Hawk Meadows III, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is all of Lot 100, Outlot 25, Outlot 26 and all of Vacated Wren Drive, all being part of White Hawk Meadows II, located in the Northeast 1/4 of the Southeast 1/4 of Section 09, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1,000,379 Square Feet (23,970 Acres) of land, more or less, including the lands between the meander line and the centerline of a navigable stream described as follows:

Commencing at the East 1/4 corner of Section 9; thence along the North line of the Southeast 1/4 of said Section 9, N89°14'50"W, 52.20 feet to the West line of Wisconsin Central Limited Railroad and the point of beginning; thence along said West line, S00°19'52"W, 132.87 feet to the Northeast corner of Lot 4 of Certified Survey Map 484; thence along the North line of said Lot 4, N89°22'26"W, 531.77 feet to a meander point lying S89°22'26"E, 32 feet more or less from the centerline of a navigable stream; thence along a meander line, N21°09'11"E, 87.24 feet to a meander point lying S18°03'01"E, 21 feet more or less from the centerline of a navigable stream; thence along a meander line, N18°03'01"W, 50.81 feet to a meander point lying N18°03'01"W, 30 feet more or less from the centerline of a navigable stream; thence continuing N18°03'01"W, 44.24 feet to the Northeast corner of said Outlot 22; thence along the East line of Outlot 23 of White Hawk Meadows II, N09°56'02"E, 50.51 feet; thence continuing along the East line of said Outlot 23 and Outlot 24 and Lots 16 and 17 of said White Hawk Meadows II, N09°56'02"E, 180.00 feet to the South line of Lot 99 of said White Hawk Meadows II; thence along said South line, S89°23'20"E, 135.29 feet to a point on the Western line of the vacated Wren Drive; thence along said West line, N07°20'21"E, 163.59 feet to a point on the Northern right of way line of Wren Drive; thence along said Northern right of way line, N89°14'50"W, 114.86 feet to the Southeast corner of Lot 103 of said White Hawk Meadows II; thence along the Western line of said Lot 103, N04°43'09"E, 123.36 feet to the Northeast corner of said Lot 103 and the North line of the Southeast 1/4 of said Section 9; thence along said North line, S89°14'50"E, 883.57 feet to the point of beginning.

Utility Easement Provisions

An easement for electric and communications service is hereby granted by Rubble Development, LLC, owner, to Wisconsin Electric Power Company, a Wisconsin corporation, as the assignee, Granite SBC, Granite Time Warner Cable, Granite

Grantor, 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 energy for such purposes as the same to own and may hereafter be used and for records and signals, all in, over, under, across, along and upon the property above within those areas on the plat designated as "Utility Easement Area" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections, poles, wires and conduits and to use each pole for service improvements thereon, as an appurtenant use, also the right to use and own trees, shrubs and bushes as may be reasonably required subject to the right to remove them if they enter upon the subdivided property or all such appurtenances. The Grantor agrees to release or cause to have released, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This resolution, however, shall not apply to the valid installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, shrubs or bushes which may be removed after the time provided in the right herein granted. Buildings shall not be placed over Grantee facilities or, upon or over the property within the lines marked "Utility Easement Area" without the prior written consent of the Grantee. 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 the grantor.

Special Town of Grand Chute Provisions

This subdivision Final Plat is subject to all of the requirements of Section 6.18 (E) Municipal Code of the Town of Grand Chute. The subdivision, for "street" and "no" fee, shall be responsible for all municipal improvements, including grading and backfilling streets, drainage, sewer and water, curb and gutter, if determined necessary by the Town of Grand Chute Board of Supervisors, sewer 18 diameter sewer (determined necessary by the Town of Grand Chute Board of Supervisors) storm sewers when determined necessary by the Town of Grand Chute Board of Supervisors, dedicated and open area water drainage easements, landscaping and street lighting. Pursuant to Section 6.18 (E) Municipal Code of the Town of Grand Chute, the Town of Grand Chute reserves the right to withhold building permits for this subdivision if the above stated municipal improvements have not been completed to a finish and certain facilities by the subdivision owner, according to the terms and conditions of 18 (E). In addition, all subdivisions and property owners are put on notice that a three hundred fifty dollar (350.00) building connection charge for sewer service may be payable by each lot within the public subdivisions by the Town of Grand Chute Building Director for sewer services. Furthermore, when decorative street lighting is requested by the owner/subdivider, the difference in cost between regular street lighting and decorative street lighting will be assessed annually by property owners within the subdivided areas, on an annual cost basis as incurred by the Town of Grand Chute, plus the Town of Grand Chute annual investment charge. The Town of Grand Chute shall be responsible only for base and regular street lighting costs at intersections and all-stops, with any excess lighting costs as requested by the subdivision or property owners being assessed directly to the abutting property owners.

Given under my hand this 02 day of Feb, 2012



James R. Seifoff, Wisconsin Registered Land Surveyor No. S-2662

Owner's Certificate of Dedication

Rubble Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as 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.

Rubble 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:

Outagamie County Planning and Zoning Committee
Town of Grand Chute
City of Appleton
Department of Administration

Dated this 13th day of February 2012

In the presence of Rubble Development, LLC by James R. Seifoff, print name James R. Seifoff

Title Owner

State of Wisconsin) Outagamie County)

Personally came before me this 13th day of February 2012, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin. James R. Seifoff My Commission Expires 5/13/2015

Town Board Approval Certificate

Resolved, that the plat of White Hawk Meadows III in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Town Board of the Town of Grand Chute.

James R. Seifoff 2-13-12
Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Grand Chute on February 7, 2012.

James R. Seifoff 2/13/12
Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer of the Town of Grand Chute and Outagamie County, do hereby certify that in accordance with the records in this office, there are no unclaimed taxes and unpaid taxes, or unpaid assessments in or on the land included in this plat.

James R. Seifoff 2-13-12
Date

James R. Seifoff 2-13-12
Date

City of Appleton Approval Certificate

Resolved, that the plat of White Hawk Meadows III in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Common Council of the City of Appleton.

James R. Seifoff 2-16-2012
Date

James R. Seifoff 2-16-2012
Date

County Planning Agency Approval Certificate

Resolved, that the plat of White Hawk Meadows III in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by Outagamie County.

James R. Seifoff 2-20-2012
Date

Geotechnical Study Statement

A RECORD OF GEOTECHNICAL EXPLORATION, AUT #AG-03-105, DATED Oct 21, 2009 IS ON FILE. THIS REPORT MAKES GENERAL RECOMMENDATIONS BASED ON THE GEOLOGICAL DATA PROVIDED AND FOUNDATIONS.

LINE TABLE		
Line	Bearing	Length
L1	S 48°14'37" E	22.87
L2	S 0°02'21" W	24.00
L3	S 7°09'19" W	20.31
L4	S 0°02'21" W	11.72
L5	S 0°02'21" W	21.26
L6	S 38°51'16" W	37.58
L7	N 89°11'02" W	24.28

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.31(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified February 9th 2012

James R. Seifoff
Department of Administration

Cabinet L Pages 43-44

Final Fee Note

There is an impact fee due on each lot in accordance with Chapter 333 Impact Fees of the Town Code of Outagamie and as listed on the most current Town of Grand Chute Impact Fee Schedule.

Utilities Note

Water and sewer maps are from the Waterworks Determination & Dedication Report, performed by Brian Bales, dated August 28, 2003.

Disturbance or Bling of Wetland will not be allowed with out state and local permits.

Conservation Easement

The plat easement shown herein is a perpetual, exclusive and permanent easement dedicated to the public. Said easement shall be used by the public as a non-motorized trail subject to the rules, regulations, ordinances and policies of the Town of Grand Chute, Wisconsin.

Trail Easement Note

The trail easement shown herein is a perpetual, exclusive and permanent easement dedicated to the public. Said easement shall be used by the public as a non-motorized trail subject to the rules, regulations, ordinances and policies of the Town of Grand Chute, Wisconsin.

Stormwater Facility Maintenance Note

Maintenance of all drainage ways, including easements as indicated on the plat and along side of the plat lines which convey storm water within the drainage ways, shall be the responsibility of the subdivision owner or the subdivision owner's agent. The subdivision owner shall be responsible for the maintenance of the drainage ways and the subdivision owner shall be responsible for the maintenance of the drainage ways and the subdivision owner shall be responsible for the maintenance of the drainage ways.

Undeveloped Conveyance Restriction

Outlot 27 through Outlot 31 shall be attached to the adjoining lots as listed below. Said outlots shall remain undeveloped.

The following parcels are consolidated for all purposes, including those of assessment, taxation, division, descent and conveyance:

- Lot 108 and Outlot 27 combined total area: 74,228 Square Feet
- Lot 110 and Outlot 30 combined total area: 68,711 Square Feet
- Lot 111 and Outlot 29 combined total area: 52,030 Square Feet
- Lot 112 and Outlot 28 combined total area: 90,288 Square Feet
- Lot 109 of White Hawk Meadows II and Outlot 27 combined total area: 21,836 Square Feet

Ownership Statement

Ownership of Outlot 32 shall be retained by the Developer. The Developer retains all rights and privileges of ownership of said lots.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-In	Tangent Bearing-Out
C1	133.03	N 74°58'29" W	67.43	68.17	29°21'48"	N 60°17'34" W	N 60°19'23" W
C2	67.00	N 74°46'10" W	33.50	33.88	28°57'22"	N 89°14'51" E	N 60°17'29" W
C3	67.00	N 69°19'43" W	21.00	21.14	18°04'28"	N 78°21'57" W	N 60°17'29" W
C4	67.00	N 83°48'24" W	12.71	12.72	10°52'54"	N 89°14'51" W	N 78°21'57" W
C5	158.00	N 78°48'51" W	57.22	57.64	20°51'59"	N 68°22'52" W	N 89°14'51" W
C6	60.00	N 30°20'09" E	67.39	305.43	201°39'54"	S 03°40'54" E	S 64°38'12" W
C7	60.00	S 79°01'04" W	29.77	30.08	28°43'44"	N 86°37'04" W	S 64°38'12" W
C8	60.00	N 82°48'41" W	48.44	49.68	47°36'45"	N 39°00'19" W	N 86°37'04" W
C9	60.00	N 19°20'12" W	40.39	41.19	39°20'14"	N 00°19'55" E	N 39°00'19" W
C10	60.00	N 21°03'08" E	42.52	43.47	41°30'20"	N 41°50'21" E	N 00°19'55" E
C11	60.00	N 65°52'10" E	48.98	50.43	48°09'39"	N 90°00'00" E	N 41°50'21" E
C12	60.00	S 46°50'22" E	82.08	90.39	86°18'00"	S 03°40'54" E	N 90°00'00" E
C13	92.00	S 82°03'21" E	23.03	23.12	14°22'50"	S 89°14'51" E	S 74°51'51" E
C14	133.00	S 74°46'10" E	66.50	67.22	28°57'22"	S 89°14'51" E	S 64°38'12" W
C15	67.00	S 74°58'34" E	33.97	34.54	29°22'10"	S 89°39'39" E	S 60°17'29" W

File: 357861.dwg
Date: 02/02/2012
Drawn By: Jim
Sheet: 2 of 2
Revision Date: Feb 02, 2012

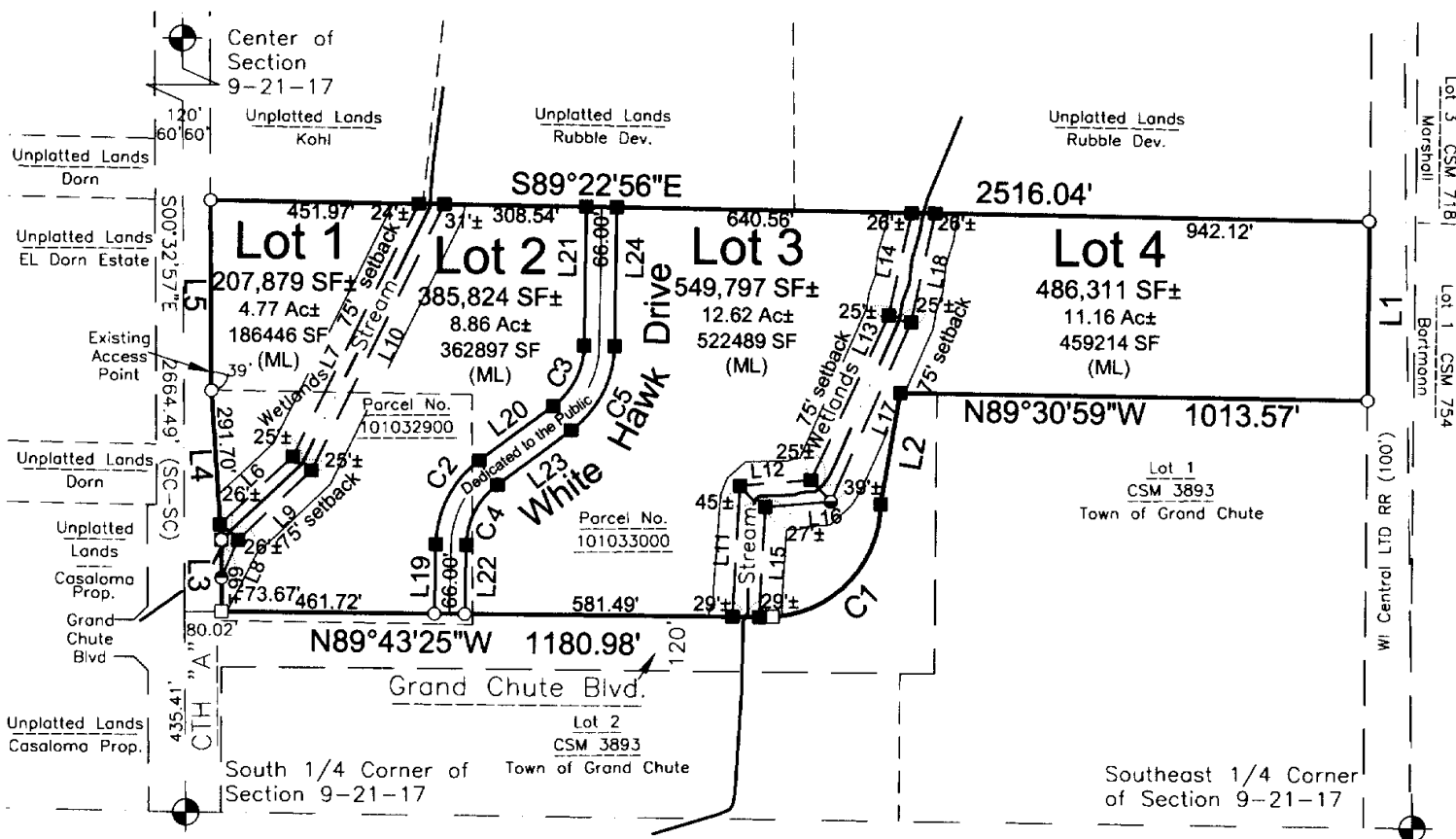


Document Number **1637094** Filed **HCMiller** this 27 day of October, 2004 at 2:00 p.m. in Volume 28 of Certified Survey Maps on page 4941 being Certified Survey Map Number 4941. **Stock No. 26273**

Janice Flenz
Janice Flenz, Register of Deeds

Certified Survey Map No. 4941 Page 4941 (Three Pages)

Part of Lots 1 and 2 of CSM 3307 being in part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



CURVE TABLE

Curve	Radius	Arc Length	Central Angle	Chord Length	Chord Direction	Tangent Bearing-In	Tangent Bearing-Out
C1	248.00'	389.55'	89°59'54"	350.72'	S45°16'35"W	S00°16'38"W	N 89°43'28" W
C2	233.00'	212.36'	52°13'17"	205.09'	N27°04'05"E	N00°57'26"E	N 53°10'43" E
C3	167.00'	153.20'	52°33'39"	147.88'	S26°53'53"W	S00°37'04"W	S 53°10'43" W
C4	167.00'	152.21'	52°13'17"	147.00'	N27°04'05"E	N00°57'26"E	N 53°10'43" E
C5	233.00'	213.74'	52°33'39"	206.33'	S26°53'53"W	S00°37'04"W	S 53°10'43" W

LEGEND

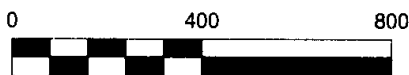
- 1"ID x 24" Iron Pipe @ 1.68lbs/LF SET
- RR Spike Set
- 3/4" Rebar Found
- 1" Iron Pipe Found
- RR Spike Found
- ⊙ Government Corner
- SF Square Feet
- Ac Acres
- ML Meander Line

Access Restriction:
All lots are hereby restricted access to CTH "A" unless by permit or by existing access points shown.

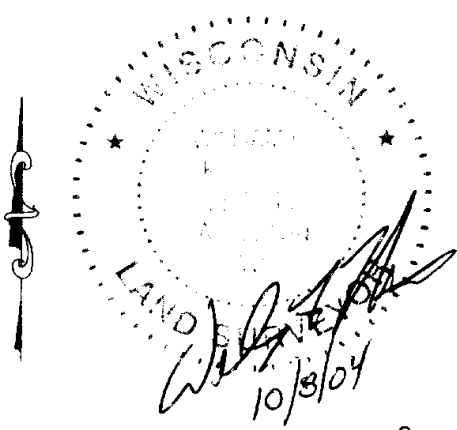
Line Table

Line	Bearing	Length
L1	S00°19'15"W	392.70'
L2	S09°40'04"W	246.52'
L3	N00°33'01"W	156.01'
L4	N04°04'25"W	325.44'
L5	N00°33'01"W	414.78'
L6	S46°37'56"W	215.05'
L7	S26°05'31"W	615.95'
L8	S23°25'42"W	89.30'
L9	S46°15'52"W	219.50'
L10	S26°05'31"W	648.67'
L11	S03°00'01"W	285.60'
L12	S85°15'13"W	154.55'
L13	S24°52'48"W	397.54'
L14	N12°05'32"E	230.79'
L15	S02°50'32"W	239.17'
L16	S84°55'12"W	142.91'
L17	S23°38'04"W	429.44'
L18	S12°07'12"W	244.54'
L19	N00°57'26"E	150.96'
L20	N53°10'43"E	199.25'
L21	N00°37'04"E	303.96'
L22	N00°57'26"E	150.18'
L23	N53°10'43"E	199.25'
L24	N00°37'04"E	303.96'

Scale: 1" = 400'



Bearings are referenced to the West line of the Southeast 1/4 of Section 9, T22N, R17E, Recorded to bear N00°32'57"W



Davel Engineering, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

Survey for:
Town of Grand Chute
1900 W. Grand Chute Blvd
Town of Grand Chute, WI 54913

File: 2721csm.dwg
Date: 09/16/2004
Drafted By: wil
Sheet: 1 of 3

Certified Survey Map No. 4941

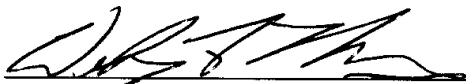
Surveyor's Certificate

I, William F. Kottler, registered 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 Grand Chute and Outagamie County, and under the direction of Town of Grand Chute, owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of Lots 1 and 2 of CSM 3307, being part of the Southeast 1/4 of the Southeast 1/4 of Section 9, and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1,697,101 SqFt (38.9601 Acres) of land described as follows:

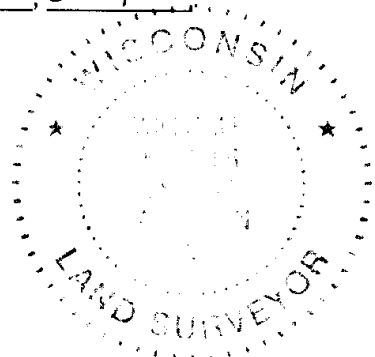
Commencing at the South 1/4 corner of said Section 9; thence along the West line of the Southeast 1/4 of said Section 9, N00°32'57"W, 435.41 feet; thence N89°27'03"E, 80.02 feet to the easterly right-of-way of CTH "A" being the point of beginning; thence along said right-of-way, N00°33'01"W, 156.01 feet; thence continuing along said right-of-way N04°04'25"W, 325.44 feet; thence continuing along said right-of-way N00°33'01"W, 414.78 feet; thence N89°34'04"W, 2516.04 feet; thence S00°19'15"W, 392.70 feet; thence N89°30'59"W, 1013.57 feet; thence S09°40'04"W, 246.52 feet; thence 389.55 feet along the arc of a curve to the right with a radius of 248.00 feet and a chord of 350.72 feet that bears S45°16'35"W; thence N89°43'25"W, 1180.98 feet to the point of beginning, subject to all easements, and restrictions of record.

S89°22'56"E

Given under my hand this 8th day of October, 2004



William F. Kottler, Wisconsin Registered Land Surveyor No. S-2348



Owner's Certificate of Dedication

As owner, and in full compliance with s.80.01(5), I acknowledge that title to described lands was taken by the Town of Grand Chute recorded in the Outagamie County Register of Deeds office as Document No. 1308886 and Document No. 1308885. I hereby certify, as Authorized Representative for the Town of Grand Chute, that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Dated this 27th day of October, 2004.



Town of Grand Chute, Authorized Representative

State of Wisconsin)

_____ County) SS

Personally came before me this 27th day of October, 2004, the above named Town of Grand Chute Authorized Representative to me known to be the same person who executed the foregoing instruments and acknowledged the same.

Tom Olmick, My commission expires July 15, 2008

Notary Public, Wisconsin



Stock No. 26273

Certified Survey Map No. 4941

Town Board Approval Certificate

Resolved, that this Certified Survey Map, in the Town of Grand Chute is hereby approved by the town board.

Michael J. Munn
Town Chair
Judith A. Christoff
Town Clerk

10/27/04
Date
10-26-04
Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Grand Chute 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 Certified Survey Map.

Leah Dewa
Town Treasurer
Leah Dewa
County Treasurer Deputy

10-26-04
Date
10-27-04
Date

County Planning Agency Approval Certificate

Resolved, that this certified survey map in the Town of Grand Chute, is hereby approved by the Outagamie County Planning Department.

David Johnson
Authorized signature

10-27-2004
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Owners of record:	Recording Information:	Parcel Number(s):
Town of Grand Chute	Doc. No. 1308886	101032900
Town of Grand Chute	Doc. No. 1308885	101033000

