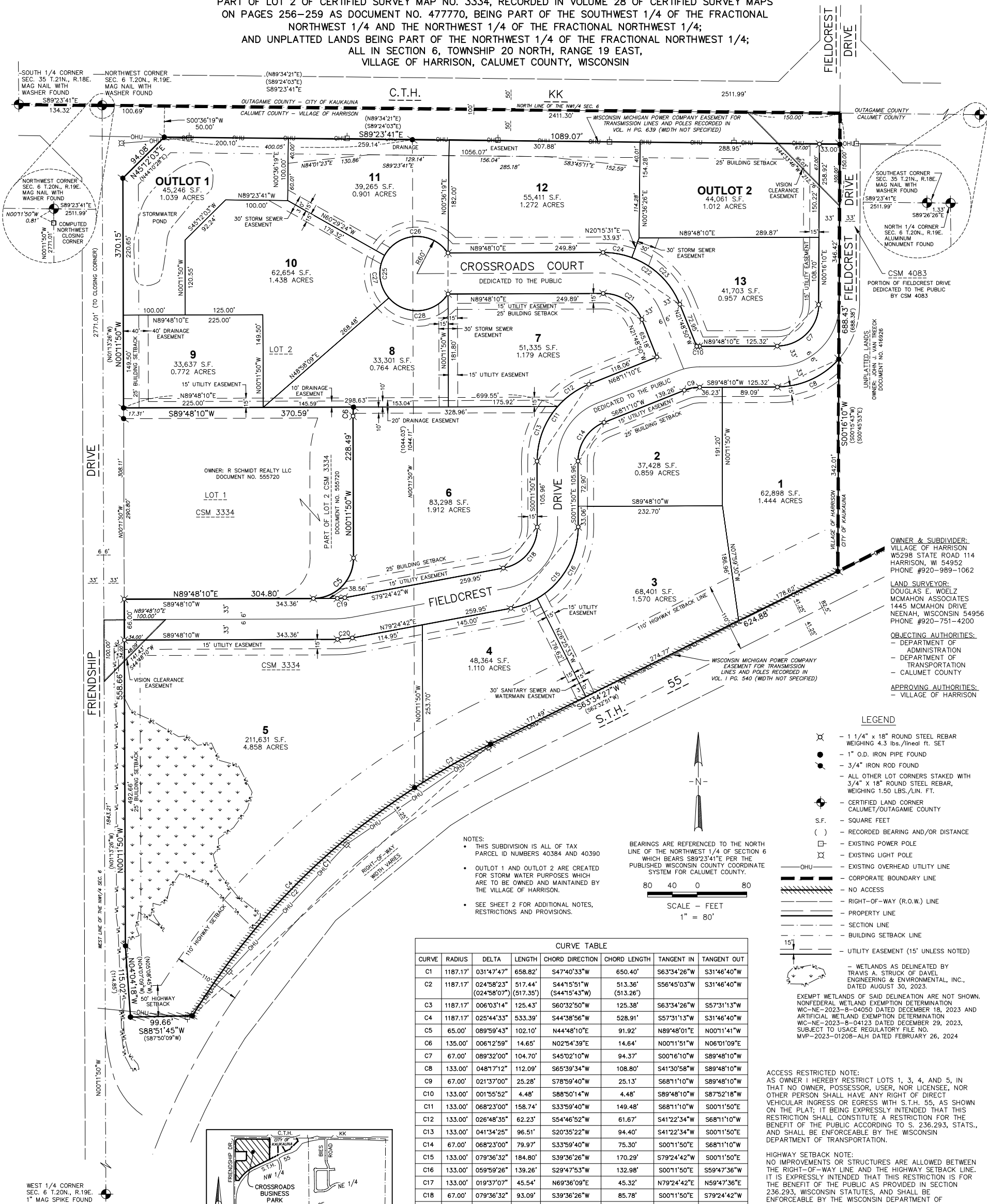


CROSSROADS BUSINESS PARK

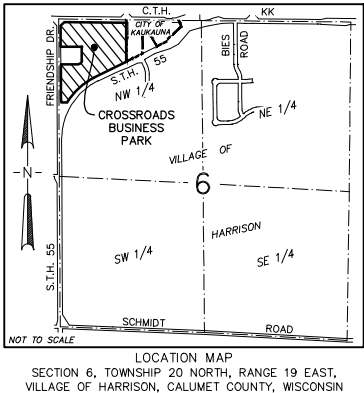
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256-259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	1187.17'	031°47'47"	658.82'	S47°40'33"W	650.40'	S63°34'26"W S31°46'40"W
C2	1187.17'	024°58'23"	517.44'	S44°15'51"W	513.36'	S56°45'03"W S31°46'40"W
C3	1187.17'	006°03'14"	125.43'	S60°32'50"W	125.38'	S63°34'26"W S57°31'13"W
C4	1187.17'	025°44'33"	533.39'	S44°38'56"W	528.91'	S57°31'13"W S31°46'40"W
C5	65.00'	089°59'43"	102.10'	N44°48'10"E	91.92'	N89°48'01"E N001°11'50"E
C6	135.00'	006°12'59"	14.65'	N02°54'39"E	14.64'	N001°11'51"W N06°01'09"E
C7	67.00'	089°32'00"	104.70'	S45°02'10"W	94.37'	S00°16'10"W S89°48'10"W
C8	133.00'	048°17'12"	112.09'	S65°39'34"W	108.80'	S41°30'58"W S89°48'10"W
C9	67.00'	021°37'00"	25.28'	S78°59'40"W	25.13'	S68°11'10"W S89°48'10"W
C10	133.00'	001°55'52"	4.48'	S88°50'14"W	4.48'	S89°48'10"W S87°52'18"W
C11	133.00'	068°23'00"	158.74'	S33°59'40"W	149.48'	S68°11'10"W S00°11'50"E
C12	133.00'	026°48'35"	62.23'	S54°46'52"W	61.67'	S41°22'34"W S68°11'10"W
C13	133.00'	041°34'25"	96.51'	S20°35'22"W	94.40'	S41°22'34"W S00°11'50"E
C14	67.00'	068°23'00"	79.97'	S33°59'40"W	75.30'	S00°11'50"E S68°11'10"W
C15	133.00'	079°36'32"	184.80'	S39°36'26"W	170.29'	S79°24'42"W S00°11'50"E
C16	133.00'	059°59'26"	139.26'	S29°47'53"W	132.98'	S00°11'50"E S59°47'36"W
C17	133.00'	019°37'07"	45.54'	N69°36'09"E	45.32'	N79°24'42"E N59°47'36"E
C18	67.00'	079°36'32"	93.09'	S39°36'26"W	85.78'	S00°11'50"E S79°24'42"W
C19	67.00'	010°23'28"	12.15'	S84°36'26"W	12.13'	S79°24'42"W S89°48'10"W
C20	133.00'	010°23'28"	24.12'	S84°36'26"W	24.09'	S89°48'10"W S79°24'42"W
C21	67.00'	068°22'59"	79.97'	N56°00'20"W	75.30'	S89°48'10"W N21°48'50"W
C22	133.00'	068°22'59"	158.74'	N56°00'20"W	149.48'	N21°48'50"W S89°48'10"W
C23	133.00'	047°55'39"	111.25'	N45°46'40"W	108.04'	N69°44'29"W N21°48'50"W
C24	133.00'	020°27'20"	47.49'	N79°58'09"W	47.23'	S89°48'10"W N69°44'29"W
C25	60.00'	293°15'57"	307.11'	S00°11'50"E	66.00'	N33°33'51"W N33°10'11"E
C26	60.00'	116°54'19"	122.42'	N87°58'59"E	102.26'	N29°31'50"E S33°33'51"E
C27	60.00'	070°35'00"	73.92'	N05°45'41"W	69.33'	N41°03'11"W N29°31'50"E
C28	60.00'	105°46'38"	110.77'	S86°03'30"W	95.70'	S33°10'11"W N41°03'11"W

- LEGEND**
- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 LBS./LINEAL FT. SET
 - 1" O.D. IRON PIPE FOUND
 - 3/4" IRON ROD FOUND
 - ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
 - CERTIFIED LAND CORNER CALUMET/OUTAGAMIE COUNTY
 - S.F. - SQUARE FEET
 - () - RECORDED BEARING AND/OR DISTANCE
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING OVERHEAD UTILITY LINE
 - CORPORATE BOUNDARY LINE
 - NO ACCESS
 - RIGHT-OF-WAY (R.O.W.) LINE
 - PROPERTY LINE
 - SECTION LINE
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT (15' UNLESS NOTED)
 - WETLANDS AS DELINEATED BY TRAVIS A. STRUCK OF DAVEL ENGINEERING & ENVIRONMENTAL, INC., DATED AUGUST 30, 2023.
 - EXEMPT WETLANDS OF SAID DELINEATION ARE NOT SHOWN. NONFEDERAL WETLAND EXEMPTION DETERMINATION WIC-NE-2023-B-04050 DATED DECEMBER 18, 2023 AND ARTIFICIAL WETLAND EXEMPTION DETERMINATION WIC-NE-2023-B-04123 DATED DECEMBER 29, 2023, SUBJECT TO USAGE REGULATORY FILE NO. MVP-2023-01208-ALH DATED FEBRUARY 26, 2024

ACCESS RESTRICTED NOTE:
AS OWNER I HEREBY RESTRICT LOTS 1, 3, 4, AND 5, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 55, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

HIGHWAY SETBACK NOTE:
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT

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

THIS INSTRUMENT DRAFTED BY: **AMY SEDLAR**

SHEET 1 OF 2

CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS
ON PAGES 256–259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL
NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of Lot 2 of Certified Survey Map No. 3334, recorded in Volume 28 of Certified Survey Maps on Pages 256–259 as Document No. 477770, being part of the Southwest 1/4 of the fractional Northwest 1/4 and the Northwest 1/4 of the fractional Northwest 1/4; and unplatted lands being part of the Northwest 1/4 of the fractional Northwest 1/4; all in Section 6, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin, containing 1,060,168 square feet (24.338 acres) of land more or less and described as follows:

Commencing at the Northwest corner of said Section 6; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 100.69 feet along the North line of the Northwest 1/4 of said Section 6; Thence S00°36'19"W, 50.00 feet to the South right–of–way line of C.T.H. KK and the Point of Beginning; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 1089.07 feet along said South right–of–way line to the Northwest corner of Certified Survey Map No. 4083, recorded in Volume 38 of Certified Survey Maps on Pages 13–15 as Document No. 583418; Thence S00°16'10"W (recorded as S00°15'43"W and S00°45'53"E), 688.43 feet (recorded as 688.38 feet) along the West line of said Certified Survey Map No. 4083 and its Southerly extension to the Northerly right–of–way line of S.T.H. 55; Thence S63°34'27"W (recorded as S62°32'51"W), 624.88 feet along said Northerly right–of–way line to the start of a 1187.17 foot radius curve to the left; Thence 658.82 feet continuing along said Northerly right–of–way line being the arc of said curve having a 650.40 foot chord which bears S47°40'33"W; Thence S88°51'45"W (recorded as S87°50'09"W), 99.66 feet continuing along said Northerly right–of–way line to the East right–of–way line of Friendship Drive; Thence N04°04'18"W (recorded as N04°07'09"W and N05°08'45"W), 115.02 feet (recorded as 114.85 feet) along said East right–of–way line; Thence N00°11'50"W (recorded as N01°13'26"W), 558.66 feet continuing along said East right–of–way line to the Southwest corner of Lot 1 of Certified Survey Map No. 3334; Thence N89°48'10"E, 304.80 feet along the South line of said Lot 1 and lands described in Document No. 555720 to the start of a 65.00 foot radius curve to the left; Thence 102.10 feet continuing along said South line of lands described in Document No. 555720 being the arc of said curve having a 91.92 foot chord which bears N44°48'10"E; Thence N00°11'50"W, 228.49 feet along East line of said lands described in Document No. 555720 to the start of a 135.00 foot radius curve to the right; Thence 14.85 feet continuing along said East line being the arc of said curve having a 14.64 foot chord which bears N02°54'39"E to the Northeast corner of said lands described in Document No. 555720; Thence S89°48'10"W, 370.59 feet along the North line of said lands to the East right–of–way line of Friendship Drive; Thence N00°11'50"W (recorded as N01°13'26"W), 370.15 feet along said East right–of–way line to the South right–of–way line of C.T.H. KK; Thence N45°12'03"E (recorded as N44°10'28"E), 94.08 feet along said South right–of–way line to the Point of Beginning.

That I have made such survey, land division, and plat under the direction of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Village of Harrison in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20____

Douglas E. Woelz, S–2327
Wisconsin Professional Land Surveyor

OWNER'S CERTIFICATE OF DEDICATION

The Village of Harrison, as owner, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that 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
Department of Transportation
Calumet County
Village of Harrison

WITNESS the hand and seal of said owner this _____ day of _____, 20____
In the Presence of:

Allison Blackmer, Village President

Vicki L. Tessen, Village Clerk

State of Wisconsin)
)ss
Calumet County)

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

Notary Public, Calumet County, WI
My Commission Expires: _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by VILLAGE OF HARRISON, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee, SBC, Grantee, TDS METROCOM, LLC, Grantee, AT&T WISCONSIN, a Wisconsin Corporation, Grantee, TIME WARNER CABLE, Grantee, and SPECTRUM MID-AMERICA, LLC, doing business as Charter Communications, Inc., Grantee,

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 electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" 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 incidental to the rights herein given, and the right to enter upon the subdivided 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 by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" 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 six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

SANITARY, STORM SEWER, DRAINAGE AND WATERMAIN EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer, drainage and watermain is hereby granted by VILLAGE OF HARRISON, Grantor, to VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. 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, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances that occur outside of the above described easement area. 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 "Sanitary Sewer Easement", "Storm Sewer Easement", "Drainage Easement" and "Watermain Easement" Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

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

VISION CLEARANCE EASEMENT PROVISIONS

An easement for vision clearance is hereby granted by VILLAGE OF HARRISON, Grantor, to VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with a clear sight line. No building, fencing, construction, or planting/landscaping higher than three feet is allowed within the easement area.

VILLAGE OF HARRISON APPROVAL:

Resolved, that the plat of Crossroads Business Park in the Village of Harrison, was hereby approved and accepted by the Village Board of the Village of Harrison, Calumet County, Wisconsin, on this _____ day of _____, 20____.

Village President, Allison Blackmer

Date

STATE OF WISCONSIN)
)ss
COUNTY OF CALUMET)

I, Vicki L. Tessen, being the duly elected, qualified and acting clerk of the Village of Harrison, Calumet County does hereby certify that the Village Board of the Village of Harrison passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of Crossroad Business Park, Village of Harrison as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated _____

Village Clerk, Vicki L. Tessen

CERTIFICATE OF VILLAGE TREASURER

As duly appointed qualified and acting Treasurer of the Village of Harrison, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

Village Treasurer, Vicki L. Tessen

Date

CERTIFICATE OF COUNTY TREASURER

I, Michael Schlaak, being the duly elected qualified and acting County Treasurer of the County of Calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

County Treasurer, Michael Schlaak

Date

Drainage and Stormwater Management Notes:

- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent lawns be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- Building permits and occupancy permits may be withheld for non–compliance with the plat or Village Ordinances relating to drainage and storm water management.
- In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
- In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
- Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
- Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, the respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot.
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
- A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
- No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

