

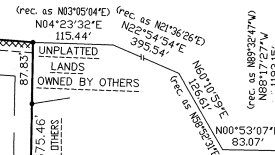
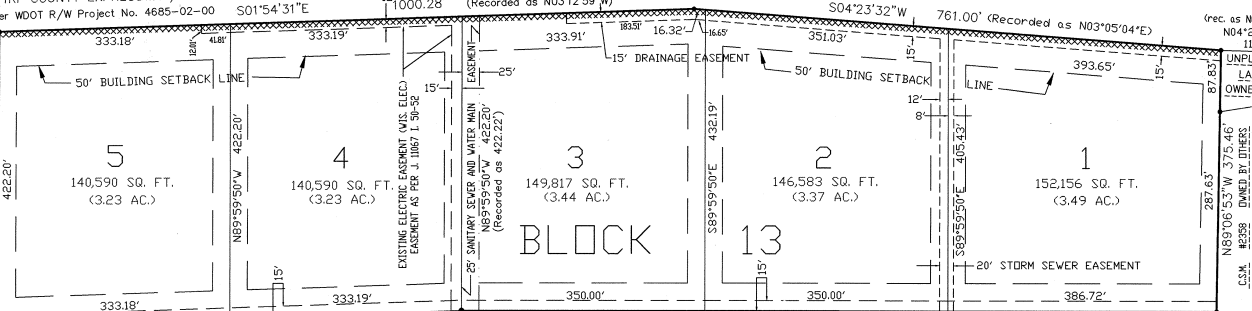
# NORTHEAST INDUSTRIAL PARK PLAT NO. 4

PART OF THE NW1/4, NE1/4 & SE1/4 OF THE SE1/4 SECTION 18, T21N, R18E, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

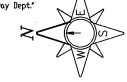
E. 1/4 CORNER SECTION 18  
T.21N., R.18E., PK NAIL

**S.I.H. "441"** (TRI-COUNTY EXPRESSWAY)  
Recorded as bearings are per WDOT R/W Project No. 4685-02-00

S01°54'31"E (N03°12'59"W)



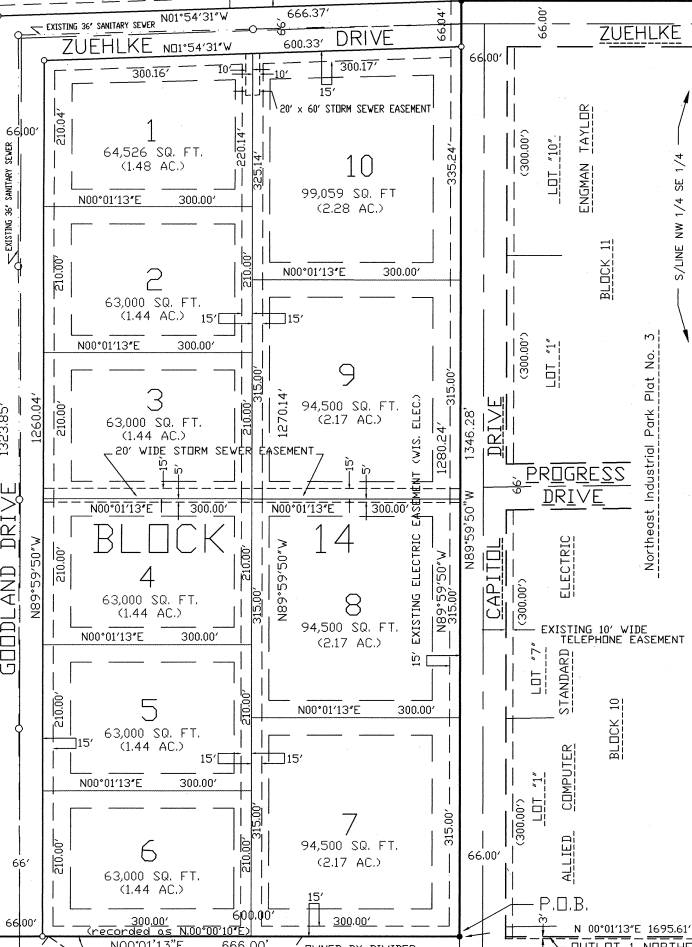
**NOTE:**  
No improvements or structures are allowed between the right-of-way and the setback line. Improvements include but are not limited to signs, parking lots, parallel driveways, wells, septic systems, drainage facilities, etc. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Dept. of Transportation. Contact the Wisconsin Dept. of Transportation office for more information. The phone number may be obtained by contacting your County Highway Dept!



SCALE 1"=100'  
This Instrument Drawn By: T.K.

All bearings referenced to West line of the SE 1/4 of Section 18, T.21N., R.18E., assumed N00°01'13"E

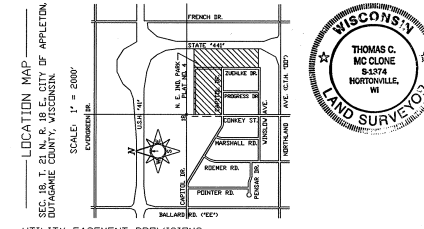
W/LINE OF NE 1/4 OF SE1/4



- LEGEND**
- EXISTING 3/4" IRON REBARING
  - EXISTING 1-1/4" IRON REBARING
  - 1-1/4" x 36" SOLID IRON #10 REBAR SET, WEIGHING 4.303 LBS./LIN. FOOT MEASUREMENTS OF RECORD
  - ALL OTHER LOT CORNERS MENTIONED WITH 3/4" x 24" SOLID IRON #6 REBAR, WEIGHING 1.500 LBS./LINEAL FOOT
  - 20'(TOTAL) STORM SEWER EASEMENT (UNLESS OTHERWISE NOTED)
  - NO ACCESS
  - BUILDING SETBACK, 50' AT HIGHWAY, 40' AT FRONT, AND 25' AT SIDE AND REAR.
  - 15' UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
- NOTES:**  
ALL DIMENSIONS ARE MEASURED AND COMPUTED TO THE NEAREST 0.01 FOOT.  
ALL ANGLES AND BEARINGS ARE MEASURED AND COMPUTED TO THE NEAREST SECOND.

**SUPPLEMENTARY DATA**

GROSS AREA 1618,891 SF. (37.16 AC)  
STREET AREA 182,470 SF. (4.18 AC)  
LOT AREA 149,893 SF. (3.42 AC)  
NUMBER OF LOTS 15  
AVERAGE LOT SIZE 99,959 SF. (2.28 AC)  
TYPICAL LOT SIZE 33,333 SF.  
LINEAL FEET OF STREET 1,925'



**UTILITY EASEMENT PROVISIONS**  
An easement for electric and communication service is hereby granted by City of Appleton, Grantor, to Wisconsin Bell, Inc. and Wisconsin Electric Power Company, Grantees. The Grantees hereby agree 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 for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along, and upon the property shown within these 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 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 subdivision 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, to the Grantees or their agents. This restoration, however, does not apply to the installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 4 inches without the written consent of Grantees.

The grant of easement shall be binding upon and insure to the benefit of the heirs, successors and assigns of all parties hereto.

**ACCESS RESTRICTION CLAUSE**  
Lots 12,3,4 and 5, Block 13 shall be restricted in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with State Highway "441", as shown on this drawing if being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

**SURVEYOR'S CERTIFICATE:**  
I, Thomas C. McClone, Wisconsin Land Surveyor #1374, hereby certify:

That I have surveyed, divided and mapped the Northeast Industrial Park Plat No. 4, some being part of the NW1/4, NE1/4 and SE1/4 of the SE1/4 of Section 18, T21N, R18E, City of Appleton, Outagamie County, Wisconsin, bounded by the following described line: Commencing at the SW1/4 corner of said Section 18 then N 0°01'13"E along the W/line of said SE 1/4, Sec. 18 to the W/line of the Northeast Industrial Park Plat No. 3, this being the point of beginning. Then continuing N 0°01'13"E, along said W/line, 666.00'; then S89°59'50"E 1746.60' to the W/line of S.I.H. "441" R.R.W., then S 1°54'31"E along said W/line 1000.28'; then S41°23'32"W continuing along said W/line 761.00' to the extended N/line of C.S.M. #2358; then N89°06'53"W, along said extended N/line, 375.46' to the E/line of Zuehlke Drive then N00°01'13"E along said E/line, 1086.72' to the W/line of Capitol Drive then N89°59'50"W, along said W/line, 1346.28' to the point of beginning.

That the plat as shown hereon correctly depicts the exterior boundaries of the land surveyed and the interior subdivision thereof.

That I have made this survey, land subdivision, and plat at the direction of the City of Appleton, a Wisconsin Municipality, owner of said lands.

And that I have fully complied with the provisions of Ch. 236 of the Wisconsin Statutes and the subdivision regulations of the City of Appleton in surveying, dividing and mapping this tract.

Witness my hand and seal this 28th day of April, 1998. *Thomas C. McClone* 4/28/98  
THOMAS C. MCCLONE, R.S. #1374 Date

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION:**  
The 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 corporation caused the land described on this plat to be surveyed, divided, mapped and delineated as represented on this plat.  
The City of Appleton does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:  
Wis. Dept. of Transportation  
Wis. Dept. of Administration  
City of Appleton

**IN WITNESS WHEREOF:** The City of Appleton has caused these presents to be signed by Timothy Hanna, Mayor, and Donald Hesse, Clerk, of the above named corporation, to be signed by the persons who executed the foregoing instrument, and to be known to be such Mayor and Clerk of said corporation and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.  
Witness my hand and seal this 30th day of June, 1998.  
Timothy Hanna, Mayor Date  
Donald Hesse, Clerk Date

Personally come before me this 30th day of June, 1998, Timothy Hanna, Mayor, and Donald Hesse, Clerk, of the above named corporation, to be known to be the persons who executed the foregoing instrument, and to be known to be such Mayor and Clerk of said corporation and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.  
Notary Seal *Mary Wendell* My commission expires September 2, 2001

**APPROVAL OF CITY COUNCIL**  
We hereby certify that this plat was approved and accepted by the Common Council of the City of Appleton, Wisconsin, on this 28th day of April, 1998.  
*Thomas C. McClone* 4/28/98  
Thomas C. McClone, City Clerk Date  
*Donald Hesse* 4/28/98  
Donald Hesse, City Clerk Date

**TREASURER'S CERTIFICATE:**  
We hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands in this plat.  
*Edmund J. Muller* 7-16-98  
Edmund J. Muller, City Treasurer Date  
Lisa Herzog, Finance Director Date  
City of Appleton

OUTAGAMIE COUNTY  
Document # 128094-1  
RECEIVED FOR RECORD  
JUL 16 1998  
AT 10:05 AM P.M.  
GRACE HEDS  
REGISTER OF DEEDS  
County # Page 11

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., and ch. Trans. 23 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.  
Certified *Susan A. ...* 1998  
*Jeanette Sten*  
Department of Administration

CENTER SECTION 18  
T.21N., R.18E.  
BERNSTEIN MONUMENT

W/L S.E. 1/4

