

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7739 RECORDED AS DOCUMENT NO. 1846297, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

PARCEL IS CURRENTLY ZONED B-2
PER TOWN OF CLAYTON ZONING.

SETBACKS:

- STREET YARD, MIN. = 30 FEET
- SIDE YARD, MIN. = 7 FEET ONE SIDE & 10 FEET ON THE OTHER FOR A PRINCIPAL BUILDING; 3 FEET ON EACH SIDE FOR A DETACHED ACCESSORY BUILDING OR 5 FEET FROM AN ALLEY
- REAR YARD, MIN. = 25 FEET FOR A PRINCIPAL BUILDING; 3 FEET FOR A DETACHED ACCESSORY BUILDING OR 5 FEET FROM AN ALLEY

CURVE DATA

C1

RADIUS = 960.00'
DELTA = 009°56'01"
LENGTH = 166.44'
CHORD = S86°19'11.5"E

C2

RADIUS = 540.00'
DELTA = 003°00'24"
LENGTH = 28.34'
CHORD = S82°51'23"E

EAST 1/4 CORNER
SEC. 12, T.20N., R.16E.,
SURVEY NAIL WITH
WASHER FOUND

TANGENT IN = S88°42'48"E
TANGENT OUT = S81°21'11"E
TANGENT IN = S81°21'11"E
TANGENT OUT = S84°21'35"E

EAGLE
HEIGHTS
DRIVE

WEST

AMERICAN

DRIVE

24' WIDE
PROPOSED ACCESS

15' UTILITY
EASEMENT PER
CSM 7342

EXIST.
ACCESS

40' 40'

LOT 1 CSM 7607
OWNER: KUNES APPLETON PROPERTIES, LLC

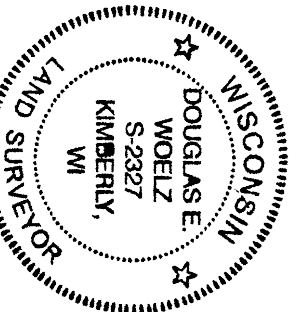
LOT 1
46,855 S.F.
1.076 ACRES

LOT 2
309,242 S.F.
7.099 ACRES

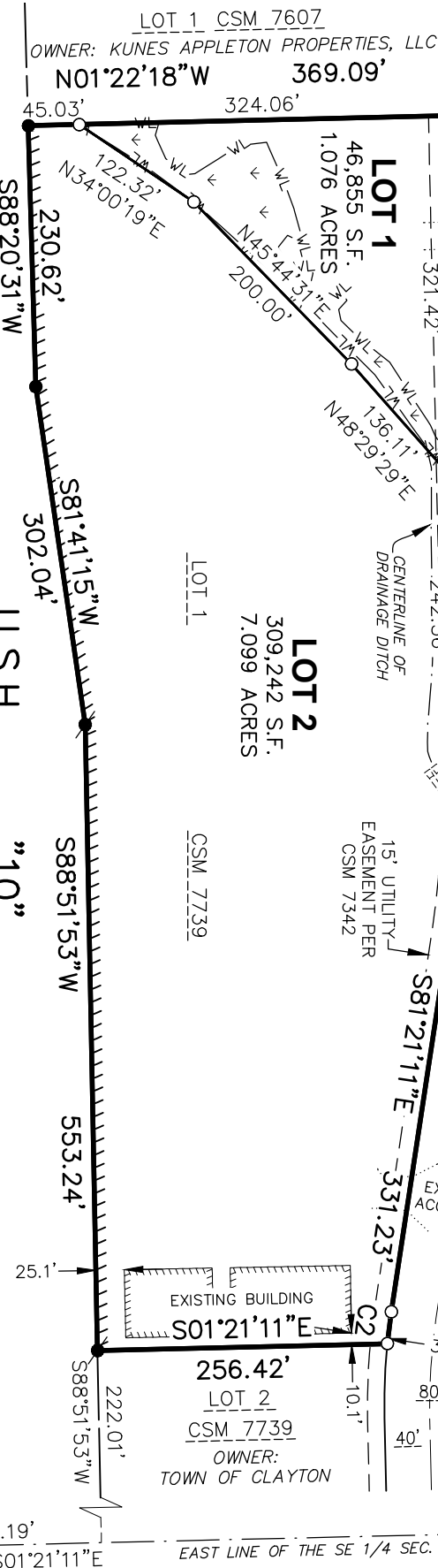
LOT 1

CSM 7739

LOT 2
CSM 7739
OWNER:
TOWN OF CLAYTON



Douglas E. Woelz
8-10-2026



LEGEND

RIGHT-OF-WAY WIDTH VARIES

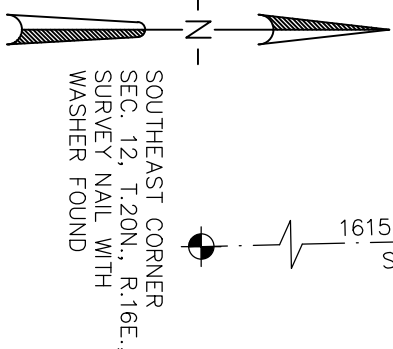
U.S.H.
"10"

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lined ft. SET
- - 3/4" IRON REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET
- ACCESS RESTRICTED PER PROJECT 1517-03-21
- WETLANDS AS DELINEATED BY WALLY SEDLAR OF McMAHON ASSOCIATES, INC., DATED JULY 3, 2026

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4, SECTION 12, T.20N., R.16E. WHICH BEARS S01°21'11"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



SCALE - FEET



SOUTHEAST CORNER
SEC. 12, T.20N., R.16E.,
SURVEY NAIL WITH
WASHER FOUND

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

OWNER/SUBDIVIDER
TRIDENT HOLDINGS LLC
ATTN: BARRY GILL
502 S. NICOLET ROAD
APPLETON, WI 54914

SHEET 2 OF 3

SURVEYOR'S CERTIFICATE:

That I have made this survey by the direction of the Owners of said Land.

Dated this 10th day of August, 2026

A circular professional seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the text "DOUGLAS E. WOELZ", "S-2327", and "KIMBERLY, WI" in three lines.

County Treasurer
Amber L. Hoppa

Date

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SHEET 3 OF 3

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BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Trident Holdings, LLC, a Wisconsin limited liability company, as Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

Town of Clayton and Winnebago County

Dated this _____ day of _____, 20____

Barry Gill, Authorized Member

State of Wisconsin)

)SS

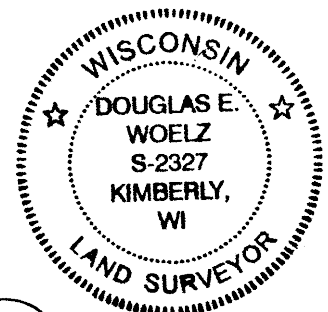
_____ County)

Personally came before me this _____ day of _____, 20____, the above named person to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public,

_____ County, Wisconsin

My Commission Expires: _____



Douglas E. Woelz
8-10-2026

Revised August 26, 2026

NOTES:

—RIGHT TO FARM COVENANT:

THE LOTS CREATED ON THIS MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

—LOT 1 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, WINNEBAGO COUNTY PLANNING COMMISSION, AND/OR THE WINNEBAGO COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

—WDNR NOTES:

THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC. THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML](http://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML).

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/](http://DNR.WI.GOV/TOPIC/STORMWATER/) TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

—THIS CERTIFIED SURVEY MAP IS ALL OF PARCEL NO. 006-0340-03-01

—THE PROPERTY OWNER OF RECORD IS TRIDENT HOLDINGS, LLC

—THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NO. 1955976